

# **Educational Leadership Campus A: Presentation of Conceptual Designs Regular Board Meeting**

May 27, 2015

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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# The Governing Board Directed the Superintendent to...

1

Defer any recommendation for Board of Education action on the formal responses to the Request For Qualification for development of 1025 Second Avenue and 1105 Second Avenue until the completion of the Board's action stated in Item #4.

2

Engage key stakeholders in an informed and facilitated process to develop up to three **different** conceptual designs that substantially fulfill the goals of the Board of Education. Each conceptual design shall include a project implementation timeline; total anticipated cost; and financing options, including the use of Measure J Bond funds.

# The Governing Board Directed the Superintendent to...

**3** Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.

**4** Present all conceptual designs and a legislative recommendation to the Board of Education for its deliberation and action at its Regular Meeting on April 22, 2015.

# ELC2 Committee

- ❑ Established an Educational Leadership Community Committee- December 2014
- ❑ Met 2 times monthly (Tuesday Evenings)
- ❑ Committee made up of 13 diverse community stakeholders with a variety of perspectives
- ❑ Provided advisory direction on the conceptual designs and community engagement process
- ❑ Provided content, edits for the final report, including Board Considerations & Lessons Learned sections

# Role of ELC2 Committee

- ✓ Ensure that an integral and comprehensive community engagement process was in place to obtain community values & priorities
- ✓ Considering all the city projects that impact the Educational Leadership Campus Project and the surrounding area
- ✓ Reviewing the previous RFQ & all pertinent documents, to understand the historical context of this project

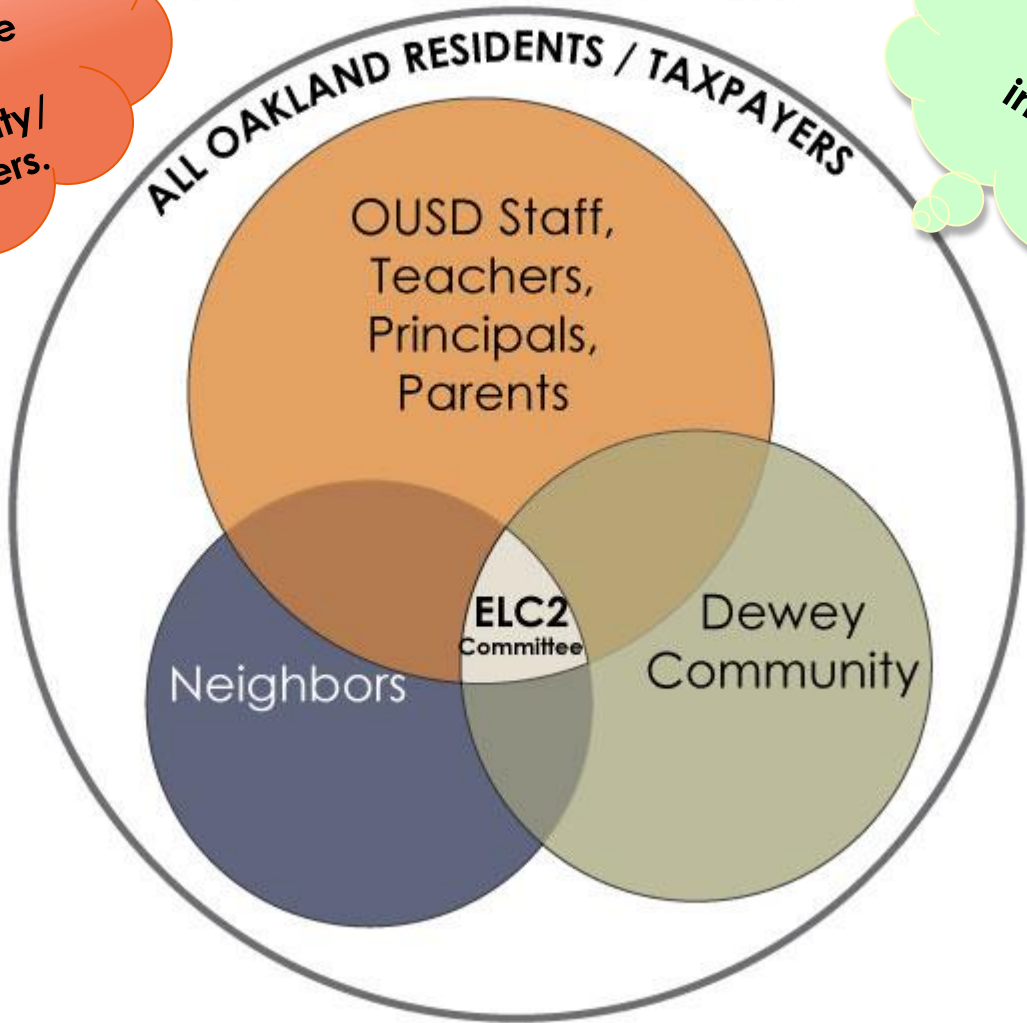
# Role of the ELC2 Committee

- ✓ Participate in community engagement activities associated with the 2nd Avenue Project, including design charrettes
- ✓ Provide feedback and pros/cons on conceptual designs that will inform the Superintendent's recommendation to the Board
- ✓ Attend all ELC2 Committee Meetings, and
- ✓ Provide feedback and guidance on the types of outreach that will bolster community mass understanding of the priorities and the process used to develop recommendations for conceptual designs for the Dr. Marcus Foster Educational Leadership Campus.

EDUCATION LEADERSHIP CAMPUS

This project impacts the whole community/ taxpayers.

Who does this project impact?



ALL OAKLAND RESIDENTS / TAXPAYERS

OUSD Staff,  
Teachers,  
Principals,  
Parents

Neighbors

ELC2  
Committee

Dewey  
Community

# Community Stakeholder Engagement Process

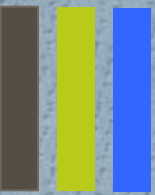
**Engaged over 800+ Community Stakeholders in:**

- ❑ Broad Community **Outreach**: Flyers, website
- ❑ **Informational Sessions** for Students
- ❑ All City Council Informational Session
- ❑ Community Café's
- ❑ Community Survey
- ❑ Design Charettes
- ❑ Board 1:1 & 3:1 Sessions
- ❑ Board Study Session
- ❑ Superintendent Engagement w/ Dr. Marsha Foster
- ❑ Open ELC2 Committee Meetings
- ❑ Interviews with Laney Board Director





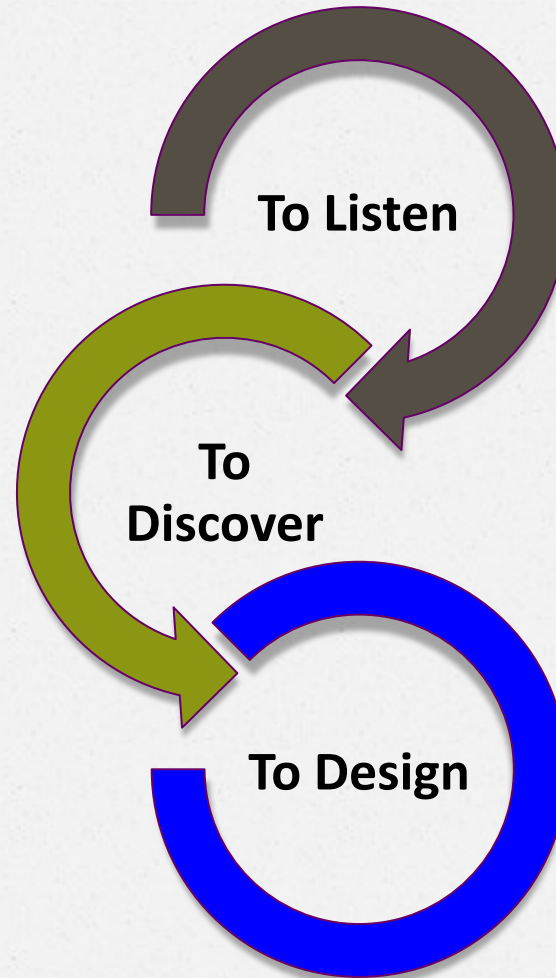
# Educational Leadership Campus: Community Engagement Process- Values & Priorities



Provided spaces to listen to the vision, values and priorities of the community in multiple venues

Discover community values and priorities by community stakeholder group

Use design charrettes to inform conceptual designs for Board review



The Dr. Marcus Foster Educational Leadership Campus on 2<sup>nd</sup> Avenue will include the re-unification of all OUSD central staff into a new administration building and a new state of the art Dewey Academy.

# Community Engagement Values & Priorities

## Community Stakeholders said...

Community	Values & Priorities Expressed
Dewey Students & Staff	Keeping Dewey in the footprint, multi-purpose room, gym, open green spaces (i.e. soccer field), student-run cafe
Central Office Staff	Parking, attractive office spaces, Professional Development & Conference Space, Dewey stay in footprint, community resources, student-run café
<b>Teachers, Principals, Community Partners</b> MetWest and La Escuelita	Ensure safety and traffic are managed, Dewey stay in footprint, community space for meetings, parking
<b>Neighbors</b> Senior Asian Community	Affordable housing, community resources, Safeway or market
City Partners	Parking, traffic, safety, clear pedestrian connection to the estuary, historic nature of the building
Oakland Historic Alliance	The historical aspects of the Paul Robeson building are maintained; Not to block the estuary with parking, control parking

# Dewey Values & Priorities

- A value for creating a space that will meet the social-emotional needs of students
- An improved cafeteria and dining experience for students
- An aligned building design to the recreational and physical education pathway and partnership with Laney College
- Including a gym/fitness center and soccer field for student sports and activities
- Provided separate entry way and parking for Dewey Academy staff and students
- Avoid “relocation” of Dewey as an option whether temporarily or permanently relocated
- Avoid classrooms with direct access to the street
- Outdoor, open, courtyard styled design and green space
- Dewey Academy student run café and internship opportunities for students.
- Concerns about creating secluded enclosed parking
- Opposition to including on-site housing in the project

# Central Office Leadership Priorities

- ❑ A desire for space that will make Dewey Academy a destination of choice rather than a destination of assignment.
- ❑ A deep value for state of the art facilities equipped with 21<sup>st</sup> century technological attributes able to foster the post-secondary readiness our students will need to succeed in society.
- ❑ A space that is not only structurally equipped to meet the 21<sup>st</sup> Century needs of students, but including the technological tools that will allow for 21<sup>st</sup> Century instruction.
- ❑ A space that provides spaces for professional development of teachers and staff to meet the Common Core State Standards.
- ❑ A site to host community meetings, events, and parent trainings.
- ❑ Provision for ample parking for community and employees.
- ❑ A facility that was welcoming and easy to access for public and employees who need to do business with the District leadership building.

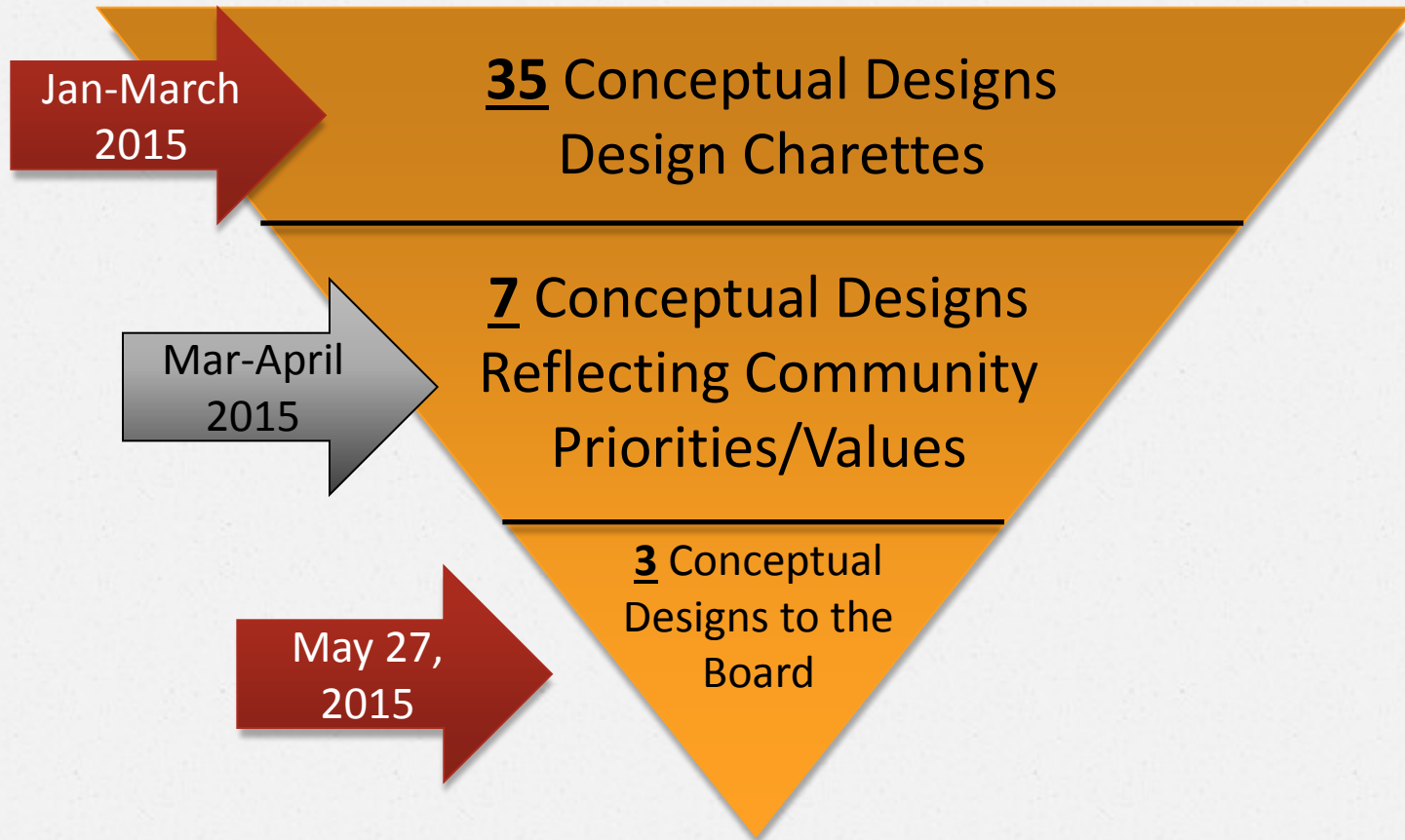
# Preserving the Historic “Civic” Nature of the Site

- ◆ Naming the campus the Dr. Marcus Foster Educational Campus- Dr. Foster symbolizes innovation in Education, student’s-first and high expectations for college/career success
- ◆ Naming the auditorium the Paul Robeson Auditorium
- ◆ Naming the fitness center the Ethel Moore Health & Fitness Center aligned to Dewey Academy Pathway
- ◆ Showcasing the educational history in Oakland throughout the corridors of the building

**He who rejects change is the architect of decay. The only human institution which rejects progress is the cemetery.**

– Harold Wilson

# Conceptual Designs: An Iterative Process



Building specifications were derived from a variety of sources:

- District provided information
- Educational program vision
- State educational standards
- City of Oakland Planning Codes
- Best practices

#### Base Building Specifications

Dewey Academy	31,000 SF
Educational Leadership Center	78,000 SF
Paul Robeson Auditorium (shared space)	6,000 SF
Parking (based on City of Oakland reqt)	403 spaces

#### Revenue Generation / Program Enhancement

Staff Services (e.g., student run café)	7,500 SF
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#### Financing Option

Housing (65 - 1 and 2 bedroom units)	38,000 SF
Parking for housing	65 spaces



# Conceptual Design 1



# Conceptual Design 1

## Street View



# Conceptual Design 1

## Estuary View



# Conceptual Design 1

## Atrium View



# Conceptual Design 2



# Conceptual Design 2

## Street View



# Conceptual Design 2

## Estuary View



# Conceptual Design 2

## Atrium View





# Conceptual Design 3



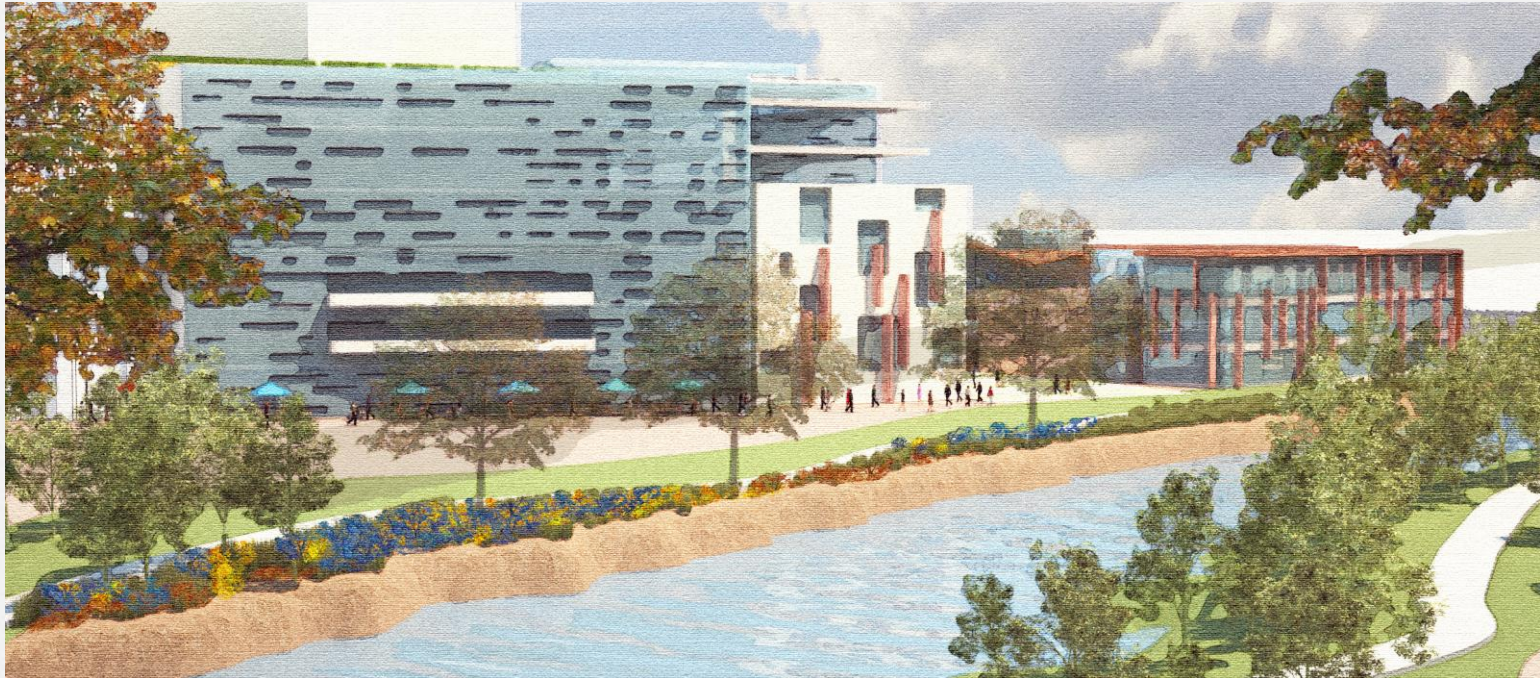
# Conceptual Design 3

## Street View



# Conceptual Design 3

## Estuary View



# Implementation Timelines & Costs

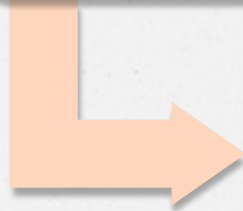
Conceptual Design	Timeline	Cost Range
Conceptual Design 1	Education Leadership Campus and Dewey Academy projected completion date:  May 2020	\$97M
Conceptual Design 2	Education Leadership Campus and Dewey Academy projected completion date:  February 2020	\$117M
Conceptual Design 3	Education Leadership Campus and Dewey Academy projected completion date:  October 2020	\$132M

# From Concept to Construction:

## The Next Steps in the Design Process

### Schematic Design

- Scope Development
- Building Size and Mass Development
- Community Engagement, Pre-Design Committee



### Design Development

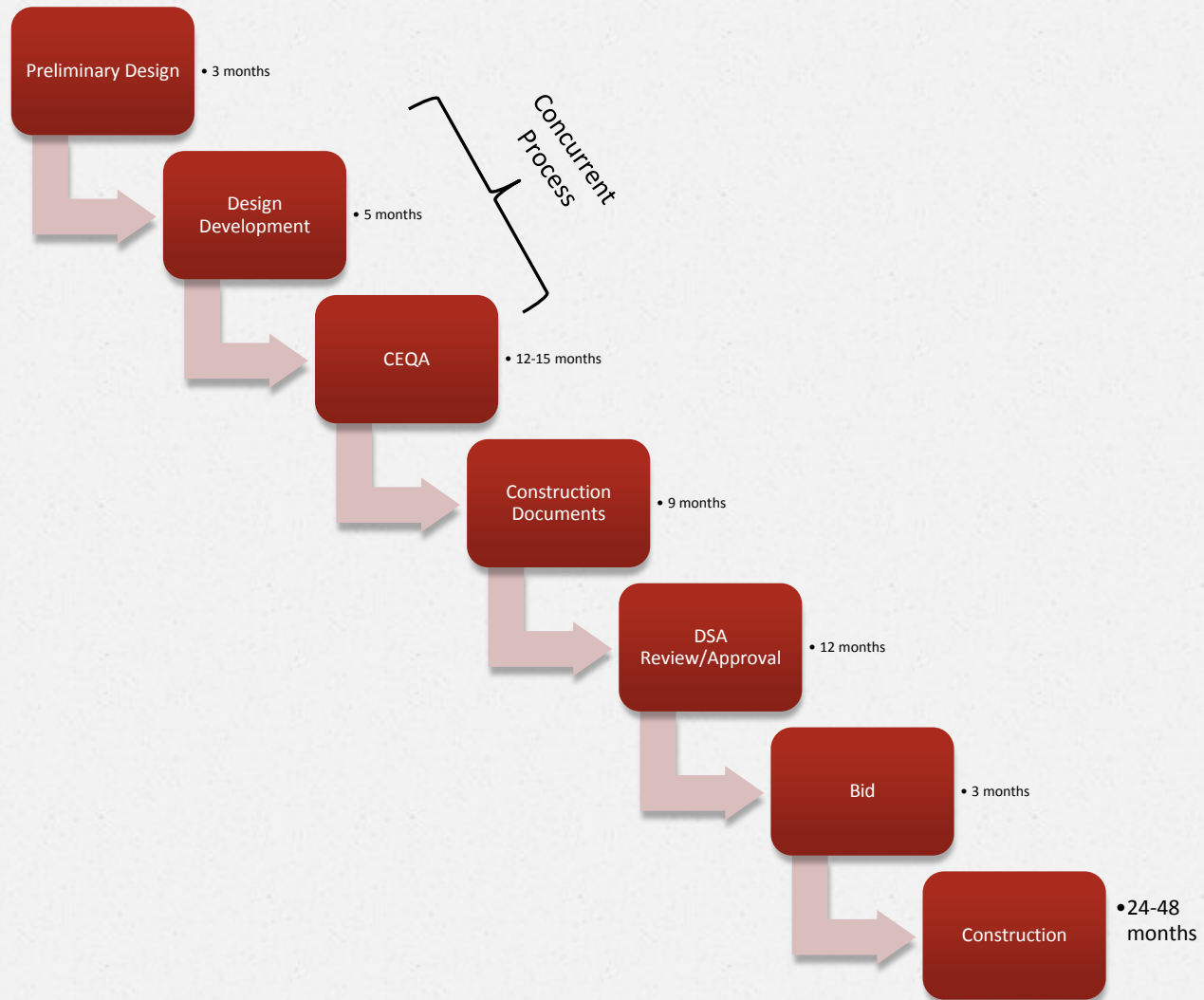
- Scope Refinement
- Building Type & Structure
- Code Issues Surfaced/Addressed
- Community Engagement-Construction Committee



### Construction Documents

- Building Plans Completed
- Approval Process
- Bid Process

# Detailed Projected Timeline & Milestones



# Financing Options Chart

Finance Options	Feasibility
Measure J General Obligation Bond	Yes, with re-prioritization of projects
Measure B General Obligation Board	Yes, with re-prioritization of projects
New Market Tax Credit	Dependent upon approved application for grant and funding amount remaining in tax credit
Qualified Zone Academy Bonds	Yes, acts as a subsidy and borrow for little or no interest cost.
Redevelopment Pass Throughs AB1290	Yes, must report 43.3% for Facilities Bond Portion

# Superintendent Recommendation

- ❑ Honor former Superintendent Dr. Marcus Foster by naming the site the Dr. Marcus Foster Educational Leadership Campus; and name the auditorium in honor of Paul Robeson and the Linked Learning health & fitness center in honor of Ethel Moore.
- ❑ Approve Conceptual Design 1 as the design for the Dr. Marcus Foster Educational Campus.
- ❑ Per the Board Policy on Community Engagement 7155, the Superintendent will establish a Construction Committee to ensure that the educational and leadership vision for the campus drives facility design and is a State of the Art campus that meets a 21<sup>st</sup> Century innovative, educational vision.



# Superintendent's Recommendation

- ❑ Board gives authorization to move forward on the next phases and steps in the project which are as follows:
  - Establish a construction committee to begin the process of refining and defining project scope per Board Policy on Community Engagement 7155 for major construction projects
  - Further development of the design
  - Initiate the California Environmental Quality Act (CEQA) process
  - Solidify through deeper study the best funding sources for financing the project
  - Provide a progress report to the Board of Education in early fall of 2015

# Rationale for Recommending Conceptual Design 1

- ✓ Addresses the majority of the values Dewey Academy expressed as a values/priorities (ex. separate parking)
- ✓ Provides the open, outdoor courtyard design that Dewey expressed as value
- ✓ Addresses the majority of the values expressed by central leadership & staff
- ✓ Is the most efficient and effective use/allocation of the space
- ✓ Is the most cost effective design
- ✓ Contemplates and preserves the “civic events” historic nature of the building
- ✓ Building placement showcases the vision of a school district in service of and in partnership with schools
- ✓ Places Dewey closer to Laney which points to the students link to College & Career



# Every Student Thrives!



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4.1.15