



Board Office Use: <b>Legislative File Info.</b>	
File ID Number	24-1968
Introduction Date	8/14/2024
Enactment Number	N/A
Enactment Date	N/A

# Board Cover Memorandum

**To** Board of Education

**FAILED**

**From** Director Jennifer Brouhard

**Meeting Date** August 14, 2024

**Subject** Introduction of New Legislative Matter: Resolution 2425-0176, Intent to Consider Joint Occupancy Development Proposals for the Former OUSD Administration Buildings at 1025 Second Avenue

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**Ask of the Board** To approve the Resolution of intent to consider Joint Occupancy Development Proposals for 1025 2nd Avenue

**Background** **Prior to 2013:** The Paul Robeson Administration Building at 1025 Second Avenue served as the central office for the Oakland Unified School District. In January of 2013, the building suddenly developed a water leak causing flooding on all four floors and significant damage to the entire building. District administration relocated to several district facilities temporarily, and then the majority of those offices relocated to leased offices at 1000 Broadway, where they remained until the lease terminated in 2023.

**June 24, 2014:** The Board issued a Request for Qualifications (RFQ) for the parcels at 1025, 1105 and 1111 Second Avenue (the Paul Robeson Building, Ethel Morgan Building, and Dewey Academy), to rebuild the central administration headquarters and Dewey Academy. This was not well-received in the community and then Deputy Chief of Facilities Timothy White led a community engagement process in response to the community outcry.

**October 16, 2014:** The Board passed a statement (attached) “establish[ing] its intent to construct at Education Leadership Complex... to: 1) House all OUSD central administrative and leadership functions and employees...; and 2) Retain and enhance the Dewey Academy High School facility... Furthermore, the Board of Education’s intent is to complete construction of this Education Leadership Complex by January 2019.”

**June 10, 2015:** The Board passed Resolution 1415-1166 (attached), authorizing then-Superintendent Antwan Wilson “to move forward with establishing a project committee to refining and scope a new Educational Leadership Campus [at 1025 Second Avenue]... and name the project in honor of former Superintendent Marcus Foster.” Architectural designs had been prepared for several different conceptual designs, and the superintendent recommended (and the Board approved by this resolution) Conceptual Design 1 with a projected cost of \$97M, to be drawn from Measures B and J funds as well as various other proposed sources.

**December 19, 2016:** Shortly after then-Superintendent Antwan Wilson announced that he would be leaving his post at the end of the academic year, the Board passed Resolution 1617-0007 (attached), directing the District to rehabilitate the existing building, instead of the prior plan to demolish it and erect a new building. The cost of the renovation was estimated at \$46.5M, to be drawn from Measure J and/or future bond funds.



*Community advocates attended the December 19, 2016, Board meeting to urge the Board to keep its promises to Dewey Academy and to reduce the scope of the proposed project at 1025 Second Avenue.*

**June 5, 2019:** The Board passed Resolution 1819-0211 (attached), directing the District to instead move forward with the plan to build a Central Office at the Cole site, instead of at 1025 Second Avenue. This resolution included direction to staff to “Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the [1025 Second Avenue] site. Further explore the feasibility of a partnership with the Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond.”

**June 30, 2020:** The Board passed Resolution 2021-0001 (attached), placing a School Bond for \$735M on the November ballot which would become Measure Y. Included in the site-specific projects was the “Marcus Foster Educational Leadership Center (1025 2nd Avenue)” including the following elements:

- “Site plan
- “Site replacement
- “Facilities for alternative education and career technical education programming
- “Community service facilities
- “Central administration facilities, including but not limited to student and family facing services”

**June 23, 2021:** The Board passed Resolution 2021-0168, making a final decision to move forward with construction at the Cole site, after a tentative exploration of a more distributed option to house central departments at several different school sites. This resolution included a provision that:

“the Board hereby expresses its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming.”

**November 30, 2022:** The Board passed Resolution 2223-0033, “Initiating Process to Demolish Buildings at 1025 Second Avenue.” This Resolution included the following clauses:

“**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby reaffirms its intent to fund the 1025 Second Avenue Project (initially through Measure Y and then through philanthropic donations and/or partnerships with public agencies such as city, county, and state), which would include the demolition of all buildings at 1025 Second Avenue and, ultimately, construction of new buildings at 1025 Second Avenue to house a program—inspired by the life and legacy of Dr. Marcus Foster—focused on supporting transition-aged youth (“TAY Program”);

“**BE IT FURTHER RESOLVED**, the TAY Program will include administrative offices and program space for Oakland Adult and Career Education, Young Adult Program, and post-secondary career technical education; an event space to be used for Board meetings, staff training, and community events; community and family facing central office services; a student run café; TAY housing; and support services for TAY such as mental health and academic support;

“**BE IT FURTHER RESOLVED**, the Board directs staff to meet with community stakeholders (e.g., The Coalition for the CTE TAY Hub at 1025 2nd Ave), school staff at nearby campuses, and central office staff to help inform the vision, need, and service offerings as well as the potential

community and program partners that would ultimately be part of the TAY Program housed in the 1025 Second Avenue Project;”

**January 24, 2024:** The Board passed Resolution 2324-0155 (attached), “Prioritizing the Disposition and Use of Unutilized District Properties,” which among other provisions:

- emphasizes that “Board Policy 7351 articulates the goal of the District to cause to be built and cause to be maintained sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff,”
- and directs staff to “maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to youth enrolled in OUSD that are experiencing homelessness or housing insecurity and their families, on unutilized District properties” such as the 1025 Second Avenue site.

## Discussion

Education Code section 17515, et seq., allows the governing board of a school district to let to any private person, firm, local governmental agency, or corporation any real property that belongs to the district if the instrument by which the property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the joint use of the district and the private person, firm, or local governmental agency, without having to comply with the surplus property or any other Education Code requirements; and

To move forward with the TAY project, the next step is for the District to solicit proposals from qualified development entities for the conversion of the site into a mixed use TAY Housing and Career Technical Education project, via a joint use lease of the property, pursuant to the aforementioned Education Code section.

To that end, Education Code sections 17520 and 17521 provide that, before a school district may solicit proposals, the district’s board must first adopt a resolution declaring its intention to consider the proposals, which resolution must: (a) describe the proposed site on which the building to be jointly occupied is to be constructed in a manner so as to identify the site, (b) specify the intended use of that portion of the building that is to be occupied by the district, and (c) fix a time not less than 90 days thereafter for a public meeting of the board at which the board shall receive and consider all plans or proposals submitted.

## Fiscal Impact

To Be Determined by Staff. The Board has previously committed \$15m in Measure Y funding towards this project. Staff have already issued an RFP to retain the services of a real estate expert to support the District in reviewing proposals for projects at this site and at other vacant properties of the District. The potential for a one time payment or long term revenue from the Site remains TBD.

**Attachment(s)**

Proposed Board Resolution 2425-0176, "Intent to Consider Joint Occupancy Development Proposals for the Former OUSD Administration Buildings at 1025 Second Avenue"

Board Resolution 2324-0155, "Prioritizing the Disposition and Use of Unutilized District Properties" (Jan. 24, 2024)

Board Resolution 2223-0033, "Initiating Process to Demolish Buildings at 1025 Second Avenue" (Nov. 30, 2022)

Board Resolution 2021-0168, "Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities" (June 23, 2021)

Board Resolution 2021-0001, "Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith" (June 30, 2020)

Board Resolution 1819-0211 "Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District" (June 5, 2019)

Board Resolution 1617-0007, "Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017" (Dec. 19, 2016)

Board Resolution 1415-1166, "Authorization to Move Forward with Establishing a Project Committee to Refining And Scope the New Educational Leadership Campus, Initiate the Ceqa Process, Provide a Progress Report In Early Fall of 2015, and Name the Project In Honor Former Superintendent Dr. Marcus Foster" (June 10, 2015)

"Dr. Marcus Foster Educational Leadership Campus: A Report to the Oakland Board of Education" (May 27, 2015)

Board Memo 14-2148, "Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue" (Oct. 16, 2014)

**FAILED\***

**OAKLAND UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION  
RESOLUTION NO. 2425-0176**

**INTENT TO CONSIDER JOINT OCCUPANCY DEVELOPMENT PROPOSALS FOR THE FORMER OUSD  
ADMINISTRATION BUILDINGS AT 1025 SECOND AVENUE**

**WHEREAS**, the Paul Robeson and Ethel Moore buildings located at 1025 Second Avenue were built in the 1920s and had been continuously used, in whole or in part, for the District Office of the Oakland Unified School District prior to the flood in January 2013, at which point the buildings stopped used for District purposes; and,

**WHEREAS**, on June 15, 20-19, the Board of Education (“Board”) adopted Resolution No. 1415-1166 (“Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District”), including direction to staff to “Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the [1025 Second Avenue] site. Further explore the feasibility of a partnership with the Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond;” and,

**WHEREAS**, on November 3, 2020, the voters of Oakland approved Measure Y, a \$735 General Obligation Bond Measure that listed the following project at 1025 Second Avenue (“1025 Second Avenue Project”) as a specific project that could be funded under Measure Y:

*“Marcus Foster Educational Leadership Center*

*“- Site plan*

*“- Site replacement*

*“- Facilities for alternative education and career technical education programing -  
Community service facilities*

*“- Central administration facilities, including but not limited to student and family  
facing services;” and*

**WHEREAS**, the latest Board-adopted spending plan for Measure Y allocated \$15 million for the 1025 Second Avenue Project; and

**WHEREAS**, the Board reaffirmed on November 30, 2022, by passing Resolution 2223-0033 (“Initiating Process to Demolish Buildings at 1025 Second Avenue”) its intent to support the 1025 Second Avenue Project, initially through Measure Y and then through philanthropic donations and/or partnerships with public agencies such as the City of Oakland, County of Alameda, and State of California, which would include the demolition of all buildings at 1025 Second Avenue and, ultimately, construction of new buildings at the site to house a program—inspired by the life and legacy of Dr. Marcus Foster—focused on supporting transition-aged youth (“TAY Program”); and

**WHEREAS**, Education Code section 17515, *et seq.*, allows the governing board of a school district to let to any private person, firm, local governmental agency, or corporation any real property that belongs to the district if the instrument by which the property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the joint use of the district and the private person, firm, or local governmental agency, without having to comply with the surplus property or any other Education Code requirements; and

**WHEREAS**, the District now desires to solicit proposals from qualified development entities for the conversion of the Property into mixed use TAY Housing and Career Technical Education project, and joint use of the Property with the District (collectively, the “Project”), pursuant to Education Code section 17515, *et seq.*; and

**WHEREAS**, Education Code sections 17520 and 17521 provide that, before a school district may solicit proposals, the district’s board must first adopt a resolution declaring its intention to consider the proposals, which resolution must: (a) describe the proposed site on which the building to be jointly occupied is to be constructed in a manner so as to identify the site, (b) specify the intended use of that portion of the building that is to be occupied by the district, and (c) fix a time not less than 90 days thereafter for a public meeting of the board at which the board shall receive and consider all plans or proposals submitted;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Governing Board of the Oakland Unified School District hereby resolves, determines, and finds as follows:

1. The foregoing recitals are adopted as true and correct, and incorporated herein by this reference.
2. The District hereby declares its intention to receive and consider proposals from qualified development entities for the conversion, rehabilitation, renovation, and/or re-construction of the District’s 1025 2<sup>nd</sup> Avenue site, as described and depicted in Exhibit “A” hereto, into a Career Technical Education (CTE) and Transitional Aged Youth (TAY) Housing mixed use project, and joint occupancy of the Property with the District.
3. The District intends to jointly occupy a portion of the Property for educational purposes, including through the use of educational resources and the instruction of students by District staff within portions of the CTE TAY Hub.
4. The District’s Board shall, at its regularly scheduled meeting of January 8, 2025, receive and consider all proposals submitted for the Project.

**\*BE IT RESOLVED**, while the Board acknowledges the need to rededicate the \$15 million currently allocated to the 1025 Second Ave site in the Measure Y Spending Plan, to be used for other urgent facilities needs, the Board also expresses its intent to include an equivalent amount in the site-specific project list portion of the District’s next general obligation bond measure; and.

**BE IT FURTHER RESOLVED** that any investments in projects at 1025 Second Ave pursuant to this Resolution shall be subject to a feasibility study and the District successfully passing a new general obligation bond measure.

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**\*President Davis amendment made, accepted by mover (Brouhard) and seconder (Bachelor), as friendly, during debate of matter at 10/9/2024 Regular Board Meeting.**

~~PASSED AND ADOPTED~~ on N/A 2024, by the Governing Board of the Oakland Unified School District by the following vote:

PREFERENTIAL AYE :None

PREFERENTIAL NOE: :None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSED :None

AYES: Jennifer Brouhard, Valarie Bachelor, VanCedric Williams, President Benjamin Davis

NOES: **Jorge Lerma, Vice President Mike Hutchinson**

ABSTAINED: Clifford Thompson

RECUSED: None

ABSENT: Maximus Simmons (Student Director), Michele Vasquez (Student Director)

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution that **failed\*** at a Regular Meeting of the Board of Education of the Oakland Unified School District held on October 11, 2024.

<b>Legislative File</b>	
File ID Number:	23-2075
Introduction Date:	9/21/2023
Enactment Number:	
Enactment Date:	

\*Board Bylaw 9322,1 requires unanimous vote on this issue by all members present.



**OAKLAND UNIFIED SCHOOL DISTRICT**

\_\_\_\_\_ **n/a** \_\_\_\_\_

Benjamin "Sam" Davis  
President, Board of Education

\_\_\_\_\_ **n/a** \_\_\_\_\_

Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

## EXHIBIT A

### PROPERTY DESCRIPTION

*Address:* 1025 2nd Ave. Oakland, CA 94606

*Assessor's Parcel Number:* 019002500205

*Site Area:* 65,484 sq. ft. – 1.5acres

*Location:* The site is at the intersection of East 10<sup>th</sup> Street and 2<sup>nd</sup> Avenue, directly across the Merritt Channel from Laney College. In the immediate vicinity, are other educational institutions, including Dewey Academy, an OUSD alternative education program; La Escuelita Elementary School; MetWest High School Dolores Huerta Campus; Yuk Yao and Centro Infantil Childcare Centers and Laney Children's Center. There are a number of multi-family apartment and condominium buildings in the surrounding blocks, both affordable and market rate. The 'east lake' neighborhood in which the site is located is well serviced by community retail shops including grocery stores, restaurants, pharmacy and neighborhood parks. The site is well served by public transportation, just under ½ a mile from Lake Merritt BART Station and two blocks from the Tempo Bus Rapid Transit line on International Blvd (E 14<sup>th</sup> St.)

*Current Uses On-Site:* The site is owned by OUSD and will be leased to the Hub. There are two existing buildings on the site., both vacant and in disrepair: the 4 story Paul Robeson Administration Building of the District, along 2nd Ave; and the 3 story Ethel Moore Memorial Building was built in 1922 and is also currently unused.



The site is included in the Lake Merritt Station Area Plan (2014) and identified as an 'Opportunity Site' for development as Residential, Mixed Use. According to the plan, "The vision for the OUSD sites includes high density development that could incorporate (or allow for the relocation of) the existing buildings. As property owner, OUSD would make the final decisions regarding how their properties would be reused."(7-6)



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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

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**BOARD OF EDUCATION 2023**

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## Board Cover Memorandum

To: Board of Education

From: Facilities Committee  
Benjamin "Sam" Davis, Chair  
Clifford Thompson  
Valarie Bachelor

Legislative File No.: 23-2075  
Introduction Date: 9/26/2023  
Enactment No.: 24-0100  
Enactment Date: 1/24/2024  
By: os

Meeting Date: September 21, 2023

Subject: **Resolution No. 2324-0155 - Prioritizing The Disposition and Use of Unutilized District Properties**

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### Background:

While the Ohlone people were the original occupants of the area that is today known as the City of Oakland, the District is one of the largest landowners in this City, and owns a variety of parcels zoned for a variety of land uses; the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; the District has a total of at least nine unutilized sites, or portions of sites. Effective use of these properties requires transparency in identifying unutilized or underutilized District land.

The District seeks to promote the health and welfare of those who live, work, and study within the District. Available District land, prior to disposition, should be made

available for those purposes. Public land is an asset of the people and should be utilized for public good.

There is a great shortage of affordable housing in our City, with the greatest impact on the over 1,600 District students who are unhoused, as well as many thousands more who are in unstable or overcrowded housing situations. In addition, the extremely high cost of housing in Oakland and the surrounding area is one of the prime factors that makes it difficult to attract and retain employees in our District. In response to similar concerns, school districts across the Bay Area and California have explored or are actively engaged in using some of their unutilized or underutilized real property to develop workforce housing.

In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members (“7-11 Committee”) recommended designating certain District properties as surplus and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board consider adopting an overarching policy for District property that would allow long-term ground leases, while prohibiting the sale of District land.

In consideration of the 7-11 Committee’s recommendations, the Board hereby seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land.

Furthermore, the Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land.

### **Facilities Committee:**

The Facilities Committee, at its meeting on October 19, 2023, heard testimony on the Resolution from the public and deliberated its intent regarding the subject matter. The Committee left open for the Board to determine during its consideration of the Resolution, if adopted, the date by which the requested District Policy should be proposed by the Superintendent to the Board. The Committee, otherwise, hereby recommends adoption of the Resolution [at the November 8, 2023 Regular Meeting of the Board].

### **Purpose:**

The purpose of this Resolution is to direct staff to create unified District Policies regarding the disposition and the prioritization of various uses of District properties not being actively utilized; to ensure that this process is done in a way that maximizes transparency, accountability, and inclusivity; to maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to OUSD’s 1,600 youth and families that are experiencing homelessness, as well as those in unstable or overcrowded housing situations, on underutilized and surplus District properties; to prioritize the provision of early childcare, youth, and homeless support and shelter services; and to increase available and affordable housing for the District’s

workforce of teachers and employees on all remaining underutilized or surplus District properties.

**Fiscal Impact**

To be determined

**Attachment:**

Proposed Resolution 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties

**OAKLAND UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION  
RESOLUTION NO. 2324-0155**

**PRIORITIZING THE DISPOSITION AND USE OF UNUTILIZED DISTRICT  
PROPERTIES**

**WHEREAS**, the Oakland Unified School District ('District') is one of the largest landowners in the City of Oakland, and owns a variety of parcels zoned for a variety of land uses; and

**WHEREAS**, the original occupants of this land were the Ohlone people, and the District takes seriously its obligation to steward this land for all the people of Oakland and its future generations, in equitable and sustainable ways; and

**WHEREAS**, there are over 1600 students enrolled in District schools who are experiencing homelessness, and thousands more whose housing is insecure or overcrowded; and

**WHEREAS**, the median rent in Oakland is currently over \$2400 per month, which is unaffordable for the vast majority of District employees; and

**WHEREAS**, the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; and the District has a total of at least nine unutilized sites that are not currently being used for any purpose; and

**WHEREAS**, effective use of these properties requires transparency in identifying unutilized or underutilized District land; and

**WHEREAS**, the District seeks to promote the health and welfare of those who live, work, and study within the District; and available District land, prior to disposition, should be made available for those purposes; and

**WHEREAS**, public land is an asset belonging to the people and should be utilized for public good; and

**WHEREAS**, In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus, and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board of Education ('Board') consider adopting an overarching policy for District

property that would allow long-term ground leases, while prohibiting the sale of District land; and

**WHEREAS**, In consideration of the 7-11 Committee's recommendations, the Board seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land; and

**WHEREAS**, The Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land; and

**WHEREAS**, Board Policy 7350 articulates the District's Physical Asset Management Policy, including a priority order for uses of real properties; and

**WHEREAS**, Board Policy 7351 articulates the goal of the District to cause to be built and cause to be maintained sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff; and

**WHEREAS**, it is the will of the Board to update the priority list of uses in Board Policy 7350 to align with the vision of the Board, and to articulate more detail on the goals of Board Policy 7351, as well as to align the two policies with each other,

**NOW, THEREFORE, BE IT RESOLVED**, the Board directs the Superintendent or designee to bring back by date, to be determined (TBD), a unified District Policy on prioritizing the disposition and use of unutilized District properties, with language designed to:

- ensure transparency, accountability, and inclusivity; maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to youth enrolled in OUSD that are experiencing homelessness or housing insecurity and their families, on unutilized District properties;
- prioritize the provision of early childcare, youth, and homeless support and shelter services;
- and increase available and affordable housing for the District's workforce of teachers and employees on all remaining unutilized District properties; and

**BE IT FURTHER RESOLVED**, such policy will include language expressing the intent of the District to make best efforts to lease surplus real property consistent with the priority use list articulated in the policy, prior to offering property for sale or for long-term lease with option to purchase; and that if leasing without option to purchase is not reasonable, then District staff shall submit a written report explaining the reasons why the property cannot reasonably be leased in this manner; furthermore such policy will include language



clarifying that District Staff shall not propose to sell District real property or to lease such property with option to purchase, unless expressly directed to do so by the Board after consideration by a 7-11 Committee; and

**BE IT FURTHER RESOLVED**, such policy will include the following future uses in the appropriate places in the priority use list:

- Development of projects with a minimum of 50% affordable housing, including affordable rental units with efforts to prioritize and/or reach out to the many students enrolled in OUSD who are experiencing homelessness or who are housing insecure and their families. “Affordable rental units” are defined to include rental units affordable to households at 120% of Area Median Income (“AMI”) or below, with at least 15% of the units in a given development affordable at 0 to 30% of AMI.
- Provision of early childcare and family and youth services
- Housing teachers or District employees; and

**BE IT FURTHER RESOLVED**, such policy will include language directing the Superintendent or designee to develop, maintain and publish, or cause to be developed, maintained and published, on the District’s website, a Public Lands Availability Report (“Report”) of all real property owned by the District that might be made available for joint tenancy lease, long-term lease, or sale (including, but not limited to, any such property that could be leased or sold upon the conclusion of a 7-11 process); to present this Report to the Board no later than October of 2024; and to update this Report or cause it to be updated in the future via the Facilities Master Planning process described in Board Policy 7110; and

**BE IT FURTHER RESOLVED**, such policy will direct the Superintendent or designee to include or cause to be included at least the following information in the Report for each identified property:

1. The street address (if there is one);
2. The date of acquisition by the District (if known);
3. A general description, including the land size and topography;
4. A summary of the historical uses by the District and any prior owner (if known)
5. The current use (if there is one) and any plans/intent for future use (if there are any)
6. Preliminary estimates of the current value and of the highest and best use
7. A general description, including an assessment of physical condition, of any structure(s) on the property; and

**BE IT FURTHER RESOLVED**, such policy will express the Board’s intent to take action to make the properties listed in the Report available for joint occupancy leases pursuant to Education Code Sections 17515 et seq. (Joint Occupancy) in accordance with the uses listed in said policy and identified above; and

**BE IT FURTHER RESOLVED**, such policy will clarify that all developments on District property are subject to the District’s existing project labor agreement, as well as existing Board Policies concerning local and small business Use, sustainability and prevailing-wage requirements on capital projects; and that the District also remains subject to compliance with state statutes, including state-mandated disposition priorities for surplus land offered for sale or for lease with an option to purchase; and

**BE IT FURTHER RESOLVED**, staff shall develop and propose Administrative Regulations to implement this Policy once it is presented to and adopted by the Board.

**PASSED AND ADOPTED** on January 24, 2024, by the Governing Board of the Oakland Unified School District by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSE:	None
AYES:	Jennifer Brouhard, Valerie Bachelor, Jorge Lerma, Clifford Thompson, President Benjamin “Sam” Davis
NOES:	VanCedric Williams, Vice President Mike Hutchinson
ABSTAINED:	None
RECUSED:	None
ABSENT:	Vida Mendoza (Student Director), Anevay Cruz (Student Director)

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on January 24, 2024.

<b>Legislative File</b>	
File ID Number:	23-2075
Introduction Date:	9/21/2023
Enactment Number:	24-0100
Enactment Date:	1/25/2024 os

**OAKLAND UNIFIED SCHOOL DISTRICT**



\_\_\_\_\_  
Benjamin "Sam" Davis  
President, Board of Education



\_\_\_\_\_  
Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Board Office Use: Legislative File Info.	
File ID Number	22-2385
Introduction Date	10/26/2022
Enactment Number	22-1995
Enactment Date	11/30/2022 os



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
Community Schools, Thriving Students

# Board Cover Memorandum

**To** Board of Education

**From** Aimee Eng, Board Member  
Clif Thompson, Board Member

**Meeting Date** November 30, 2022

**Subject** Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**Ask of the Board** Approval by the Board of Education of Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**Background** The Paul Robeson and Ethel Moore buildings located at 1025 Second Avenue were built in the 1920s and had been continuously used, in whole or in part, for the District Office of the District prior to the flood in January 2013, at which point the buildings stopped being used for District purposes.

Since that time the Board of Education (“Board”) has adopted a number of resolutions, which culminated in the adoption of Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities) on June 23, 2021. That Resolution expressed the Board’s “intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programing.” It also confirmed that the Cole Campus would house the District’s central office.

Since June 2021, the Facilities Department has continued to move forward with the project at the Cole Campus and the Board has approved multiple contracts in order to move that project forward.

On November 3, 2020, the voters of Oakland approved Measure Y, a \$735 General Obligation Bond Measure that listed the Marcus Foster Educational Leadership Center project at 1025 Second Avenue (“1025 Second Avenue Project”) as a specific project that could be funded under Measure Y. The latest Board-adopted spending plan for Measure Y allocated \$1.5 million starting in 2023 and another \$13.5 million starting in 2027 for the 1025 Second Avenue Project.

**Discussion** The proposed Resolution would reaffirm the Board’s intent to fund the 1025 Second Avenue Project and, as part of that, to demolish all buildings at 1025 Second Avenue and construct new buildings at 1025 Second Avenue to house a program focused on supporting transition-aged youth (“TAY Program”).

Under the proposed Resolution, the TAY Program would include administrative offices and program space for Oakland Adult and Career Education, Young Adult Program, and post-secondary career technical education; an event space to be used for Board meetings, staff training, and community events; community and family facing central office services; a student run café; TAY housing; and support services for TAY such as mental health and academic support.

The proposed Resolution would direct staff to meet with community stakeholders, school staff at nearby campuses, and central office staff to help inform the vision, need, and service offerings as well as the potential community and program partners that would ultimately be part of the TAY Program housed in the 1025 Second Avenue Project.

The proposed Resolution would also direct staff to estimate the cost of demolition for all structures at 1025 Second Avenue.

Lastly, the proposed Resolution, revised since it was first introduced on October 26, 2022, would direct staff to prepare reports—to the extent needed—for the Board to make the findings that would be required prior to any building demolition at 1025 Second Avenue and to adjust the Measure Y spending plan by spending up to all \$15 million as early as 2023 (rather than \$1.5 million starting in 2023 and another \$13.5 million starting in 2027) if needed to cover the cost of demolition, including (but not limited to) the cost of the aforementioned experts.

**Fiscal Impact** Up to \$15 million from Measure Y. While this money was already budgeted, the proposed Resolution would have the District expend most of the money earlier (i.e., 2023 rather 2027 or later).

**Attachment**

- Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**RESOLUTION OF THE  
BOARD OF EDUCATION OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2223-0033**

**Initiating Process to Demolish Buildings at 1025 Second Avenue**

**WHEREAS**, the Paul Robeson and Ethel Moore buildings located at 1025 Second Avenue were built in the 1920s and had been continuously used, in whole or in part, for the District Office of the Oakland Unified School District prior to the flood in January 2013, at which point the buildings stopped used for District purposes;

**WHEREAS**, on or about June 10, 2015, the Board of Education (“Board”) adopted Resolution No. 1415-1166 (Authorization To Move Forward With Establishing A Project Committee To Refining And Scope The New Educational Leadership Campus, Initiate The CEQA Process, Provide A Progress Report In Early Fall Of 2015, And Name The Project In Honor Former Superintendent Dr. Marcus Foster), which initiated a process to construct buildings at 1025 Second Avenue and 1105 Second Avenue to serve as the “Dr. Marcus Foster Educational Campus” which would include space for the District’s Central Office;

**WHEREAS**, on or about December 19, 2016, the Board adopted Resolution No. 1617-0007 (Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017), which partially rescinded Resolution No. 1415-1166 but otherwise maintained the direction to “[p]roceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building” as the District’s Central Office;

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0221 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded Resolution No. 1617-0007 and approved a proposal to rehabilitate the Cole Campus (1011 Union St , Oakland, CA 94607) as the District’s Central Office and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, on June 23, 2021, the Board approved Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities), by which the Board “expresse[d] its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new

construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming”;

**WHEREAS**, Resolution No. 2021-0168 also confirmed that the Cole Campus would house the District’s central office, albeit modified compared with the original plan;

**WHEREAS**, since June 2021, the Facilities Department has continued to move forward with the project at the Cole Campus and the Board has approved multiple contracts in order to move construction forward;

**WHEREAS**, on November 3, 2020, the voters of Oakland approved Measure Y, a \$735 General Obligation Bond Measure that listed the following project at 1025 Second Avenue (“1025 Second Avenue Project”) as a specific project that could be funded under Measure Y:

*Marcus Foster Educational Leadership Center*

*- Site plan*

*- Site replacement*

*- Facilities for alternative education and career technical education programming*

*- Community service facilities*

*- Central administration facilities, including but not limited to student and family facing services*

; and

**WHEREAS**, the latest Board-adopted spending plan for Measure Y allocated \$1.5 million starting in 2023 and another \$13.5 million starting in 2027 for the 1025 Second Avenue Project.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby reaffirms its intent to fund the 1025 Second Avenue Project (initially through Measure Y and then through philanthropic donations and/or partnerships with public agencies such as city, county, and state), which would include the demolition of all buildings at 1025 Second Avenue and, ultimately, construction of new buildings at 1025 Second Avenue to house a program—inspired by the life and legacy of Dr. Marcus Foster—focused on supporting transition-aged youth (“TAY Program”);

**BE IT FURTHER RESOLVED**, the TAY Program will include administrative offices and program space for Oakland Adult and Career Education, Young Adult Program, and post-secondary career technical education; an event space to be used for Board meetings, staff training, and community events; community and family facing central office services; a student run café; TAY housing; and support services for TAY such as mental health and academic support;

**BE IT FURTHER RESOLVED**, the Board directs staff to meet with community stakeholders (e.g., The Coalition for the CTE TAY Hub at 1025 2nd Ave), school staff at nearby campuses, and central office staff to help inform the vision, need, and service offerings as well as the potential community and program partners that would ultimately be part of the TAY Program housed in the 1025 Second Avenue Project;

**BE IT FURTHER RESOLVED**, the Board hereby directs the Superintendent or designee to estimate the cost of demolition for all structures at 1025 Second Avenue; and

**BE IT FURTHER RESOLVED**, the Board directs the Superintendent or designee to (i) prepare reports, to the extent needed, for the Board to make the findings that would be required prior to any building demolition at 1025 Second Avenue, which would involve bringing contracts with the necessary experts to the Board for approval, and (ii) adjust the Measure Y spending plan by spending up to all \$15 million as early as 2023 (rather than \$1.5 million starting in 2023 and another \$13.5 million starting in 2027) if needed to cover the cost of demolition, including (but not limited to) the cost of the aforementioned experts.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 30th day of November, 2022, by the following vote:

PREFERENTIAL AYE:	Student Director Gallegos Chavez
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSE:	None
AYES:	VanCedric Williams, Kyra Mungia, Clifford Thompson, Aimee Eng, Vice President Benjamin "Sam" Davis, President Gary Yee
NOES:	Mike Hutchinson
ABSTAINED:	None
RECUSED:	None
ABSENT:	Student Director Linh Le, Clifford Thompson



**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at the Meeting of the Board of Education of the Oakland Unified School District held on November 30 \_\_\_\_\_, 2022.

Legislative File	
File ID Number:	22-2385
Introduction Date:	10/26/2022
Enactment Number:	22-1995
Enactment Date:	11/30/2022
By:	os

**OAKLAND UNIFIED SCHOOL DISTRICT**



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Gary Yee  
President, Board of Education



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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	20-2435A
Introduction Date	12/11/2020
Enactment Number	
Enactment Date	



# Board Cover Memorandum

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
 Lisa Grant-Dawson, Chief Business Officer  
 Tadashi Nakadegawa, Deputy Chief of Facilities Planning and Management  
 Jody Talkington, Senior Director of Strategic Projects  
 Joshua R. Daniels, General Counsel

**Meeting Date** June 23, 2021

**Subject** Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities

**Ask of the Board** Approval by the Board of Education of Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities.

**Background** The current Board-adopted plan for the permanent main Central Office involves demolishing Cole Elementary and constructing a new two-story facility. This project is explicitly contemplated as a Measure Y project. When the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions.” While Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford. The estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million. As part of the Board’s discussion, this number was reduced to \$50 million.

Based on this more limited budget, facilities staff developed a revised plan to house the main Central Office at Cole Elementary, titled “Baby Cole.” The revised plan maintains the basic physical structure of the Original Cole

project. (A new structure would restart the timeline because the new plan would need to be resubmitted to the state for review.) Baby Cole focuses exclusively on redesigning the second floor using a “WeWork”-type collaborative model that would accommodate the staff currently located at 1000 Broadway. (The first floor would not be built out at all, which is where the cost savings stems from.)

Staff presented the Baby Cole plan to Board members individually and has gone before the Facilities Committee and the Citizens Bond Oversight Committee multiple times. More recently, staff has presented the Baby Cole plan as well as a multiple of other Central Office alternatives to the Facilities Committee. The Facilities Committee recommended Baby Cole and an alternative that would further disperse Central Office staff to Brookfield Elementary School, Markham Elementary School or Montera Middle School, 900 High Street, and Frick Middle School.

On April 14, 2021, the Board approved Resolution No. 2021-0154 (Directing Further Analysis of Dispersed Options for Central Office Housing), which directed staff to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the Lowell campus, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021. Resolution No. 2021-0154 also “direct[ed] the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 [resolution adopting the full two-story building at Cole] and/or ‘Baby Cole’ . . . , and acknowledge[d] that doing so [would] postpone the expected completion date for such construction until after August 2022.”

Prior to the passage of Resolution No. 2021-0154, the District had expended an estimated \$2 million on the cost of exploring and planning for Central Office housing at Cole.

**Discussion**

On June 9, 2021, pursuant to Resolution No. 2021-0154, staff presented its analysis of dispersing Central Office staff to the specified sites as well as the results of the engagement with the school communities that would be impacted. That discussion did not result in clear Board direction as to next steps.

Prior to the passage of Resolution No. 2021-0154, and the direction provided therein, District staff properly issued the requests for proposals for the full two-story building at Cole as well as Baby Cole. A number of bids

were timely received and were properly opened on or about April 14, 2021. The lowest responsive bid came in with a total project budget less than \$50 million for Baby Cole. That bid expires on July 12, 2021.

Given the pending expiration of the Baby Cole bid, staff is presenting Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities for consideration by the Board. If the Board approves Resolution No. 2021-0168, then the final contract and any associated documents connected to the lowest responsive bidder for Cole will come forward for Board approval. If the Board does not approve Resolution No. 2021-0168, then the Cole bids will expire. Any subsequent building at Cole will, at the very least, need to be rebid and is likely to be significantly more expensive in light of recent increases in construction costs.

**Fiscal Impact**

If approved, Resolution No. 2021-0168 would authorize staff to bring forward contracts and associated documents to proceed with construction of Baby Cole at the bid price (Total Project Budget of ~\$48M; Proposed Contract is ~\$35.8M). If Resolution No. 2021-0168 is not approved, the costs would be dependent on the new direction for permanent Central Office housing; however, by not proceeding with Cole, one potential immediate impact would be that the rental costs for 1000 Broadway (approximately \$243K/month for July and August 2021 and then approximately \$251K/month for September 2021 through August 2022) would need to be borne by the General Fund as there would no longer appear to be a plan for permanent Central Office housing.

**Attachment(s)**

- Presentation
- Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities
- Resolution No. 2021-0154 - Directing Further Analysis of Dispersed Options for Central Office Housing
- Resolution No. 1819-0211 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.) and associated Memo (June 5, 2019)

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2021-0168**

**Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All  
Associated Planning, Bidding, and Construction Activities**

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0211 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded prior resolutions and approved a proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, the Central Office project at Cole is explicitly contemplated as a Measure Y project;

**WHEREAS**, when the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions”;

**WHEREAS**, while Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford;

**WHEREAS**, while the estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million, this number was reduced to \$50 million as part of the Board’s discussion of the Measure Y project list;

**WHEREAS**, based on this more limited budget, facilities department staff developed a scaled down plan, referred to as “Baby Cole,” to house the main Central Office on the Cole Campus by utilizing a “WeWork”-type collaborative model that would accommodate the staff currently located at 1000 Broadway while still meeting the August 2022 timeline;

**WHEREAS**, staff has previously presented the Baby Cole plan to the Facilities Committee and the Citizens Bond Oversight Committee multiple times;

**WHEREAS**, more recently, staff presented the Baby Cole plan as well as other Central Office alternatives to the Facilities Committee on February 12, 2021, and March 12, 2021;

**WHEREAS**, the Facilities Committee has recommended Baby Cole as one of two options for permanent Central Office housing; and

**WHEREAS**, on April 14, 2021, the Board approved Resolution No. 2021-0154 (Directing Further Analysis of Dispersed Options for Central Office Housing), which (i) directed staff to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff to specified sites and to report back to the Board on or before June 30, 2021, and (ii) “direct[ed] the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 [resolution adopting the full two-story building at Cole] and/or ‘Baby Cole’ . . . , and acknowledge[d] that doing so [would] postpone the expected completion date for such construction until after August 2022”;

**WHEREAS**, on June 9, 2021, pursuant to Resolution No. 2021-0154, staff presented its analysis of dispersing Central Office staff to the specified sites as well as the results of the engagement with the school communities that would be impacted and the subsequent Board discussion did not result in clear direction as to next steps;

**WHEREAS**, prior to the passage of Resolution No. 2021-0154, and the direction provided therein, District staff properly issued the requests for proposals for the full two-story building at Cole as well as Baby Cole;

**WHEREAS**, a number of bids were timely received and were properly opened on April, 14, 2021, the lowest of which came in less than \$50 million for Baby Cole;

**WHEREAS**, those bids expire on July 12, 2021; and

**WHEREAS**, if the bids expire, then any subsequent building at Cole will, at the very least, need to be rebid and is likely to be significantly more expensive in light of recent increases in construction costs.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby reaffirms its intent to build permanent Central Office housing at the Cole campus, directs the Superintendent to restart—as quickly as possible—all planning, bidding, and construction activities related to Resolution No. 1819-0221 that was temporarily paused by Resolution No. 2021-0154, and limits the scope of the building plan on the Cole campus to the project referred to as “Baby Cole”;

**BE IT FURTHER RESOLVED**, the Board recognizes that restarting all planning, bidding, and construction activities for Baby Cole may involve unplanned or unexpected costs due to the pause required by Resolution No. 2021-0154, which may increase the net cost of the overall Baby Cole project (e.g., costs related to construction, moving, rent, etc.) beyond what has been estimated to date;

**BE IT FURTHER RESOLVED**, the Board directs the Superintendent and General Counsel (or designees) to negotiate the necessary lease extension for 1000 Broadway so that Central Office staff may remain at 1000 Broadway until the move to Baby Cole is possible;

**BE IT FURTHER RESOLVED**, Resolution No. 1819-0211 and Resolution No. 2021-0154 are modified and/or, in part, rescinded, as necessary to further the purpose of this Resolution; and

**BE IT FURTHER RESOLVED**, the Board hereby expresses its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this \_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on \_\_\_\_\_, 2021.

<b>Legislative File</b>	
File ID Number:	20-2435
Introduction Date:	12/11/2020
Enactment Number:	
Enactment Date:	
By:	

**OAKLAND UNIFIED SCHOOL DISTRICT**

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Shanthi Gonzales  
President, Board of Education

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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education



**RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 2021-0001**

**ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN  
CONNECTION THEREWITH**

**WHEREAS**, the Board of Education (“Board”) of the Oakland Unified School District (“District”), located in the County of Alameda (“County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (“Education Code”);

**WHEREAS**, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether general obligation bonds (“bonds”) of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*;

**WHEREAS**, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, (c) that the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (d) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds;

**WHEREAS**, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to help determine which projects to finance from a local bond at this time;

**WHEREAS**, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (“Bond Project List”);

**WHEREAS**, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code;

**WHEREAS**, such a statewide general election is scheduled to be conducted throughout the District on November 3, 2020;

**WHEREAS**, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor;

**WHEREAS**, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed;

**WHEREAS**, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code;

**WHEREAS**, Section 9400 *et seq.* of the Elections Code ("Elections Code") requires that a tax information statement be contained in all official materials, including any voter information guide

prepared, sponsored or distributed by the District, relating to the election, and this statement is contained in Exhibit B attached hereto and incorporated herein; and

**WHEREAS**, the Board now desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election.

**NOW, THEREFORE, BE IT RESOLVED**, the Board determines and orders as follows:

**Section 1.**      **Recitals.** All of the above recitals are true and correct.

**Section 2.**      **Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

**Section 3.**      **Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County (“Registrar of Voters”) is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b) *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot (“ballot statement”):

***Oakland Unified School District Classroom Repair/Safety Improvement Measure.***

- *To upgrade classrooms, science labs, and technology,*
- *improve student safety and security,*
- *repair outdated bathrooms, electrical systems, plumbing and sewers,*  
*and*
- *improve energy efficiency and earthquake safety,*

*shall Oakland Unified School District be authorized to issue \$735 million in bonds at legal interest rates, levying an estimated \$60 per \$100,000 assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens’ oversight, audits, and no money for administrator salaries?*

As provided above, the Registrar of Voters is hereby requested to include the phrase “See voter guide for tax rate information” in the statement of the proposition.

(c) *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d) *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

**Section 4. Delivery of Order of Election to County Officers.** The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the full text of the measure attached hereto as Exhibit A, and the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

**Section 5. Ballot Arguments.** The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

**Section 6. Further Authorization.** The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually

and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

**Section 7. Effective Date.** This Resolution shall take effect upon its adoption by a two-thirds vote of the Board.

**PASSED AND ADOPTED** this 29<sup>th</sup> day, June, 2020, by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris  
Vice President Shanthi Gonzales, President Jody London

NOES: None

ABSTAINED: None

ABSENT: Denilson Garibo (Student Director), Mica Smith-Dahl (Student Director)

APPROVED:



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President of the Board of Education of the  
Oakland Unified School District

Attest:



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Secretary of the Board of Education of the  
Oakland Unified School District

**EXHIBIT A**  
**FULL TEXT OF BOND PROPOSITION**

**OAKLAND UNIFIED SCHOOL DISTRICT**

This bond proposition (“proposition”) may be known and referred to as the “Oakland Unified School District Classroom Repair/Safety Improvement Measure” or as “Measure \_\_\_”.  
*[designation to be assigned by County Registrar of Voters]*

**BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District (“District”) voting on the proposition, the District shall be authorized to issue and sell general obligation bonds (“bond”) of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” below (“Bond Project List”), subject to all of the accountability safeguards specified below.

**ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (“Education Code”).

**Evaluation of Needs.** The Board of Education of the District (“Board”) has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the

sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens' Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens' oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code ("Government Code") Section

53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### **FURTHER SPECIFICATIONS**

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such



a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

### **BOND PROJECT LIST**

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval.

Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District

intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

<b>SITE-SPECIFIC PROJECTS</b>
<p><b>The following projects are authorized at the specific site(s), are supplemental to, and do not limit the authorization set forth elsewhere such as in the District-Wide Projects section below:</b></p> <ul style="list-style-type: none"><li>• Coliseum College Prep Academy (1390 66<sup>th</sup> Avenue)<ul style="list-style-type: none"><li>- Site expansion</li><li>- Additional classrooms</li></ul></li> <li>• Claremont Middle School (5750 College Avenue)<ul style="list-style-type: none"><li>- New kitchen</li><li>- New cafeteria/multipurpose room</li></ul></li> <li>• Elmhurst United Middle School (1800 98<sup>th</sup> Avenue)<ul style="list-style-type: none"><li>- Site modernization</li></ul></li> <li>• Garfield Elementary School (1640 22<sup>nd</sup> Avenue)<ul style="list-style-type: none"><li>- Site renovation or replacement (partial or total)</li></ul></li> <li>• Hillcrest Elementary School (30 Marguerite Drive)<ul style="list-style-type: none"><li>- New kitchen</li></ul></li> <li>• Laurel Child Development Center (3825 California Street)<ul style="list-style-type: none"><li>- Site renovation or replacement (partial or total)</li></ul></li> <li>• Marcus Foster Educational Leadership Center (1025 2<sup>nd</sup> Avenue)<ul style="list-style-type: none"><li>- Site plan</li><li>- Site replacement</li><li>- Facilities for alternative education and career technical education programming</li><li>- Community service facilities</li><li>- Central administration facilities, including but not limited to student and family facing services</li></ul></li> <li>• McClymonds High School (2607 Myrtle Street)<ul style="list-style-type: none"><li>- Site renovation or replacement (partial or total)</li><li>- Site expansion to accommodate additional grade levels</li></ul></li></ul>

- Melrose Leadership Academy/Maxwell Park Elementary School (5328 Brann Street and 4730 Fleming Avenue)
  - Site renovation (partial or total)
  - Site expansion/school consolidation at 4730 Fleming Avenue
- Piedmont Avenue Elementary School (4314 Piedmont Avenue)
  - New kitchen
- Roosevelt Middle School (1926 East 19<sup>th</sup> Street)
  - Site renovation or replacement (partial or total)
- Skyline High School (12250 Skyline Blvd)
  - ADA compliance
  - Bathrooms
  - Remove, replace, or acquire portables
  - Seismic

#### **DISTRICT-WIDE PROJECTS**

**In addition to the site-specific projects listed above, the following projects are also authorized at all current and future District locations:**

- Facilities and technology improvements, including, but not limited to:
  - accommodation of more grade levels
  - acquisition of real property
  - addition of portables
  - athletic facilities and fields, such as gyms, turf, lighting, seating, fencing, pools, and courts, and including but not limited to Title IX compliance
  - central, on-site, and community kitchens
  - classroom and instructional technology (e.g., internet-connected devices and portable Wi-Fi equipment to connect to the internet) and technology infrastructure including but not limited to technology infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
  - classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs and alternative education program
  - early childhood development centers, family counseling rooms, school health centers
  - electrical infrastructure

- electrical systems, including but not limited to power distribution
  - facility grounds and building systems
  - hardscape
  - HVAC systems
  - landscape
  - landscaping and paving
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
  - natural gas systems
  - plumbing, including, but not limited to hot water systems, wastewater systems, potable water systems, grey water systems, and sprinkler systems
  - removal of portables and replacement with permanent buildings
  - roofs,
  - sanitation
  - school playgrounds and educational gardens
- Health, safety, and security improvements including, but not limited to:
    - building accessibility
    - cameras
    - centralized clock systems
    - centralized door locking systems
    - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
    - fencing
    - large-scale disasters, climate change, or Acts of God, including, but not limited to, earthquakes and fires
    - Public Safety Power Shutoffs (PSPS)
    - security systems and fire alarm systems
    - seismic safety including, but not limited to seismic retrofits
    - wildfire safety
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
    - automatic control systems
    - energy supply resiliency
    - facility insulation
    - light pollution mitigation
    - lighting, lighting technology, and other lighting control systems
    - living schoolyards
    - photovoltaic panels
    - renewable power generation and storage equipment,

- infrastructure, and technology
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - storm water impacts including but not limited to drainage and retention
  - window shades, sun-shades, as well as other shade and daylighting enhancements
- Improved utilization of unused or under-used assets, including, but not limited to:
  - administrative sites and inactive sites
  - consolidation of schools
  - expansion of schools
  - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
  - sites or parts of sites to house administrative functions
  - sites to host community partners

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building’s age, condition, expected remaining life, comparative cost, and other relevant factors.

**MISCELLANEOUS**

- All listed bond projects include at least all of the following as needed:**
- Removal of hazardous materials such as asbestos and lead paint as needed.
  - Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
  - Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
  - Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
  - Purchase of any rights-of-way and/or easements made necessary by listed bond projects.

- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

## **GENERAL PROVISIONS**

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

**EXHIBIT B**  
**TAX INFORMATION STATEMENT**

An election will be held in the Oakland Unified School District (“District”) on November 3, 2020, to authorize the sale of up to \$735,000,000 in general obligation bonds (“bond”) of the District. If the bond proposition (“proposition”) is approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County’s official tax rolls, not on the property’s market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner’s exemption, will be taxed at a lower effective tax rate than described above.

Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: June 29, 2020



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Superintendent  
Oakland Unified School District



**SECRETARY'S CERTIFICATE**

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, on June 29, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Vice President  
Shanthi Gonzales, President Jody London

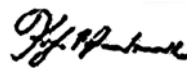
NOES: None

ABSTAINED: None

ABSENT: Denilson Garibo (Student Director), Mica Smith-Dahl (Student Director)

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESSED on this 29<sup>th</sup> day of June, 2020.



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Secretary of the Board of Education  
Oakland Unified School District

OUSD Legislative File No.: 20-1090  
Introduction Date: 5/22/2020  
Enactment No.: 20-1131  
Enactment Date: 6/29/2020  
By: er

Board Office Use: Legislative File Info.	
File ID Number	19-0901
Introduction Date	4/26/19
Enactment Number	19-0917
Enactment Date	6/5/2019 lf

# Memo

STAFF SUPPLEMENTAL MEMO AND RESOLUTION - POSTED MAY 21, 2019

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Timothy White, Deputy Chief of Facilities

**Board Meeting Date** May 22, 2019; June 5, 2019

**Subject** Resolution to approve a new permanent location and interim location for Central Housing, and a revision of the Measure J Spending Plan to include the reference of the new permanent housing location.

**Action** Approval of Resolution No. 1819-0211- Authorization to move forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally, to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.

**Background** This recommendation was initially presented to the Facilities Committee for consideration on April 26, 2019 and for a vote on May 10, 2019. For more background on the history and considerations impacting the recommendation in this resolution, please see attached memo from the April 26 Facilities Committee Meeting.

*Clarifications Regarding Facilities Committee & Current Board Documents*

This particular May 22, 2019 Board memo differs from that presented previously to the Facilities Committee in that the “Fiscal Impact” of the prior memo was in error because that prior memo made mistaken reference to (a) dollar figures applicable to (b) the 1025 Second Avenue; Ethel Moore; and

Dewey Academy facilities. The actual fiscal impact is that represented in this May 22<sup>nd</sup> Board memo, as the Committee voted to approve the rehabilitation of the Cole facility to serve as the District's Administrative Center through the use of Measure J and future bond funds. However, the attached resolution is the same as the resolution that was voted on and approved by the Facilities Committee on May 10<sup>th</sup>. (Staff includes the previous iteration of the Board memo that was considered at the May 10<sup>th</sup> Facilities Committee meeting for context in this regard.)

Further, the May 22, 2019 Board memo (referred to in Board documents as a "Report") included as part of this agenda packet, which discusses the history, housing options and other matters regarding housing of the District's administrative offices, is also updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. Accordingly, the current May 22<sup>nd</sup> report differs from the prior report by, for example, reflecting the updated estimated cost for the rehabilitation of 1025 Second Avenue. (Staff includes the previous iteration of the Board memo/Report – which has a date of April 26<sup>th</sup> – that was considered at the May 10<sup>th</sup> Facilities Committee meeting.)

Finally, the current (May 22<sup>nd</sup>) Presentation (*i.e.*, deck or powerpoint) included as part of this agenda packet has also been updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. For instance, the May 22<sup>nd</sup> Presentation has been updated to reflect a summary of supplemental informational documents that were requested by and provided to the Facilities Committee by staff. (Staff includes the previous iteration, as well as the referenced supplemental informational documents, that were all considered at the prior Facilities Committee meetings.)

## Discussion

The Board of Education has passed two relevant resolutions which would need to be rescinded prior to adopting a new plan for permanently housing OUSD's central administration.

1. The Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate

the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017, and

2. The Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**Fiscal Impact**

Measure J and future bond funds

**Attachment**

- [April 22, 2019 Facilities Committee Memo: Background information on history and considerations for this recommendation](#)
- [Resolution No 1617-0007](#), which is being rescinded
- [Resolution No 1415-1166](#)
- [Measure J Spending Plan](#), to update the permanent housing location



Board Office Use: <b>Legislative File Info.</b>	
File ID Number	18-2712
Introduction Date	4/26/19
Enactment Number	
Enactment Date	

# Memo

**To** OUSD Board of Education Facilities Committee  
Timothy White, Deputy Chief of Facilities

**Committee Meeting Date** April 26, 2019

**Subject** Central Administration Housing Update

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**Action** Present an update to the Facilities Committee on the permanent and interim housing proposals for central office, and request that the Facilities Committee make a recommendation to the OUSD Board of Education President, Aimee Eng.

**Background** **History of District's Central Office Housing**

**Why did central office move from 1025 2nd Ave?**

Sometime during the night of January 7, 2013 a substantial water leak occurred on the top floor of the District's central office building located at 1025 2nd Avenue, causing excessive flooding on all four floors and significant damage to the entire structure.

**Where did the central office move?**

As a result of this water damage, the administrative building was vacated and staff temporarily relocated to numerous District sites including Cole Middle School, Lakeview Elementary School, Tilden Elementary, and 2111 International Avenue, while the District assessed its new permanent options for staff housing.

In June of 2013, the District signed a four-year lease at 1000 Broadway. Under the original lease, the District leased a total of 52,323 rentable square feet of office space.

### **Why was 1000 Broadway selected?**

1000 Broadway was ultimately selected as a result of its price, current build-out, availability, parking, building access, and proximity to public transit. At the final negotiated rate of \$2.10 psf. per month, 1000 Broadway was the lowest priced downtown option available at the time.

### **How was it paid for?**

The District's insurance broker, Keenan & Associates, advised the District that the insurance Memorandum of Coverage (MOC) provides for payment of all reasonable extra expenses and additional costs incurred in order to continue, as nearly as possible, the normal conduct of the District's operations had the flood not occurred, until the District's operations are at the level prior to the loss. When OUSD signed the initial lease for 1000 Broadway, a staff memo noted that, the MOC was likely to cover 36 month's rent.

### **When did OUSD expand its 1000 Broadway lease?**

In April 2015, the BOE approved an expansion of the space leased to include Suite 150 with 25,333 square feet and Suite 600 with 21,771 square feet. The combined monthly lease payment is \$102,251.50, with 3 percent annual increase.<sup>1</sup> The additional space allowed for reuniting most District administration employees displaced as a result of the water damage, and as provided in the Board Asset Management Policy (BP 7155). The former Tilden school site stopped being used as administrative space.

### **How has OUSD paid for its 1000 Broadway lease?**

According to a staff memo to the Board at the time,

*“Based upon the best information available from District architects, estimators, brokers, risk managers and legal counsel, the insurance settlement related to the water damage at 1025 Second Avenue will likely cover the cost of the current and additional lease payments for 14 months or until May, 2016. Thereafter, lease payments shall be made from a combination of unrestricted funds and permissible restricted funds, until such time as District administrative staff can be re-housed at 1025 2nd Avenue.”*

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<sup>1</sup> The expansion lease terms were: 1) for Suite 600, \$1.90 per rentable square foot, with one month free rent, with the term commencing June 15, 2015; and 2) for Suite 150, \$2.40 per rentable square foot with two months free rent, with the term commencing on November 1, 2015, with the entire Office Lease, including the expansion lease terminating on August 31, 2019. In addition, the Landlord, at its expense, will undertake certain agreed to tenant improvements.

## **What prior actions has the Board taken or explored regarding housing central office?**

This item has many associated actions. For a full list, see Appendix A. Since 2016, the Facilities Committee and the full Board have taken the following actions:

- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) with completion scheduled by 08/2019. To be paid for by Measure J. Report required to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE to update on 1025 2nd Ave progress (reported as on track for 08/2019 move in date)
- 07/2017 - District issues New RFP for rehabilitating 1025 Second Avenue.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8 and 12/3 - Updates on Facilities Committee on expenditures and use of Measure J Funds to rehabilitate 1025. (documents not available).
- Throughout this period the Citizens Bond Oversight Committee has been receiving updates on use of bond funds and asking questions about Central Office site

## **What were the Board's priorities in housing central office?**

In 2014, the Board established the following priorities for housing central office:

- Parking & Accessibility to Public Transit
- Leveraging Existing Assets
- Redesign/Reuse
- Thoughtful about impact on future students/communities
- Provide Community Meeting Space
- Reduce our carbon footprint
- Proximity to OUSD/Educational Partners
- Enhanced Amenities/Healthy Lifestyle
- Efficient Timeline (avoid delays)
- Take up less space
- Central Location, centrally visible and accessible to parents/community
- Thoughtful about Community Needs & Perception
- Thoughtfulness about the Underserved Families
- Financial Responsibility

## **What options has staff explored in the past, prior to the current set of options?**

Over the past six years, staff has explored a number of options, but has focused on rehabilitating 1025 Second Avenue. There have been several variations offered to the Board as options with different elements such as parking, a multi-purpose room for Dewey, scaled-down rehabilitation, explorations of teacher housing, and revenue generation. Staff has also brought forth options to purchase sites or engage in long-term leases at the Oakland Civic Center and agreements with private developers. Each option has encountered significant issues with lack of community engagement, alignment to Board priorities, and/or financial feasibility.

The Board adopted a scaled down plan to rehabilitate 1025 Second Avenue in 2016 with a move in date of Fall 2019. However, in 2018, staff determined that the prior cost estimate of ~\$50M was too low, and the project was not on track for a Fall 2019 occupancy. The cost estimate increased to \$85 million when a full set of plans and specifications was developed (which also met the requirements of redeveloping a historical site). In August 2018, staff informed the Board that there were not sufficient funds to complete all projects on the bond list at that time. Due to the increased cost of the 1025 project and competing school-based priorities, staff recommended that the project be reduced and predominantly deferred until a potential subsequent bond measure.

## Discussion

### **What options for permanently housing central office did staff explore?**

Staff has evaluated a number of options during its latest round of exploration. Informed by the Board's priorities and previous experience, the following four options for permanently housing Central Office become the most viable options (other options explored included space owned by the City at Frank Ogawa Plaza, and the Zhone Building owned by the Alameda County Office of Education ACOE):

1. Using existing district facilities (not centralized);
2. Leasing at the Supply Bank (Lease agreement with a non-profit organization located near airport);
3. Rebuilding the Cole Campus ("Cole");
4. Rehabilitating 1025 2nd Ave.

In Table A, below, we compare the timeline for completion, cost estimates, and pros and cons of each proposal (at a high level).

*Continued on next page...*



**Table A: Comparing options for permanently housing Central Administration**

	<b>1. Existing OUSD Facilities</b>	<b>2. Supply Bank</b>	<b>3. Cole Campus</b>	<b>4. Rehab 1025</b>
<b>Time</b>	Sept. 2020 (some earlier, some later)	Jan. 2021	Sept. 2022	Aug. 2021
<b>Cost</b>	<p>~\$23-24M, Varies by options</p> <p>-Unless the Measure J spending plan is reprioritized, needs to be paid for by general fund for initial construction- requiring more reductions</p> <p>Or, wait for a new bond which would delay the construction and move in date</p>	<p>~60 year lease at 416K - 500K annually.</p> <p>(~\$25- \$30M in rental for entire lease)</p> <p>-Some move in upgrades required.</p>	<p>~\$55M Total</p> <p>-\$10M with Measure J (Current Bond)</p> <p>-\$45M with new Bond in 2020</p> <p>-\$4.35 M to move other programs out of Cole</p> <p>-requires a new bond unless Measure J spending plan is reprioritized</p>	<p>-\$76 M to \$100 M or more. Includes land acquisition</p> <p>-Requires a new bond unless Measure J spending plan is reprioritized</p>
<b>Pro</b>	<p>-Move into our own buildings</p> <p>-Less expensive option</p>	<p>-Less expensive than Cole</p> <p>-Can house all central office admin</p>	<p>-Our own building and on our own land</p> <p>-Capacity for all staff and conference rooms</p> <p>-Nonconforming DSA - educational space not negatively impacted</p>	<p>-Central Location</p> <p>-Central office in single location</p> <p>-Can design to suit needs</p> <p>-Use of existing facilities</p>
<b>Con</b>	<p>- Central office spread across city. Will impact collaboration,</p>	<p>-Property in not on our own land</p> <p>-Lease ends in 60 years</p>	<p>-Only \$10 out of \$55 million cost is set aside for project.</p>	<p>-Prohibitively expensive</p> <p>-Historical property</p>

	coordination, and efficiency  -May negatively impact space available for students of district or charter schools.	-Not centrally located	-Dependent on getting a 2020 Bond -not centrally located	-Relies on revenue increase (2020 bond, etc)
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## What is the staff recommendation for permanently housing Central Office?

Staff recommends rebuilding the Cole Campus to permanently house the Central Office. The primary advantages of rebuilding Cole are that:

1. It is less expensive than rehabilitating 1025 2nd Ave
2. OUSD develops its own property rather than leasing from a third party; and
3. The property is a large enough to reunify the Central Office, allowing for more efficient operations.

Two considerations for the Board to weigh during its deliberations:

1. **Timely completion of the project is dependent on identifying additional revenues** such as passing a facilities bond in 2020, selling surplus property, and/or funding via the general fund. If this funding is not identified then the project will not be completed. To be clear, this is true of other options as well except for leasing Supply Bank.
2. **Cole is not centrally located.** Even though Cole is near the West Oakland BART station, there may be impacts regarding the accessibility of the site for members of the public.

## What options have been explored for housing Central Office between now and completion of permanent location (“Interim Housing”)?

The Central Office requires interim housing between now and the opening of permanent housing because there are no move-in ready options available. Some key consideration in evaluating our interim housing options:

- There are no move in ready options for 2019-20 for a permanent Administrative Building for Central Staff
- Lease extension at 1000 Broadway for temporary Central Staff housing will be at a cost of approximately \$3M per year .
- District faces a funding shortfall to cover lease payments.
- A fiscally sound strategy to meet both short-term needs and a permanent solution is needed.
- Recommended approach is to minimize cost by reducing amount of leased space and implement staff consolidation plan at 1000 Broadway.
- Concurrently create a capital project for a permanent Administrative Building on

- District-owned property or designated sites.
- Any move to a temporary building as interim housing will require it is paid for by the general fund.
- Legally, the District can't sell or privately lease properties that have been improved with bond funds

We look OUSD’s interim housing needs in two phases.

**Phase I: Sept. 2019-Aug 2020:** Staff recommends that for the 2019-2020 school year, the central office remain in 1000 Broadway, reduce our office space, and place ~25 staff into other facilities. It will cost approximately ~\$1.5 million to reduce our office space. Without this reduction, our rent expense would increase significantly. The fastest option for permanent housing--existing OUSD facilities--would be available at the end of this lease period.

**Phase II: Sept 2020- Sept 2022:** If the Board develops the Cole campus, it will not be ready until Sept of 2022. Phase II offers options for the additional two years required to complete that project. Staff has explored two options:

1. **Option 1: 290 people Remain in 1000 Broadway and move ~20 people to off-site locations:** OUSD would maintain its lease for two additional years. With reduced office space, lease is ~\$3.0 million annually. The estimated costs to move a subset of staff to an off-site location is \$1.5M.
2. **Option 2: Interim Relocation to Existing OUSD facilities:** Move all central office employees to existing district facilities for two years prior to completing the Cole campus.

The pros and cons of these two approaches are reviewed in Table B below.

**Table B: Interim housing for Sept 2020-Sept. 2022**

	Stay in 1000 Broadway	Move to Existing OUSD Facilities
Cost	~6.0 M in rent	~\$23.8M TO \$24.1M. - \$3.5 M to move a special education program to Golden Gate Childhood Development Center (cost \$3.5 M) and moving - \$850 K to OUSD Police Dept.

<b>Pro</b>	<ul style="list-style-type: none"> <li>● Meet demand by some to move out of 1000 Broadway and stop using any funds (bond or general funds) on rent</li> <li>● No disruption to current operations</li> <li>● Allows all staff to stay centralized for duration of transition</li> <li>● General obligation bond eligible with Board-approved permanent housing plan</li> </ul>	<ul style="list-style-type: none"> <li>● Move out sooner than later- we would not have to rent for two more years</li> <li>● Even if we need to move again- we will not have to pay move out costs or pay rent while we wait to move</li> <li>● Can move core teams to same locations (e.g., HR).</li> <li>● The restoration can benefit the temporary location and overall improvement for other long term use (it will not be wasted money)</li> </ul>
<b>Con</b>	<ul style="list-style-type: none"> <li>● Negative public perception</li> <li>● Expensive rent</li> <li>● Not accessible to staff or public</li> </ul>	<ul style="list-style-type: none"> <li>● TEMPORARY MOVES MUST BE PAID BY GENERAL FUND</li> <li>● Significantly more expensive to move staff to new interim OUSD facilities (see above).</li> <li>● Central office spread across city. Will impact collaboration, coordination, and efficiency</li> <li>● Will have to pay for additional move to permanent housing once it is complete</li> </ul>

**Exit costs:** Regardless of when OUSD leaves 1000 Broadway, exit costs are estimated to be ~\$750,000 (\$500,000 to moving central office employees/equipment and ~250,000 to return 1000 Broadway back to its original condition [required by lease]).

### **What is the staff recommendation for interim housing?**

Staff recommends Central Office remain in 1000 Broadway until the completion of the Cole project in November of 2022.

Staff recognizes, and shares, a strong desire to move out of 1000 Broadway as soon as possible. However, staff is making this recommendation because remaining in 1000 Broadway will have a smaller immediately impact OUSD’s general fund and allow OUSD to realize some of its long-term goals.

Two primary reasons we are not recommending OUSD move to existing facilities for interim housing are the following:

1. **Impact on General Fund:** The \$23.8 - \$24.1 million to make required facilities upgrades, plus \$4.35 M to move the special education program and OUSD PD will immediately impact the general fund. This would require ~\$28-30 m additional reductions to 2019-2020 year budget.
2. **Disruption of moving:** The disruption involved with moving the special education program and OUSD PD. These programs may eventually have to move, but waiting allows OUSD to develop additional options for the moves.

**Fiscal Impact**

**Table C: Stay in 1000 Broadway until completion of Cole Campus**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$3.0 M Rent	-\$3.0 M Rent -\$750K Broadway Exit	
<b>Cole Project</b>	-\$10 M planning etc.		-\$3.5 M Move Sped Program -\$500 K Move OUSD PD	-Move in Costs

**Table D: Move into OUSD existing sites prior to Cole Completion**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$750K Broadway Exit Cost		
<b>Cole Project</b>			\$3.5 M Move Sped Program -\$500 K Move OUSD PD	
<b>Upgrade OUSD Facilities</b>	\$~23/24 M Upgrades to OUSD Facilities	-Move into OUSD Building		-Move into Cole Costs

**Appendices: Appendix A: BOE actions related to 1025 and Central Office**

The Board has considered a number of options.

- 6/23/2013 - Approved initial lease for 1000 Broadway
- 8/8/2013 - Contract with HY Architects for scope and renovation plans for 1025.
- 6/24/2014 - RFQ Issued, prioritized mixed use to off-set costs; Finalist to be selected by Sept 2014
- 7/30 - RFQ Updated, finalist selected by Nov 12, 2014
- Early proposal for development?
- 7/29/2014 - Contract with individual for community engagement
- 10/16/2014 - BOE adopts resolution "Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue" Requires (1) BOE action in formal responses to RFQ; (2) Community engagement; (3) two written progress updates; and (4) Present designs for BOE action by April 22, 2015.
- 01/14/2015 - Change to HY contract to provide conceptual designs for 1025.
- 04/15/2015 - Contract with Niam Group for community engagement.
- 04/20/2015 - BOE presented with three options for 1025.
- 05/13/2015 - Expand and extend 1000 Broadway lease to 08/2019
- 11/13/2015 - BOE presentation on three options for 1025
- 04/13/2015 - contract for historical assessment of 1025
- 10/13/2016 - Contract for design services for renovation of 1025
- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) and completion by 08/2019. To be paid for by Measure J. Report to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE re update on 1025 progress (on track for 08/2019 move in date)
- 07/2017 - Issues New RFP for rehabing 1025.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8/2018 and 12/3/2018 - updates on facilities committee on expenditures and use of measure J Funds to rehab 1025. (documents not available).

Appendix B: Costs for Consolidating OUSD's 1000 Broadway Office Space

1000 BROADWAY CONSOLIDATION PLAN						<b>DRAFT</b>
	TENANT IMPROVEMENT COSTS	SUITE RESTORATION COSTS	MOVE OUT COSTS	MOVE IN COSTS	OFF-SITE STORAGE COST	TOTALS
SUITE 150	\$31,000			\$21,000		\$52,000
SUITE 295		\$130,000	\$90,000			\$220,000
SUITE 300	\$106,000			\$7,000		\$113,000
SUITE 398		\$118,000	\$57,000			\$175,000
SUITE 440	\$192,000			\$15,000		\$207,000
SUITE 450	\$1,000			\$1,000		\$2,000
SUITE 600		\$203,000	\$108,000			\$311,000
SUITE 640		\$64,000	\$31,000			\$95,000
SUITE 680		\$169,000	\$78,000			\$247,000
<b>TOTALS</b>	<b>\$330,000</b>	<b>\$684,000</b>	<b>\$364,000</b>	<b>\$44,000</b>	<b>\$85,000</b>	<b>\$1,507,000</b>

**RESOLUTION NO. 1819-0211**  
**ADOPTED AS AMENDED**  
**6/5/2019**



**RESOLUTION OF THE BOARD OF  
EDUCATION OF THE OAKLAND  
UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1819-0211**

**Approval of Resolution No. 1819-0211 - Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.**

**WHEREAS**, at the April 22, 2019 and May 10, 2019 Facilities Committee meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the Cole Campus located at 1011 Union St, Oakland, CA 94607 (“Project”) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, the proposal to rehabilitate the Cole Campus as the District’s Administrative Center; and

**WHEREAS**, construction of the Project is projected to be completed by September of 2022; and

**WHEREAS**, the Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate the CEQA Process, and Provide an Initial Progress Report to the Board in June 2017, and

**WHEREAS**, the Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1617-0007 to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District’s Administrative Center.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education hereby rescinds Resolution No. 1718-0109 Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**BE IT FURTHER RESOLVED THAT,** the Board of Education approves the proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

1. To use Measure J and/or future bond funds to fund the project; and
2. To use \$1.5 million of general funds for consolidating space at 1000 Broadway as the interim housing location; and
3. Initiate the California Environmental Quality Act (CEQA) process; and
4. Provide a progress report to the Board of Education in November 2019 and regular updates to the Facilities Committee; and
5. Comply with all requirements of the California Public Contracts Code, the District’s Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311; and
6. Study and report to the Board in November 2019 on efficient ways to address those elements of community-facing services which benefit from central physical locations, such as enrollment and family resource center; and
- ~~7. Further explore options for preserving the historic nature of 1025 and future use of the property as an educational complex to serve our students.~~
7. Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the site. Further explore the feasibility of a partnership with Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond the full continuum in the pre-school to college and beyond; and
8. In accordance with Board Policy 7155, we plan to establish a Project Committee for this project and any other project on the capital projects list.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 5th day of June, 2019 by the following vote:

PREFERENTIAL AYE:           None

PREFERENTIAL NAY:       None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSAL: None

AYE: Jumoke Hinton Hodge, Gary Yee, Shanthi Gonzales, Vice President Jody London

NAY: Roseann Torres and James Harris

ABSTAIN: None

RECUSED: None

ABSENT: President Aimee Eng, Yoto Omosowho (Student Director), Josue Chavez (Student Director)

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on the 5th Day of June, 2019.



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Kyla Johnson-Trammell, Secretary  
Board of Education

Board Office Use:

Legislative File ID Number 19-0901

Introduction Date: 4/26/19

Enactment Number: 19-0917

Enactment Date: 6/5/2019 LF

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
Enactment Date	12/19/2016

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# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)



- establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
- 5) Initiate the California Environmental Quality Act (CEQA) process;
  - 6) Provide a progress report to the Board of Education in June 2017;
  - 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  - 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  - 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  - 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  - 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson





Chief Operations Officer

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## MEMO

**To:** OUSD Board of Education Directors

**From:** Antwan Wilson, Superintendent  
Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities, Planning and Management

**Date:** June 4, 2015

**Re:** Dr. Marcus Foster Educational Leadership Campus

- I. **Action:** Authorization by the Board of Education for the Superintendent of Schools or his designee to proceed with further development of Conceptual Design 1 of the proposed Dr. Marcus Foster Education Leadership Campus; to name the campus in honor of Dr. Marcus Foster; to establish a project committee per Board Policy on Community Engagement 7155; to initiate the California Environmental Quality Act (CEQA); to conduct further study on the transportation, parking, and financing options.
- II. **Background:** On November 19, 2014, the Board of Education directed the Superintendent to:
  - a. 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 below.
  - b. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
  - c. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
  - d. 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.

On May 27, 2015, the Educational Leadership Committee presented a 55 page written report, which included a section on Board Considerations, a presentation on the community process and community values of the community, project implementation steps and timeline, and financing options to fund the project.

- III. **Discussion:** In order to initiate the multiple steps involved in a major construction project of this magnitude and to set the course for timeline implementation of this project,



it is recommended that the Board of Education authorize the Superintendent and staff to do the following:

- Establish this as a project and begin to develop the project committee
- Initiate the California Environmental Quality Act (CEQA) process
- Research more efficient ways to address parking and conduct a transportation study
- Research the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees
- Explore the financing options more deeply and solidify a plan to finance the project
- Limit bond exposure for this project and address as many of the values, priorities, and interest of the community that a reduced budget can afford

**IV. Recommendation**

Approval by the Board of Education for the Superintendent of Schools or his designee to proceed with further development the proposed Dr. Marcus Foster Education Leadership Campus and name the campus in honor of Dr. Marcus Foster.

**V. Fiscal Impact**

The limited use of bond funds not to exceed \$75M and the use of other funding options as appropriately secured to fund any remaining balanced of a final project.

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1415-1166**

**AUTHORIZATION TO MOVE FORWARD WITH ESTABLISHING A PROJECT  
COMMITTEE TO REFINING AND SCOPE THE NEW EDUCATIONAL  
LEADERSHIP CAMPUS,  
INITIATE THE CEQA PROCESS,  
PROVIDE A PROGRESS REPORT IN EARLY FALL OF 2015,  
AND  
NAME THE PROJECT IN HONOR FORMER SUPERINTENDENT DR. MARCUS  
FOSTER**

**WHEREAS**, at the May 27, 2015 meeting of the Board of Education, the Superintendent of Schools, presented an updated Property Asset Management Report on the proposed Dr. Marcus Foster Education Leadership Campus;

**WHEREAS**, the Superintendent recommended that the District proceed with utilizing Conceptual Design 1 as the design that most closely reflects the diverse community values, priorities, and interests for the Dr. Marcus Foster Educational Campus;

**WHEREAS**, as provided in the Board Policy on Community Engagement 7155, the Superintendent recommended that he establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision;

**WHEREAS**, the Superintendent also recommended that the District initiate the California Environmental Quality Act (CEQA) process and provide a progress report to the Board of Education in early fall of 2015;

**WHEREAS**, the Superintendent further recommended that the Board of Education provide clear budget parameters for the project and allow the staff to solidify through more analysis and study the best funding sources for financing the project;

**WHEREAS**, in addition, the Superintendent recommended that the new campus be named the "Dr. Marcus Foster Educational Leadership Campus" in honor of Dr. Marcus Foster who was assassinated at the site of the proposed new campus in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center;

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the recommendation that the new education campus be named in honor of her father;

**WHEREAS**, the Oakland Tribune wrote at Dr. Foster's death in 1973, "Dr. Foster believed that all students could learn. He was committed to the vision of students being enriched by teaching and then passing on that treasure to future generations. ... "It was no castle of dreams he built in this city. It was a solid edifice fashioned, brick by brick, of academic improvement, of trust among people, of inspiration and enthusiasms and confidence;"

**WHEREAS**, naming the new educational leadership campus for Dr. Foster is a fitting tribute to a man who said, in a message to all OUSD employees “when the pieces are in place, when we are done with the temporary preoccupation and the catchphrases, when we feel the power and exhilaration of real movement toward our objectives, then will come an important realization. Our success will come not because of Board directives, or the Superintendent’s notions, or the staff’s creativity, or the community’s yearning. We will make it because we have the common need to draw on each other, and the audacity to believe that in concert, we are equal to the great tasks;”

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Education of the District hereby authorizes the District to:

1. Proceed with utilizing Conceptual Design 1 as a starting point to developing and scoping out a project that represents the community values, priorities, and interests for the Dr. Marcus Foster Educational Campus.
2. Direct the Superintendent to establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision.
3. Initiate the California Environmental Quality Act (CEQA) process.
4. Provide a progress report to the Board of Education in early fall of 2015;
5. Work within specific budget parameters and solidify through more analysis study the best funding sources for financing the project.
6. Name the new campus the “Dr. Marcus Foster Educational Leadership Campus” in honor of Dr. Marcus Foster who was assassinated at the site in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 10<sup>th</sup> day of June, 2015, by the following vote, to wit:

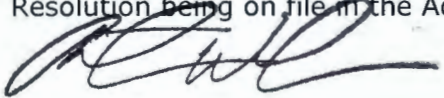
**AYES: Aimee Eng, Jumoke Hinton Hodge, Nina Senn, Roseann Torres, Shanthi Gonzales, Vice President Jody London, President James Harris**

**NOES: None**

**ABSTAINED: None**

### **CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 10<sup>th</sup> day of June, 2015 with a copy of such Resolution being on file in the Administrative Office of said district.



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Antwan Wilson

# **Dr. Marcus Foster Educational Leadership Campus: A Report to the Oakland Board of Education**

May 27, 2015

Report Submitted by ELC2 Committee Members:

Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities  
Robin Glover, Dewey Academy Principal  
Susana Morales Konishi, Community Engagement Consultant  
Vicky Stoneham, Dewey Academy Teacher  
Grecia Palma, Dewey Academy Alumni  
Eve Delfin, LEEC Community School Manager  
Whitney Dwyer, MetWest Teacher  
Ana Alvarado, MetWest Student  
Chaz Garcia, OEA Vice-President/Teacher  
Naomi Schiff, Oakland Heritage Alliance  
Jeff Taner, Community Member/OUSD Parent  
Bruce Kariya, Community Member/OUSD Parent

**Final Report  
5.15.15**

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## Background

On January 7, 2013, the 1025 2<sup>nd</sup> Avenue Building—which was the headquarters for the Board of Education, Superintendent and central leadership staff—flooded. All of the staff located at that site was dispersed to several school campuses to occupy any available space at school sites, in order to continue providing services to school sites and operate the District functions.

Over 100 staff members were moved to the Tilden campus, located in Northeast Oakland, to deliver and operate its Teaching and Learning Services to school sites. This work includes, but is not limited to, preparing and supporting Mathematics, Language Arts, History, Visual and Performing Arts, and Science Instruction. Space for growing live organisms for science lab and hands-on science instruction is one of the functions that support classroom instruction. The Teaching & Learning central staff also offers a variety of Professional Learning opportunities for teachers, principals, central staff, and parents to learn about the Common Core State Standards, and to prepare staff for educational innovations and best practices in delivering instruction to all of our students Pre-K-12.

Almost 200 staff members were moved to the Lakeview campus, located in central Oakland off Grand Avenue. The central staff located on this campus provides a variety of wraparound services to students and families, such as: Student Assignment Services, Transitional Family Services, Health Services, African-American Male Achievement, Early Childhood Education Enrollment Services, Restorative Justice Services, Community Engagement Trainings and Professional Learning.

Approximately 160 central staff members were moved to the Cole Campus in West Oakland to ensure that the primary operations of the District were maintained and managed during this transitional period. The operational functions and services that were located on this campus included: Payroll, Human Resources, Budget, Accounting, State & Federal, Technology Services, and Police Services.

The Office of Superintendent, Board of Education and senior leadership staff were moved to the La Escuelita/Metwest campus, then to 2111 International, and finally to the current location at 1000 Broadway. The majority of the Cole campus central staff, with the exception of Police Services (Cole Campus) and Technology Services (McClymonds & Lafayette Campuses) joined the Office of the Superintendent and the Board of Education at the 1000 Broadway Offices located in Downtown Oakland.

Currently, the Oakland Unified School District is leasing space at 1000 Broadway for a portion of its central leadership operations, which is paid by the insurance settlement through 2016.



Beginning July 1, 2015, approximately 423 central leadership staff and departments will be unified at 1000 Broadway.

The regular Board Meetings for the general public are held in the gymnasium of the La Escuelita/MetWest Campus, twice a month.

On June 24, 2014, the Board of Education issued a Request for Qualifications (RFQ) for the 1025 ("Paul Robeson Building"), 1105 ("Ethel Morgan Building") and 1111 2<sup>nd</sup> Avenue ("Dewey Academy High School") parcels to rebuild the central administration headquarters and Dewey Academy High School. The RFQ outlined the following Board of Education objectives:

- Build a replacement campus for Dewey Academy
- Build a replacement building for District Administration to include a place to hold the Board of Education meetings
- Redevelopment of the site with a revenue generating use for a sixty-six to ninety-nine-year ground lease
- Maximizing an income stream to supplement its annual operating and capital budgets
- Merging parcels and further sub-dividing to create a separate Assessor's parcel. Number (APN) and preserving the ownership over the site to the District.

Upon the release of the RFQ, there was community outcry. The community advocated for a process that would include community voice, values and priorities. The central office leadership obtained the services of OUSD Fremont alumna Susana Morales Konishi, community engagement liaison, to work with the Chief of Operations, Mia Settles-Tidwell, and the former Deputy Chief of Facilities, Timothy White to develop a comprehensive and authentic community engagement process.

On October 16, 2014, the Board of Directors, under the leadership of former Board President David Kakishiba issued a resolution that stated the following:

*"The Board of Education hereby establishes its intent to construct an Education Leadership Complex at the 1025 and 1105 Second Avenue property to: 1) House all OUSD central administrative and leadership functions and employees, including relocating all offices and employees stationed currently at various school campuses; and 2) Retain and enhance the Dewey Academy High School facility in a manner consistent with OUSD's vision of high schools preparing all students to succeed in college, career, and community. Furthermore, the Board of Education's intent is to complete construction of this Education Leadership Complex by January 2019."*

The Board of Education 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 below.

2. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
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.

Based on the Board resolution and Superintendent's directive, the Educational Leadership Campus on 2<sup>nd</sup> Avenue Community Committee (ECL2) was formed. The ELC2 requested an extension of time to provide the Superintendent with the recommendation for the conceptual designs. The Superintendent and the Board of Education will deliberate the action at the regular board meeting on May 27, 2015.

### **Board Policy on Asset Management**

The Governing Board of Education and the Superintendent of Schools have the responsibility of ensuring that we are good stewards of all of our physical assets. In 2012, the policy on Asset Management was established. The Board Policy on Asset Management 7350 states:

*The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland's publicly funded schools in alignment with the District's Strategic Plan. To support the District's educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.*

Per the Board Policy, the District also is responsible for providing technologically advanced learning and recreation space for general education and special education students and families enrolled in schools operated by the District. If a school site is being modernized or experiencing new construction and the student/staff educational environment is not optimal for learning during the construction, the school can be temporarily relocated to ensure that the students' education is not hindered during the construction project.

Furthermore, the policy intimates that it is imperative to provide quality operations and administration facilities to enable high performance by District staff. The District staff serves and supports. Ensuring that the community, students, parents, teachers, principals and the general public have access to central leadership is critical to the

functionality and quality of services to schools, staff, and families.

Finally, the policy states that there is significant value in housing core administrative functions in central locations. The District shall determine how it can best provide core administrative services from centrally accessible locations.

### **Board of Education Priorities**

In October 2014, the Board of Education identified five priorities related to the Educational Leadership Campus.

1. To provide a 21<sup>st</sup> century and improved Dewey Academy High School aligned to the Strategic goals for high schools
2. Unify central office staff and services in one accessible location
3. Complete the project within 3-4 years
4. Partner with the Peralta college for greater post-secondary alignment and opportunities for students
5. Seek financing options to support the off-set of construction costs (e.g. possibly affordable housing for teachers)

In February and March of 2015, the Chief of Operations hosted 1:1 and 2:1 consultation engagements with the board members to ensure that the priorities listed above were still the direction of the current seated board. The result of those consultations was that the current board is still interested in the priorities above.

The Board understands that priority number five, financing options (e.g. affordable housing for teachers) is not a priority or value for the majority of the community stakeholders, particularly Dewey Academy School staff and students. Yet, the Board acknowledges its interests in exploring all financing options that could benefit the District and assist the District in managing its assets.

### **Educational Leadership Committee**

To ensure that the community values and priorities were represented in the process, an Educational Leadership Committee (ELC2) was formed and charged with (1) Ensuring that an integral and comprehensive community engagement process was in place to obtain community values & priorities (2) Considering all the city projects that impact the Educational Leadership Campus Project and the surrounding area (3) Reviewing the previous RFQ and all pertinent documents, to understand the historical context of this project (4) Participating in community engagement activities associated with the 2nd Avenue Project, including design charrettes (5) Providing feedback and pros/cons on conceptual designs that will inform the Superintendent's recommendation to the Board (6) Attending all ELC2 Committee Meetings, and (7) Providing 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 Educational Leadership Campus.

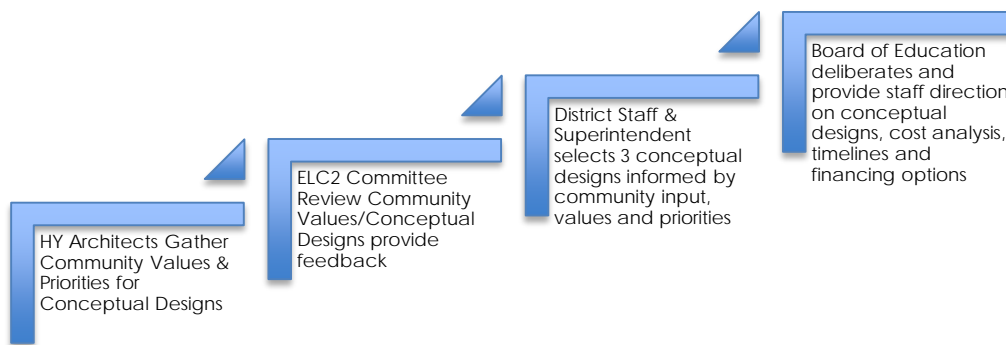
The committee members submitted statements of interest by November 24, 2014. The committee members were selected by the Community Engagement Consultant and approved by the Chief of Operations and Superintendent. The ELC2 Committee represented a diverse constituency. The first official meeting was held on December 22, 2014. The members are as follows:

**ELC2 Committee Members:**

<b>Name</b>	<b>Position/Title</b>	<b>Organization</b>
Mia Settles-Tidwell	Chief of Operations	OUSD
Lance Jackson	Interim Deputy Chief of Facilities	OUSD (joined February 2015)
Susana Morales Konishi	Community Engagement Consultant	The NIAM Group
Robin Glover	Principal at Dewey Academy	OUSD
Vicky Stoneham	Dewey Academy Teacher	OUSD
Grecia (Jackie) Palma	Dewey Academy Alumni	N/A
Whitney Dwyer	MetWest Teacher	OUSD
Ana Alvarado	MetWest student	All City Council Member
Eve Delfin	Community School Manager	OUSD
Chaz Garcia	Teacher and Vice-President of OEA	OEA
Naomi Schiff	Community Member	Oakland Heritage Alliance
Jeffery Taner	Community Member	N/A
Bruce Kariya	Community Member	N/A

Mia Settles-Tidwell chaired the committee.

The role of the committee was to assist the Chief Operations Officer and the Interim Deputy Chief of Facilities with synthesizing the community's values and priorities for the project, and preparing recommendations for consideration to the Superintendent and the Board. The Chief Operations Officer and the Interim Deputy Chief of Facilities were charged with directing the committee's activities and providing the Superintendent and the Board three conceptual design recommendations, probable project cost for the three concepts, project duration/implementation timeline estimates, and financing options. The process has relied on consultants such as HY Architects, Community Engagement Consultant, and from District economists. District staff's deliverables consist of a preliminary written report, a final written report, and a presentation to the Board.



### Community Engagement Process

While discussing the community engagement process, the committee vetted the meaning of "community." The committee described "community" in the following ways:

What is the community?

- "The people who are involved/inside in the things that are going on..."
- "Everybody who lives in Oakland, has children, pays taxes and works for the school district"
- "Anyone who interacts with or is impacted by the building/project we are talking about."
- "Dewey Academy students, Dewey Academy parents, parents of elementary school children, neighbors
- "Two sets of communities: Dewey Academy community. Broader community: district staff, neighbors and bargaining units."
- " This sets precedence for other sites and resources for other schools."
- "Community of shared interest: example Asian American seniors had a perspective that was different than Dewey students. All different but makes up the whole."
- "Tiered: Dewey Academy community/admin people/surrounding neighborhood. Broader community: everyone involved and who cares about OUSD, even beyond Oakland (folks who have paid tax dollars to Oakland and cares about Oakland)"

The community engagement process was intended be comprehensive, inclusive, and to solicit input from interested community stakeholders. The process provided over 60 engagement opportunities to OUSD staff, Dewey Academy faculty, staff and students, 2nd Avenue neighbors, City officials and the general public. The following approaches to engage the community were employed:

### Outreach

The outreach process included advertising the committee's activities on the 2<sup>nd</sup> Avenue Project website, canvassing the surrounding neighborhood, posting the engagements on Facebook, advertising the meeting dates on the OUSD website, distributing flyers at Dewey Academy, MetWest and La Escuelita, and mailing out fliers to the community.

Though the outreach was far reaching and various methods were utilized one committee member felt the following, "*The community engagement process, while friendly and welcoming, focused on the school communities, and in my opinion did not reach a wide enough group of citizens in general. The 200+ responses mostly represented high school students, staff, and their families, and do not represent a broad cross-section of district constituents and taxpayers.*"

The community engagement consultant, Susana Morales Konishi met with respected researcher and data analyst Jean Wing to get her expert perspective on the reliability and validity of the outreach and community engagement process. We learned from our expert that given the multiple outreach methods used and the fact that we were not using the survey as a stand alone data point, the community engagement process: outreach, survey, design charrettes, committee feedback were all valid and reliable data for this work.

It is important to note, the survey was an additional vehicle for outreach and feedback (and not as an attempt to scientifically survey the whole city).

### Informational Sessions at Dewey Academy

Weekly informational sessions were held at Dewey Academy to communicate project goals to students and staff. Community engagement facilitators hosted informational booths that provided progress updates and schedules for future activities.

### Community Cafés

Community cafés were held that fostered dialogue about the project under the direction of the community facilitators. The purpose for the events was to solicit the community's priorities for the project and to relay the Board's goals to the community.

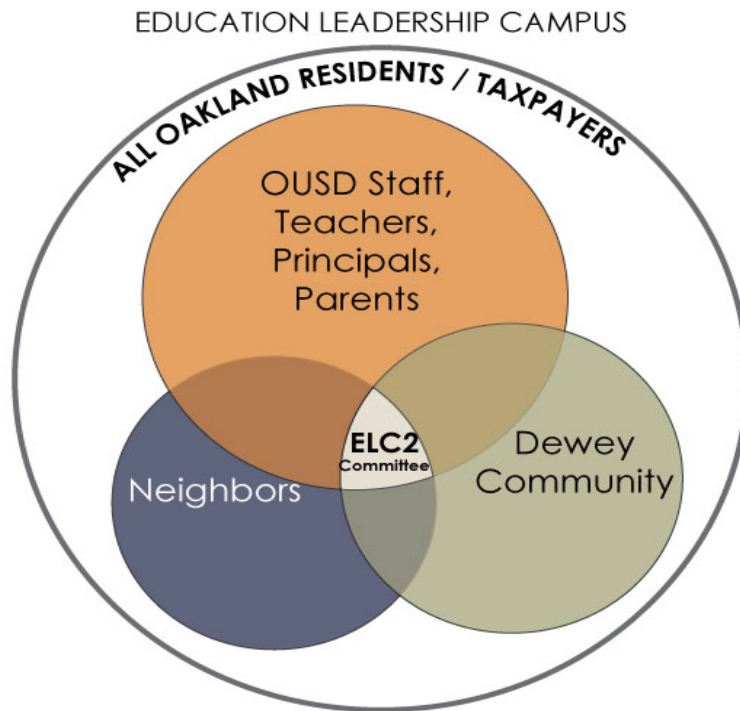
### Community Survey

The committee created a survey that was released to the community in January 2015. The purpose of the survey was to offer a different medium for community input. The survey was available online and in paper. It was publicized on the project website, project newsletter, emails, personal outreach events located at Dewey as this segment of the community will be the most impacted. It was written in English, Spanish, and Chinese. The survey was designed to ascertain community values related to the Educational Leadership Campus. The survey was a quantitative attempt to understand the community's values and priorities for the project.

### Conceptual Designs Preview Engagements

Two interactive community engagement opportunities in different areas of our city were held to provide the community an opportunity to preview the conceptual designs prior to the Regular Board Meeting and presentation. The purpose of the engagements were to provide the community an opportunity to comment on the conceptual designs, view the designs against the community values, chat with the Educational Leadership Committee members about the community engagement process, answer questions and bring more awareness and attention to this important project.

The graphic below shows the different groups associated with this project.



All of the above methods were designed to obtain feedback and to document the emerging patterns based on the perspectives, values, priorities, and interests of the different community stakeholder groups. For example, high school students & educational staff most valued the educational spaces and athletic spaces. Neighbors wanted to see positive development in the community, such as grocery stores, wanted to see something that fits into the neighborhood and adds value in terms of quality of life.

The survey generally validates the multi-purpose, multi-faceted set of priorities that are underlying the vision for the complex.

## Survey Information

There were a total of 251 surveys received.

30 Chinese-speaking neighbors

45 English-speaking parents

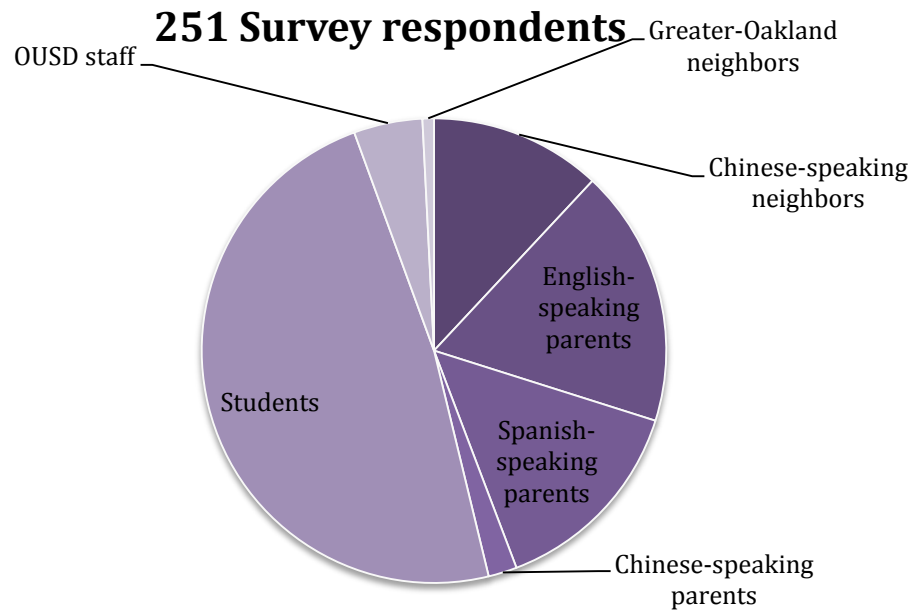
36 Spanish-speaking parents

5 Chinese-speaking parents

121 student surveys

12 OUSD staff

2 Oakland-greater neighbors



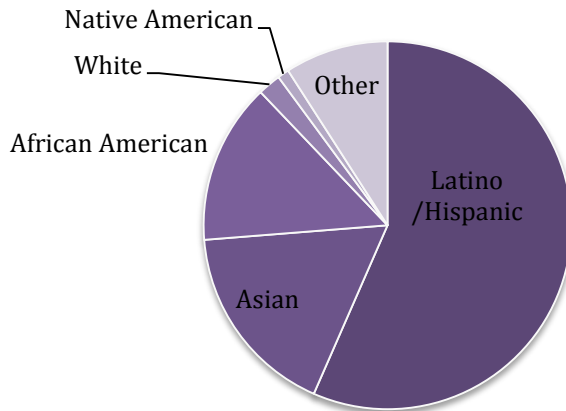
## Parents

We received a total of **86** parent surveys. The majority of the parents were from La Escuelita, the second largest group of parents was from MetWest, and we had one survey from a Dewey Academy parent. Of the parents surveyed 53% lived in the neighborhood and the others lived in various neighborhoods in the city including Fruitvale, Temescal, Laurel, and East Oakland.

The demographics were the following:



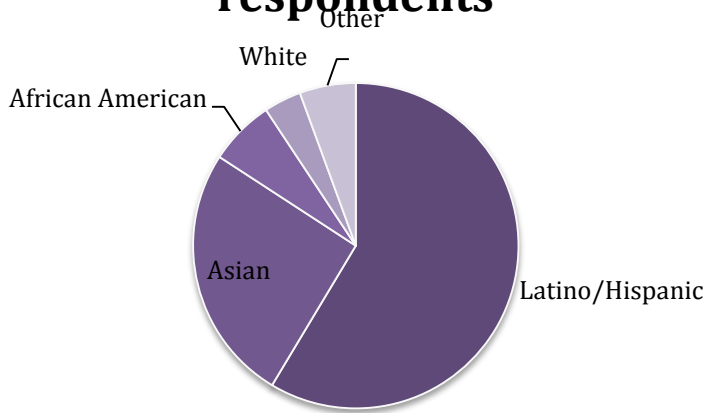
## Parent survey respondents by ethnic background



### Students

We received a total of **121** student surveys. From those, the majority represented Dewey and 2<sup>nd</sup> largest response group represented MetWest. The student surveys were distributed to the Dewey Academy students during one of our monthly regular engagements. Of the students surveyed 52% lived outside the neighborhood in other places of the city such as the Fruitvale District, San Antonio, and East Oakland. The demographics were the following:

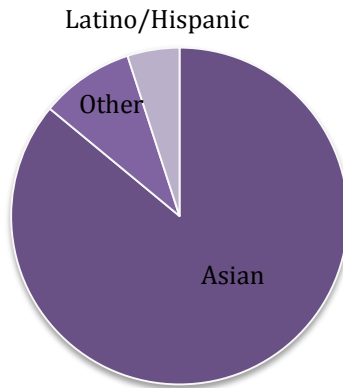
## Demographics of student survey respondents



### Neighbors

We received a total of 37 neighbor surveys. The majority of the neighbor surveys were submitted online. The demographics were the following:

## Demographics of neighbor survey respondents



We asked parents, students, and OUSD staff what they believed made a difference in the quality of education and learning.

Parents	Students	OUSD Staff
Classrooms 67%	Food/dining 72%	Meeting Spaces 92%
Food/dining 52%	Fitness/Gym 68%	Energy efficient 92%
Garden/open spaces 51%	Classroom 60%	Food/dining 69%
Fitness/gym 47%	Auditorium 52%	Classroom 62%

The survey asked for community participants to rank the elements of the Educational Leadership Campus.

Parents	Students	Neighbors	OUSD Staff
Fitting well with the neighborhood was rated as the <b>top</b> priority. 43%	Educational Spaces rated the <b>top</b> priority. 33%	Fitting into the neighborhood was rated the <b>top</b> priority. 65%	Educational spaces was rated as <b>top</b> priority. 62%

Educational Spaces were rated as the <b>second</b> highest priority. 37%	Sports were rated as the <b>second</b> highest priority. 20%	Community resources were the <b>second</b> highest priority. 59%	Fitting into the neighborhood was rated the <b>second</b> priority. 46%
The <b>least</b> selected category as a priority was housing. 23%	The <b>least</b> selected category as a priority was community resources. 11%	The <b>least</b> selected category as a priority was sports. 35%	The least selected category as a priority was childcare. 8%

**\*No survey participants ranked or selected housing as a priority.**

**ELC2 Committee Meetings**

Twice monthly the ELC2 Committee met to discuss the progress of the community engagement process, provide feedback and to ask pertinent questions. The committee also provided content and edits to the ELC2 Committee report / presentation and participated in one 3 hour retreat.

**Conceptual Designs Informed by Community Values/Priorities**

OUSD engaged Lee Pollard and Marcus Hibser of HY Architects to facilitate the community engagement process in partnership with the Community Engagement Consultant to translate the community feedback into conceptual visual representations of the project. ***The conceptual designs are preliminary depictions and should not be construed to represent the project's final form.*** The project's form will develop in the upcoming design phase and with the establishment of the Construction Committee per Board Policy 7155 on Community Engagement for major construction project.

Below is the outline of the process HY Architects employed in developing the conceptual designs for the presentation to the Board.

The process consisted of:

- **Listening** (Outreach, Visioning and Idea Collection)
  - Provide overview of the process to all stakeholders
  - Describe the goals and objectives of the project
  - Listen to, hear and understand the community values, priorities and concerns
  - Answer questions about the process and the project
  - Share the parameters of the project for the future discussions
  - Result: Collection of community and stakeholder values and priorities
-

### **Discovering** (Development of Specific Design Objectives)

- Ascertain community and stakeholder values and priorities
- Develop the project vision, ideas, and requirements
- Identify the needs for each element of the Dr. Marcus Foster Educational Leadership Campus
- Establish design parameters and requirements for the future project
- Result: Development of design “program” or building specifications for the project, which show the relationship of spaces and approximate areas of each element.

### · **Design Charrettes** (Site Planning)

- Provide community and stakeholders a hands-on opportunity to design the Dr. Marcus Foster Educational Leadership Campus by using design blocks
- Revisit design “program” objectives
- In groups, community stakeholders design various design scenarios
- Result: Conceptual ideas for site planning that represents a wide range of community and stakeholder viewpoints

### · **Creation of Concepts Reflective of Community & Stakeholder Values**

- Narrow all design “program” building specification ideas into six feasible options representing concepts from Design Charrettes
- ELC2 Committee review all six conceptual design initial ideas and discussion of pros and cons of the various options
- Obtain feedback from all community stakeholder groups on how well each option represents community values and priorities unearthed during the multiple community engagements and survey
- Result: ELC2 Committee input on options for prioritization, modifications and refinement of conceptual designs

### · **Refinement / Recommendations**

- Solicit pros and cons feedback to modify and refine concepts
- Document feedback for improvements / refinements of options
- Evaluate each option and modification against the community values and priorities
- Provide feasibility and projected cost analysis for each of the 3 conceptual designs
- Document potential challenges and opportunities for each concept
- Result: Three conceptual designs prepared for the Superintendent, informed by community values and priorities for the Board of Education presentation at a regular board meeting

### **Discovery of Community Values & Priorities**

Through multiple community engagements and a community survey, the following values were expressed by community stakeholder groups:

"State of the Art" "Connect Project to Education" "Community Resources"  
"Access to Estuary" "Revenue Generation" "Athletic Space" "Student-  
run Café"

- Design of the new facilities should consider impacts of parking and traffic on the neighborhood.
- The project should directly connect to the educational function of the district.
- Community resources, such as adult education and facilities that could be used by the community in the evening should be included.
- Access to the Estuary and Lake Merritt is a benefit of the area and should be maintained.
- Revenue generation could be considered where it supports the schools or neighborhood, with the idea of a Dewey Academy student run café' specifically supported.

### **Dewey Academy Staff/Student Values/Priorities**

Dewey Academy staff and students explicitly expressed the following:

- 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 multi-use space/Health & Fitness Center for a Recreation Pathway 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 and a link to the culinary arts pathway
- Concerns about creating secluded enclosed parking
- Opposition to including on-site housing in the project

### **OUSD Staff Central Office Values/Priorities**

The mission of our school district is to educate our students in a manner that provides students with access and opportunities beyond the TK-12 experience. OUSD stakeholders throughout greater Oakland seek a district leadership that operates efficiently. The project affords the opportunity for the district to consolidate much of its administrative functions into one venue. Such consolidation would foster improved operational efficiency. The Superintendent and educational staff explicitly expressed:

- A desire for space that will render Dewey Academy a destination of choice rather than a destination of assignment.

- A facility design that was flexible, efficient and linked to the High School Linked Learning Pathway
- 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 space for adult education classes and programs
- 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.

### **Historic Nature of the Building: An Educational Opportunity**

The renaissance of this area, the value of this parcel and areas adjoin a valuable resource: the Lake Merritt Channel, which connects Lake Merritt, its park, and the Estuary. This site was a key location of Oakland's Native American period, its rancho period, and its modern founding in 1852. This site is also culturally significant based on the civic events that have taken place at this site. The assassination of former Superintendent Dr. Marcus Foster is an important and significant event in the educational reform history of Oakland. Ensuring that these historical facts are included in the educational plan for the space is both relevant and important. The plan should reflect the unique site and maximize the opportunity to educate students, families, and staff about the educational history of the city and the district, where they live and about the natural and built resources in their environment. History, science, environment, and technology meet here and afford students, teachers, and staff with daily access to "real life" educational lessons that this site uniquely provides for the Educational Leadership Campus. It is important to note, that under CEQA, both the Ethel Moore and the Paul Robeson Buildings will be considered cultural resources.

### **Naming of the Educational Leadership Campus Buildings**

It is important to maintain the historical significance people who have contributed greatly to Oakland's history. One part of our engagement included a call from the Superintendent to Reverend Dr. Marsha Foster, the daughter of the late Superintendent, Dr. Marcus Foster. The Superintendent was interested in getting Dr. Marsha Foster's blessing on naming the campus the Dr. Marcus Foster Educational Leadership Campus. Reverend Dr. Marsha Foster was delighted about the continued recognition of her father's contribution and sacrifice to Oakland's Educational history and humbly accepted the request to name the campus after her father.

Two other buildings on the Dr. Marcus Foster Educational Leadership Campus will be named after significant people.

Paul Robeson was an activist, actor and prolific speaker. We would like to preserve his memory by naming the auditorium on the campus the Paul Robeson auditorium where the board meetings, plays, debates, graduations, and council/committee meetings can be held.

Ethel Moore was a health advocate and a very active and prominent person in the 1920-ish period. Ethel Moore was a key person in establishing public health services in Alameda County at a time of rampant TB. She also was involved with establishing recreation services in Oakland. We would like to preserve her memory by naming the Health and Fitness Center on the campus the Ethel Moore Health and Fitness Center. The Ethel Moore Health and Fitness Center will be used for the Dewey Academy students linked learning educational experiences and activities.



### **Design Charrettes and Development of Options**

The design charrette process included three engagements: one engagement was during the day and specific for the Dewey Academy community and the other two engagements were, (1) working with Dewey Academy neighbors and (2) working with broader community stakeholders. The community engagements were in the evenings, with various community and stakeholder groups. At each design charrette session, HY Architects and Susana Morales Konishi reviewed the goals and objectives of the project and provided the community participants with blocks to represent the various project components the community named as priorities/values for each identified site. Working in small groups, the community participants arranged the blocks to represent possible layouts of each element of the project. Each time the group agreed that a layout was reasonable that option was recorded. Between the three engagements, a total of 12 groups developed a total of 39 distinct options. Each group discussed the pros and cons of their layouts.

These community layouts or design options were then reviewed by HY Architects to assess the feasibility of each of the 39 options. Those layouts that did not reflect the community values or priorities and were not feasible in terms of accommodating users' program needs, planning code requirements, or building code requirements were not further considered. Options that were impractical were not considered (e.g., one design showed Dewey Academy High School and the Central Leadership Headquarters spread atop five floors of mixed parking, commercial and conference spaces). Through an iterative process of reviewing each design for feasibility, six conceptual designs that best represented the community values and priorities were selected for further development.

**Preliminary Designs**

The six preliminary concepts were presented to all the community stakeholder groups for feedback on the pros/cons of each conceptual design:

- Educational Leadership Committee (ELC2)
- Dewey Academy Staff & Students
- Neighbors in the surrounding community
- Central Office District staff

Those comments can be summarized as:

**Concept 1**

This concept shows a limited development of the site with renovation of the existing Robeson and Moore buildings; Expansion of Dewey Academy to include a gymnasium and the addition of some parking.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ This concept maintains all existing buildings and the layout of the buildings</li> <li>▪ Lowest cost due to the least amount of change</li> <li>▪ Includes a gymnasium for Dewey Academy</li> </ul>	<ul style="list-style-type: none"> <li>▪ The majority of the community stakeholders did not support this option</li> <li>▪ Full staff unification into this building is not possible</li> <li>▪ Insufficient parking</li> <li>▪ Dewey Academy would not have its soccer field or other elements for their linked learning pathway</li> <li>▪ Urban high-rise potential adjacency is a concern</li> <li>▪ No student run café'</li> <li>▪ Does not meet the values and priorities expressed by the majority of the community</li> <li>▪ No substantial improvements to Dewey Academy cafeteria</li> </ul>



## Concept 2

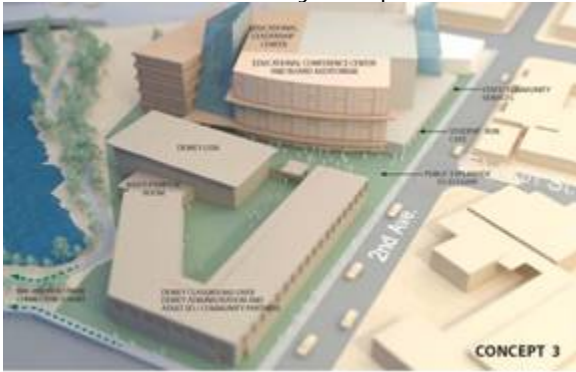
The community expressed strong support for multiple elements on concept 2 with slight modifications. This concept moves Dewey to the West and builds the new ELC on the old Dewey Academy footprint. Dewey Academy is set atop a parking structure to keep the classrooms elevated from the street.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Dewey Academy located on the west end of the parcel and the 2<sup>nd</sup> level</li> <li>▪ Dewey Academy as the premier focal point of the site</li> <li>▪ Soccer field on the Dewey Campus</li> <li>▪ Recreation space &amp; gymnasium for Dewey Academy</li> <li>▪ Dewey Academy adult education and community partners services on 1<sup>st</sup> level of administration building</li> <li>▪ Cafeteria for Dewey Academy students &amp; Dewey Academy student- run café'</li> <li>▪ Community/Staff parking placed against adjacent potential developments</li> <li>▪ Creates access to the Estuary</li> </ul>	<ul style="list-style-type: none"> <li>▪ Board auditorium separate from Education Leadership Building</li> <li>▪ Parking under the school, if restricted to Dewey staff/students and staffed with an attendant or security</li> </ul>

### Concept 3

The community expressed strong support for multiple elements on concept 3 with slight modifications. This concept moves Dewey to the West and builds the new ELC on the old Dewey footprint.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Support for the design and placement of the central leadership offices</li> <li>▪ The placement and design of the district community conference center &amp; parking garage</li> <li>▪ Dewey Academy student-run Café</li> <li>▪ Includes a Board Auditorium</li> <li>▪ Space for Student, Staff &amp; Community Services</li> </ul>	<ul style="list-style-type: none"> <li>▪ Does not have a soccer field for Dewey Academy High School</li> </ul>

### Concept 4

This concept places Dewey along the estuary to address staff desire for a more secluded placement and utilize the environment in that location. The facade of the original building is preserved, with the Leadership Center replacing the old building and conference facilities along the estuary. Parking is provided in a garage adjacent to the property to the southeast, with a soccer field on top.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Dewey Academy soccer field on top of the parking garage</li> <li>▪ Maintaining the façade of the Paul Robeson Building</li> <li>▪ Dewey Academy at the rear of the layout for security purposes</li> <li>▪ Dewey Academy located next to the estuary</li> <li>▪ Dewey student run café' and community services at the street level</li> <li>▪ Adult education and student services in the main building</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dewey Academy multiple story building appeared too high</li> <li>▪ Enclosed structure did not seem conducive to meeting student social-emotional needs</li> <li>▪ Traffic of general public to the estuary through Dewey Academy</li> <li>▪ The soccer field included in is half the size of a regulation soccer field.</li> </ul>

**Concept 5**

Similar to Concept 4, this concept places Dewey Academy along the estuary to address a staff desire to be in a secluded location and utilize the environment in that location, but with a lower profile. The facade of the original building is preserved, with the Educational Leadership Center and conference facilities combined off an atrium along the estuary. Parking is provided in a garage adjacent to the property to the southeast.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Atrium view of Estuary</li> <li>▪ Layout of the central leadership offices, community conference center</li> <li>▪ Dewey Academy gym and rooftop soccer field</li> <li>▪ Student run café' and student services at the street level</li> <li>▪ Adult education and student services in the main building</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parking garage focal point and pronounced</li> </ul>

**Concept 6**

As a response to the Board of Education’s interests in reviewing a concept with a financing option (e.g. affordable housing), the following concept was included with the conceptual designs.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ The placement of the affordable housing option against the Urban Core Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ The majority of the community participants did not want a housing option associated with this project; only a group of Asian seniors were interested in an affordable housing option</li> <li>▪ An opening from Dewey Academy to the esplanade concerned Dewey Academy staff and students</li> <li>▪ The auditorium “sticking out” into the esplanade</li> <li>▪ Desire to see Dewey Academy more enclosed</li> <li>▪ No soccer field for Dewey Academy</li> </ul>

## Concept 7

During the presentation of the six preliminary conceptual designs to the ELC2 Committee, a request from the committee was made to create a seventh option without the housing layout. If the housing is eliminated, this concept becomes a variation on Concepts 2 & 3 and is not really a distinct option.



## Final Three Conceptual Designs:

Based on the feedback discussed above, three concepts are presented to the Superintendent and Board for their consideration:

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 requirement)	403	spaces
Revenue Generation / Program Enhancement Staff Services (e.g., Dewey student run café)	7,500	SF
<b>Financing Option (<i>Concept 3 only</i>)</b>		
Housing (65 - 1 and 2 bedroom units)	38,000	SF
Parking for housing	65	spaces

The building specifications, associated square footage and costs are informed by these factors:

- Projected number of students enrolled at Dewey Academy- 250
- Projected number of central staff operating and functioning in service of students/schools at the Dr. Marcus Foster Educational Leadership Campus- 350
- Space efficiencies and multiple-use functions
- Building Construction Costs
- Construction Escalation & Contingency Costs
- Site Work

Concept 1



Aerial View



2nd Avenue View



Estuary View



Atrium View

Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Provides separate parking for Dewey Academy students and staff
- Provides practice soccer field and school open garden area
- Increases the support for recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and



- Fitness Center
- Dewey Academy-student-run Café
  - Ethel Moore Fitness Center could be used for evening public use
  - View of the Estuary & Lake Merritt from classrooms
  - Above ground outdoor parking for Dewey staff

Advantages for Leadership Center:

- Paul Robeson Auditorium for student performance, debates, community events, board meetings etc.
- Provides welcoming and accessible central space for offices, training and community conference facilities
- View of estuary and Lake Merritt
- Directly adjacent to parking garage

Site Advantages:

- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary

Concept 2



Aerial View



2nd Avenue View



Estuary View



Sectional Perspective View

#### Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Provides state-of-the-art facility for Dewey Academy students and staff
- Provides larger-size soccer field on top of parking garage
- Increases the support for recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and Fitness Center
- Dewey Academy-student-run Café
- Ethel Moore Health and Fitness Center for linked learning experiences
- Soccer field for Dewey Academy students to use and other regional use for surrounding schools
- Atrium view

#### Advantages for Dr. Marcus Educational Leadership Center:

- Paul Robeson Auditorium for student performance, debates, community events, board meetings located within main center
- Provides welcoming atrium that organizes all public spaces with easy access to training and community conference facilities and provides access to offices
- Rooftop garden area- revenue generating source
- View of estuary and Lake Merritt from atrium
- Offices directly off 2nd Avenue for public access

#### Site Advantages:

- Maintains facade of historic original building
- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary

Concept 3



Aerial View



2nd Avenue View



Estuary View

Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Increases the support recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and Fitness Center
- Dewey Academy-student-run Café
- Ethel Moore Health and Fitness Center for Linked Learning experiences and could be used for evening public use
- Above ground outdoor parking for Dewey Academy staff
- View of the Estuary & Lake Merritt from classrooms

Advantages for Dr. Marcus Foster Educational Leadership Center:

- Training and community conference facilities, Paul Robeson auditorium for student performance, debates, graduations, community events, board meetings located off public esplanade with view of estuary and Lake Merritt
- Offices directly off 2nd Avenue for public access
- Directly adjacent to parking garage

Site Advantages:

- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary
- Affordable housing component above parking provides potential financing option depended upon size and scope

### Project Implementation Timelines & Anticipated Costs of Conceptual Designs

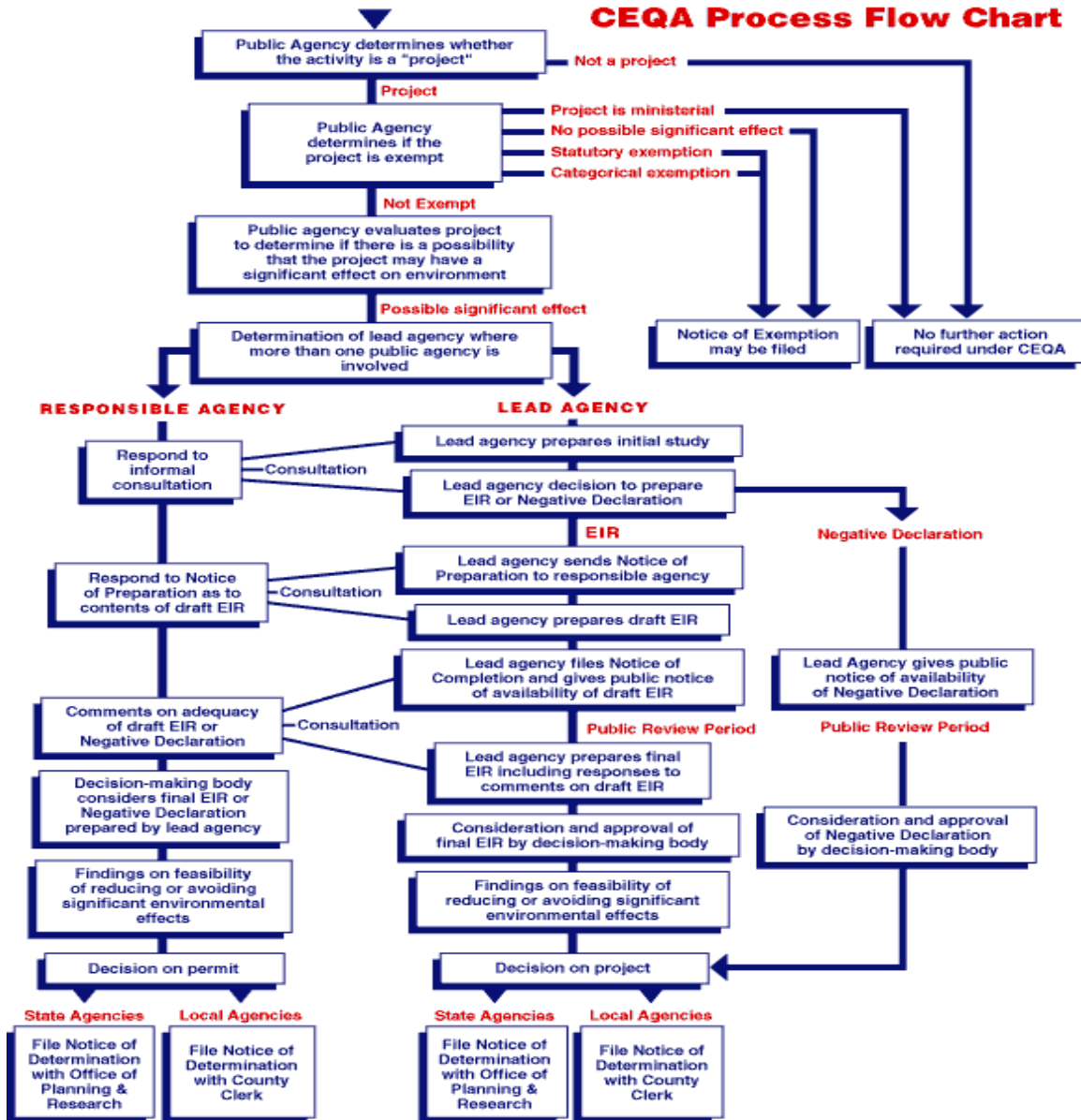
Timelines for project implementation and cost are dependent on a few variables. The variables that must be considered for all concepts are as follows:

- Scope of the project
- Square footage of each building
- CEQA Process
- DSA Approvals
- Building Design
- Construction

Concepts	Timeline	Total Project Cost
Concept 1	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sep 2015 - Nov 2016 Design and Drawings      Sep 2015 - Aug 2016 DSA Approval (Building Permit)      Dec 2016 - Aug 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Sep 2017 - Nov 2017 Construction of ELC      Dec 2017 - May 2020	\$97M
Concept 2	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sep 2015 - Aug 2016 Design and Drawings      Sep 2015 - Aug 2016 DSA Approval (Building Permit)      Sep 2016 - May 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Jun 2017 - Aug 2017 Construction of ELC      Sep 2017 - Feb 2020	\$117M
Concept 3	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sept 2015 - Nov 2016 Design and Drawings      Sept 2015 - Aug 2016 DSA Approval (Building Permit)      Dec 2016 - Aug 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Sept 2017 - Nov 2017 Construction of ELC      Dec 2017 - Oct 2020	\$133M

## The CEQA (California Environmental Quality Act) Process

The CEQA process is an important milestone in the process. It is also imperative that the Board understands all the steps in the CEQA process and how the CEQA process impacts timeline and possible conceptual design modifications.  
 CEQA Process Flowchart:



It has been proposed by the ELC2 Committee that we seek opportunities for students to participate in the CEQA process and ensuring this is linked to their learning. There are models of student participation that we can draw from based on other major local projects.

## Financing Options vs. Revenue Generating Source

A financing option is a way in which the construction project could be financed. The reason the Board is interested in a financing option is to enable the Board to

make a responsible and informed decision that will not limit them to traditional methods of financing capital projects and to be good stewards of our resources.

Some financing sources, such as Bonds and Developer Fees are standard methods of financing a school capital improvement projects. Other, more creative methods such as tax credit financing would require more specialized expertise. The more creative means of funding the project require additional study to determine the exact amounts that would be available to the District. A diversified and multi-financing option is described below.

Financing Options	Description of the Funding	Feasibility
Measure J General Obligation Bond	\$475M of Bond funds; approx. \$355M unencumbered	A re-prioritization of bond funds can provide a portion of funding for this project. Other projects are currently slated for a portion of these funds.
Measure B, General Obligation Bond	\$65M remaining	Most of the funds from Measure B have been expended or allocated to specific projects. Some funding may be available for the Dewey Academy portion of the project.
New Market Tax Credit	The New Markets Tax Credit program enacted in 2000 provides an opportunity to use private capital for funding public projects through the sale of tax credits to private organizations; District would make interest-only payments for 7 years	It is suspected that the District is well within the zone where these credits would be available. Funds would be available through a competitive application process. Funds could provide low-cost financing benefit to the District and tax incentives to the financier.
Qualified Zone Academy Bonds	These funds act as a subsidy and school districts can borrow for little to no interest.	This provision of the tax code provides a source of funding that may be used for renovating school buildings, purchasing equipment, developing curricula, and/or training school personnel. The proceeds



		of the bonds may not be used for new construction. This is a tax credit bonds program, not a grant program.
Developer Assisted Project	Through the lease of land on this site or at another site, a developer could assist in the financing of the project by allowing said developer to build non-school projects as a revenue-generating source for the developer.	Income though this source is heavily dependent on the specific circumstances of the development (i.e. affordable or market rate housing) and the viability of any specific piece of property to support that development. Conversations with developers should occur in detail to determine the value and feasibility of this source of financing.
General Fund-Unrestricted	District unrestricted budget mostly used to fund staff and school site supplies and instructional program.	Rarely used, since it would reduce the funding available for on-going educational programs.

**Revenue-Generating Source**

It is important to distinguish the difference between a financing option and a revenue-generating source. A financing option is where the District seeks ways to finance the project that does not limit the District to its own funding sources. Where as, a revenue-generating source is a source of funding that in on-going to the District and provides funding to increase our overall revenue; diversifying our revenue streams.

Some examples of revenue generating sources that have been preliminarily discussed are:

1. Dewey Academy-Student run café'
2. Rooftop Garden for rental spaces to the community for events
3. Offering copier services to the general public
4. Offering our culinary services to the general public
5. Renting out spaces at the Dr. Marcus Foster Educational Leadership Campus and Conference Center

*Note: All of the above are revenue-generating sources for OUSD; if choosing a Developer Assistance financing option, the revenue generating source would be in the interest of the developer.*

### Topics for Board Consideration

The ELC2 committee deemed the following topics worthy of the Board’s consideration:

Topic	Discussion	Consideration
Temporary relocation of Dewey Academy during construction	The temporary relocation site for Dewey students has implications for student safety, not only physical but instructional and environmental. There are also implications for timeline, location, and costs.	Hosting an engagement process with Dewey Academy around temporary or permanent relocation of Dewey Academy; perhaps a partnership MOU with Laney College; phasing the project in a manner where Dewey Academy can remain on the footprint during construction; there are timeline and cost implications associated with this option
Historic preservation	The historic value of the project should be considered during the California Environmental Quality Act (CEQA) process and subsequent planning	The Ethel Moore and Paul Robeson Buildings are cultural resources and have been the scenes of important civic events, and may have architectural significance. Preservation also affords the opportunity to minimize the carbon footprint in the interest of sustainability.
Separate Outdoor Parking Security & Safety for Dewey Students & Staff	With the understanding that parking was a value for all stakeholders, there is much concern for the safety and security of Dewey students and staff if enclosed parking is a project component.	Outdoor parking for Dewey Academy to provide constant opportunity for supervision of the area and creates an obvious boundary between Educational Leadership Building parking and the Dewey Academy community parking. Assign a full-time staff attendant to ensure

		security.
Space Allocation & Efficiency	Further examination of how best to maximize space use to achieve the intended goals of the Dr. Marcus Foster Educational Leadership Campus and to adequately fund the areas of the project where there is more need.	The 6,000 sq. ft. board meeting structure might usefully be incorporated into a multi-use space at Dewey Academy or in the training center, rather than built as a separate, intermittently used facility. The proposed program may attempt to put too much on a limited site; the size of the educational leadership building should be examined.
Environmental Reports Traffic, parking & transportation study	To better understand the environmental factors associated with this project; this will have to take place as a part of the planning and CEQA process.	Parking and transportation are very important components of this project. The development will increase the amount of traffic, impact air quality, and increase the foot traffic in the area, therefore obtaining reports and studies during the CEQA process must be considered.
Paul Robeson Auditorium	Though the Board Auditorium is a necessary feature and function of Board leadership, the committee discussed whether or not it need to be a stand-alone building and consume some of the footprint of the campus.	Embedding the board Auditorium into the Educational Leadership Building and utilizing the space for more than just board meetings, which happens 2 times monthly. To maintain the mission of this educational institution, expand the use of the board auditorium for student-led debates, All City Council meetings, plays and parent council, graduations, committee meetings etc.
Unique Nature of this	The nature and scope of	This project is unique in

Project	this project is more complex than a typical school site project or District facility project. Such projects only impacts the immediate area; this project affects the whole district.	that it affects all of Oakland. Outreach should represent all of Oakland.
Construction Committee per Board Policy on major construction projects	Once a Construction Committee is formed to define the project scope, the District Vision for high schools should be clearly articulated and this report should be used to guide the Construction Committee's work.	Establishing an OUSD vision of high schools to "prepare all students to succeed in college, career, and community" means when translated to buildings and instructional spaces are critical. Would that include offering high quality STEM education, with facilities for labs? Sufficient classroom space and facilities to be able to create a master schedule that properly accommodates the needs of meeting a-g requirements? What is adequate recreation space to meet the Physical Education requirement as well as providing recreation space for the students when not in class?
Education Center	The proposed Education Center is not a specifically identified outcome of the October 2014 board resolution, but remains an integral element in every design concept.	The question is whether including it as part of this project is advisable given the space, cost, and traffic considerations involved.
Partnerships with Laney & the City of Oakland	A fruitful partnership with the Laney College and the City could advance linked learning opportunities for Dewey	Continued development, and engagement with our Laney & City partners is important to cultivate

	Academy	
Housing	Proximity of housing of Dewey Academy community is not conducive to the academic environment.	The overwhelming sentiment of the community is there should not be housing in this project. Yet, if housing must be included, it should be affordable housing.

**Superintendent Recommendation**

The Superintendent reviewed all pertinent documents and received information from staff that would inform his recommendation. The following list of considerations informed the Superintendent’s recommendation:

- The value of the parcel “prime real estate” and the other projects surrounding this area
- The interests of the Dewey Academy Community (staff & students)
- The interests of the Board of Education
- The interests and discussion with Dr. Marsha Foster
- The functions of the central leadership in service of schools
- The community groups interests and community survey
- The Educational Leadership Committee report and pros/cons
- The historic significance of the civic activity and people associated with the parcel and school district
- Asset Management Policy & Plan, Measure N Linked Learning Alignment to High School instruction
- The projected costs of each conceptual design and associated timelines
- Recommendations from District Economists on financing options

The above considerations have led to the Superintendent to recommend the following:

- 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.

- ❑ 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

### **Lessons Learned**

Committee Purpose & Composition: To consider adding to the Community Engagement Policy 7155 for major construction projects a Community Engagement Pre-Design Committee whose purpose is to gather the community values/priorities and provide direction via a written report to the Construction Committee, prior to developing the Construction Committee. The Construction Committee would then have the task of using the Pre-Design Committee report as a guiding document to scoping out the details of a construction project. It is also important to consider including a representative from the Oakland School Police Department to serve on the Pre-Construction Committee in order to give a perspective and possibilities when considering safety, security and traffic concerns.

Committee Role & Expectations- There were a couple of pieces of information that a few of committee members felt they needed to inform the committee work, such as: Knowing how many central office staff members would need to be housed in the ELC as a driver of both land space allocation (both in terms of building space and parking space) and total amount of bond funds available.

Establishing the definition of who the "community" is and the various "weights" each sub-group carries should be the first step in engagement process.

Community Voice- Community voice should be included at the beginning of a project rather than at the end or after community rallying. Providing more opportunities and venues for community to engage on a topic or project is important. Ensure that students are provided a space to learn, reflect and respond to the project in student-friendly ways. If we only utilize regular board meetings, during the comment section of the meetings as the venue for expression, then we create a community who only use the forum as a place to "Stand Against" something rather than empower community to "Stand For" something.

Reconciling Board Priorities with Community Priorities- Consider policy development that helps to solve for incongruence in Board priorities from community priorities

Board Member participation should include all board members attending at least one meeting and not limit it to the board member who represents the district area. Board members should also provide space for ease of access and direct communication with them prior to regular board meetings.

Decision-Making process must be clear about the role of the Superintendent and the Board. Who is making the informed decision and the role of community voice in this decision-making process must be clearly communicated.

Setting precedent or policy there was no blueprint for work or a project of this magnitude. An appropriate mapping of all the pre-work from community input to concept development to construction should be mapped to ensure that the timeline for this work is appropriate and conducive to the project.

Mistrust- Mistrust is a very real and valid expression from community. We must build trust by acting in a transparent manner, hosting conversations with community stakeholders, and ensuring that all documents (project scope, educational vision, and cost) related to a project do not suggest contradictory ideas, priorities and values.

Community Engagement should be first; it should precede any other project discussion as a part of a pre-design process. Targeted community engagement activities should be added to the outreach methods, such as town-hall meetings in different parts of the city hosted by well-know city and board officials

Evaluation of the engagement process during the process is important and can allow for recalibrations as the community provides feedback.

Define Terms to Allow for Proper Allocation of Limited Land Space the group needs to define important terms that are at core from the start of the project to ground the work and identify early the pieces of information that will be key to develop the project and meet the objections.

## Appendix

### Exhibit A- Community Engagement Raw Data

Engagements with community members for the Educational Leadership Campus on 2<sup>nd</sup> Avenue

<b>Community Engagements led by the Dewey Community</b>		
Community Engagement Activity	Description of engagement	# of participants
June 23, 2014 5:00pm	Dewey faculty, staff, students, and community members presented at the 7-11 meeting.	30 participants
July 28, 2014 12:00pm	Dewey faculty, staff, students, and community members held a BBQ to raise awareness of the project and it's implications.	75 participants
August 1, 2014 10:30am	Dewey faculty, staff, and students led a demonstration at 1000 Broadway.	45 participants
<b>Community Engagements led by Community Engagement Consultants</b>		
Community Engagement Activity	Description of engagement	# of participants
August 7, 2014 3:00-4:30pm at 1000 Broadway	First Key Stakeholder meeting	15 participants
August 14, 2014 6:00-8:00pm at MetWest High School 6pm-8:00pm	First Community Café with community and key stakeholders.	20 participants
August 20, 2014 9:00-10:00am at Dewey	Engaged with Dewey Faculty and Staff	20 participants
August 25, 2014 2:00-3:00pm at MetWest	Met and discussed project with MetWest representative Greg Cluster	4 participants
September 4, 2014 9:00-12:00pm at 1000 Broadway	Engaged with the BOE to gather their priorities and values for the project.	15 participants
September 8, 2014 5:30-7:00pm	Presented at the 7-11 Committee meeting and discussed project	25 participants
October 2, 2014 5:30-7:00pm at Dewey	Community Café for Dewey parents	8 participants
November 13, 2014 5:30-7pm at La Escuelita	These community engagements are structured dialogues. During this phase we were listening to the community and learning about concerns and questions.	15 community members



November 20, 2014 5:30-7pm at MetWest	These community engagements are structured dialogues. During this phase we were listening to the community and learning about concerns and questions.	20 community members
December 2, 2014 6:00-6:30pm	We had the opportunity to present to the All City Council Leadership.	5 members
December 12, 2014 9:00-12:00pm at 1000 Broadway	Engaged the Senior Leadership Team in the discussion of the community engagement for the project	40 participants
December 16, 2014 1:00-2:00pm Information Booth at Dewey	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	15 students
December 18, 2014 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
December 22, 2014 6:00-7:30pm ELC2 Community Committee	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 community members
January 2, 2015 2:00-3:00pm Partnership Meeting	Started engagement with the neighbors of 1200 Lakeshore, a building very close to the ELC. Share an update, asked to be included in their newsletter, and distributed 50 postcards.	Neighbor representative & CE Consultant
January 5, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 5, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
January 5, 2015 5:30-7:00pm at La Escuelita	These community engagements are structured dialogues. During this phase we were listening to the community and learning about	There were no community members present.

	concerns and questions.	
January 8, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
January 12, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 12, 2015 9:00-10:00am at La Escuelita Informational Booth	We are present and share some time with parents and community members. We offer information, project status and updates, and answer any questions. This outreach was focused on the survey.	15 community members
January 14, 2015 4:00-6:00pm at MetWest Informational Booth	We were at MetWest during a back to school night. This outreach was focused on the survey.	20 parents
January 15, 2014	First report to the Superintendent regarding the community engagement process.	Superintendent
January 15, 2015 9:30-10:30am at Dewey Student Engagement	A group of community facilitators visited every class at Dewey. We facilitated a discussion on the priorities and values collected thus far and asked the students for feedback on design. We also asked them complete the survey.	121 students
January 19, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 20, 2015 2:00-3:00pm Information Booth at La Escuelita	This outreach was focused on the survey.	15 community members
January 21, 2015 1:00-2:00pm Information Booth at La Escuelita	This outreach was focused on the survey.	10 community members
January 23, 2015 12:00-1:00pm Information Booth at	This outreach focused on the survey.	5 students

Dewey		
January 26, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 26, 2015 11:30-12:30pm Information Booth at Dewey	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
January 26, 2015 6:00-8:00pm Design Charrette at La Escuelita	This was a design charrette where community members had an opportunity to review priorities and values collected thus far and share their feedback.	10 community members
January 27, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members  + 2 guests
January 27, 2015 3:00-4:00pm Partnership Conversation	Met with Robert Raburn, Director of District 4 for the San Francisco Bay Area Rapid Transit District (BART)	CE Consultant and BART representative
January 28, 2015 10:00-12:00pm with the 136 E 12th Street Neighbors	We visited the neighbors at this building and shared information with them. They also participated and completed the survey.	40 community members
January 29, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
February 1, 2015 10:00-11:00am LakeView Towers	Community facilitators dropped off fliers and information for all the neighbors.	50 postcards were dropped off
February 2, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 2, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students

February 5, 2015 12:00-1:00pm OUSD Staff Engagement LakeView Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	11 OUSD staff members
February 5, 2015 2:30-3:30pm OUSD Staff Engagement LakeView Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	7 OUSD staff members
February 5, 2015 6:00A-8:00pm at La Escuelita	Community engagement with neighbors to inform and obtain their feedback.	36 community members
February 9, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 9, 2015 9:30-10:30am OUSD Staff Engagement Broadway	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	9 OUSD staff members
February 9, 2015 3:00-4:00pm OUSD Staff Engagement Tilden Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	15 OUSD staff members
February 10, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 3 guests
February 12, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
February 16, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 17, 2015 1:05-2:05pm at Dewey Student Engagement	A group of community facilitators visited every class at Dewey. We facilitated Charrette with the students. Each class had an opportunity to play with blocks that symbolized the different components of the ELC.	150 students
February 17, 2015	We facilitated a Charrette with	55 community

6:00-8:00pm at La Escuelita	community members. Community members were also able to play with blocks and start seeing the ELC.	members
February 18, 2015 6:00-8:00pm at Lakeshore Church	We facilitated a Charrette with community members. Community members were also able to play with blocks and start seeing the ELC.	15 community members
February 23, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 23, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
February 24, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 4 guests
March 2, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 2, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
March 9, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 10, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 4 guests
March 12, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal

March 16, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
March 17, 2015 6:00-8:00pm at La Escuelita	We showed the community the community-driven concepts developed from the charrettes and asked for feedback.	45 community members
March 17, 2015	We had a conversation with Kelly Khan and Rachel Flynn, City of Oakland Planning Department	
March 19, 2015 12:00-1:00pm at Dewey Student Engagement	We talked to a group of student leaders and showed them the community-driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	15 students
March 23, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly strategy meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 23, 2015 1:00-2:00pm OUSD Staff Engagement at the LakeView Campus	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	10 staff members
March 24, 2015 10:00-11:00am OUSD Staff Engagement at the Tilden Campus	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	15 staff members
March 24, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members  + 4 guests
March 26, 2015 9:00-10:00am OUSD Staff Engagement at Broadway	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	2 staff members

March 30, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly strategy meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 30, 2015 3:00-4:00pm Dewey faculty and staff engagement	We talked to a group of Dewey faculty and staff and showed them the community-driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	18 faculty and staff members

Educational Leadership  
Committee Roadmap

**Committee Charge**

The ELC2 Committee has been established as an advisory committee to ensure that the community priorities and values are reflected in the conceptual designs that are submitted to the Board of Education on May 13, 2015.

Date	Committee Action Steps
<b>Tues. March 10, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Committee Meeting-</b> Review of Conceptual Designs; Pros and Cons of each conceptual design
<b>Wed. March 18, 2015</b>	Superintendent Feedback on Conceptual Designs; Asset Management Update
<b>Thurs. March 19, 2015</b>	Community Meeting @ Dewey & La Escuelita- <b>“Form follows Function”</b> –Reveal of the conceptual designs: Guiding Question-Do these conceptual designs represent the community values?
<b>Mon. March 23, 2014</b>	Community input with Tilden, Lakeview and High Street staff
<b>Tues. March 24, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Committee Meeting-</b> community engagement with Dewey staff (during the day)
<b>Thurs. March 26, 2015</b>	<b>Community input with 1000 Broadway staff</b>
<b>Fri. March 27, 2015</b> 9:45-11:00 a.m.	Engagement with Superintendent Wilson and Executive Cabinet on the conceptual designs and the ELC2 Committee pros/cons to each concept; Superintendent makes an informed decision on conceptual designs for the Board presentation
<b>Wed. April 1, 2015</b> 10:00-1:00	Study Session on Asset Management
<b>Fri. April 10, 2015</b>	Send electronic draft of Report to ELC2 Committee for pre-read; first

	set of edits to the report
<b>Tues. April 14, 2015 5:30-7:30 p.m.</b>	<b>ELC2 Committee Meeting-</b> Share conceptual designs cost analysis/variables, timelines, implications; 1 <sup>st</sup> Draft of the Board Presentation & Report (jigsaw activity)—feedback and edits to the presentation & report—Special Guest-Antwan Wilson
<b>Fri. April 17, 2015</b>	<b>Committee edits to the final report &amp; development of lessons learned</b>
<b>Mon. April 20, 2015 4:00-7:00 p.m.</b>	<b>ELC2 Committee Retreat- Final feedback on presentation &amp; report preparation</b>
<b>Tues. April 21, 2015</b>	Submit all documents (PPT deck, Board memo, and Report) with recommended (3) conceptual designs to the Board of Education for May 13, 2015 agenda
<b>Thurs. April 30, 2015</b>	Host Board engagements 3:1 to answer board questions about the report with OUSD staff
<b>Mon. May 4, 2015 4pm-5pm</b>	Review final 3 conceptual designs, timelines and cost analysis with the Superintendent & Obtain final recommendation from Superintendent to include in the final report
<b>Tues. May 4, 2015 5:30-7:30 p.m.</b>	<b>ELC2 Presentation practice Meeting-</b> Practice Presentation
<b>Wed. May 6, 2015</b>	<b>Post final presentation and report to the Board Agenda 7 days prior to board meeting for public review</b>
<b>Thurs. May 7, 2015 4:30-5:30pm</b>	<b>ELC2 Committee Meeting- Feedback and Presentation Review</b>
<b>Wed. May 13, 2015 5:00 p.m.-Until</b>	Board presentation at Regular Board Meeting (pending Board approval)
<b>Tues. May 19, 2015 5:30-7:00 p.m.</b>	Debriefing the Board Meeting, Presentation and Process Celebration & Appreciations



April 2015  
ELC2 Reflection and Identity Activity

What are MY own values and priorities for the Educational Leadership Campus?	What are the COMMUNITY values and priorities for the Educational Leadership Campus?

Why did I volunteer to serve on the ELC2 Committee?

The charge of the ELC2 Committee was:

(1) Ensuring that an integral and comprehensive community engagement process was in place to obtain community values & priorities. *What did I do as a member of the committee to ensure this took place?*

(2) Considering all the city projects that impact the Educational Leadership Campus Project and the surrounding area. *What did I do to make sure we were all aware of the projects in the surrounding area?*

(3) Reviewing the previous RFQ & all pertinent documents, to understand the historical context of this project. *What did I do to understand the history of the project?*

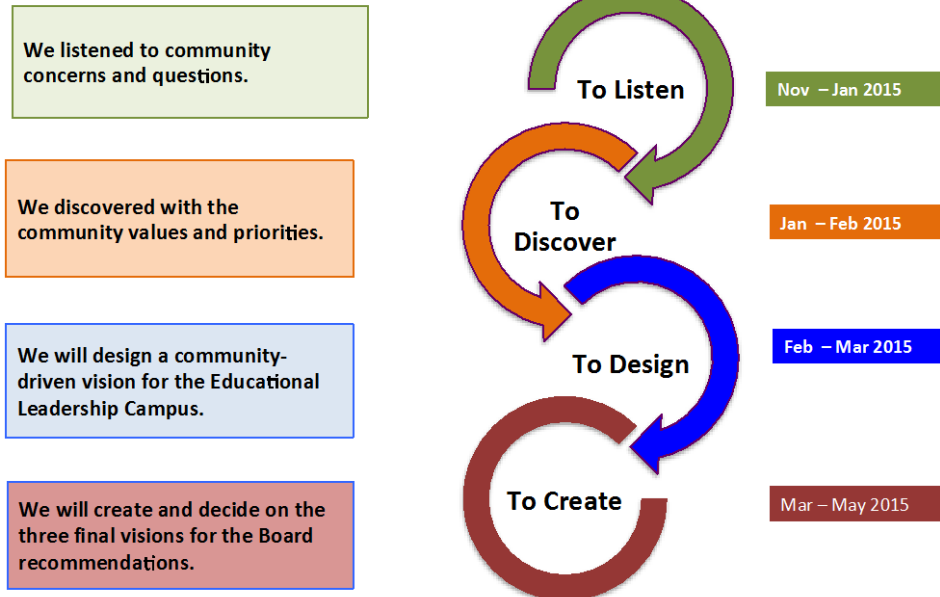
(4) Participating in community engagement activities associated with the 2nd Avenue Project, including design charrettes. *Did I attend any events? Did I participate?*

(5) Providing feedback and pros/cons on conceptual designs that will inform the Superintendent's recommendation to the Board. *Did I engage in this conversation? What was the most valuable input I provided?*

(6) Attending all ELC2 Committee Meetings. *Did I attend all the meetings?*

(7) Providing 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 Educational Leadership Campus. *What did I do to ensure this was happening?*

# Educational Leadership Campus on 2<sup>nd</sup> Ave Community Engagement 2.0 Process



The 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.

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OAKLAND UNIFIED  
SCHOOL DISTRICT

Community Schools, Thriving Students

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### BOARD OF EDUCATION 2014

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Date: October 16, 2014

To: Board of Education

From: David Kakishiba

Re: **Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue**

#### **Legislative Action Requested**

The Board of Education hereby establishes its intent to construct an Education Leadership Complex at the 1025 and 1105 Second Avenue property to: 1) House all OUSD central administrative and leadership functions and employees, including relocating all offices and employees stationed currently at various school campuses; and 2) Retain and enhance the Dewey Academy High School facility in a manner consistent with OUSD's vision of high schools preparing all students to succeed in college, career, and community. Furthermore, the Board of Education's intent is to complete construction of this Education Leadership Complex by January 2019.

The Board of Education hereby directs 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 below.
2. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
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.

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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

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## Board Cover Memorandum

To: Board of Education

From: Facilities Committee  
Benjamin "Sam" Davis, Chair  
Clifford Thompson  
Valarie Bachelor

Legislative File No.: 23-2075  
Introduction Date: 9/26/2023  
Enactment No.: 24-0100  
Enactment Date: 1/24/2024  
By: os

Meeting Date: September 21, 2023

Subject: **Resolution No. 2324-0155 - Prioritizing The Disposition and Use of Unutilized District Properties**

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### Background:

While the Ohlone people were the original occupants of the area that is today known as the City of Oakland, the District is one of the largest landowners in this City, and owns a variety of parcels zoned for a variety of land uses; the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; the District has a total of at least nine unutilized sites, or portions of sites. Effective use of these properties requires transparency in identifying unutilized or underutilized District land.

The District seeks to promote the health and welfare of those who live, work, and study within the District. Available District land, prior to disposition, should be made

available for those purposes. Public land is an asset of the people and should be utilized for public good.

There is a great shortage of affordable housing in our City, with the greatest impact on the over 1,600 District students who are unhoused, as well as many thousands more who are in unstable or overcrowded housing situations. In addition, the extremely high cost of housing in Oakland and the surrounding area is one of the prime factors that makes it difficult to attract and retain employees in our District. In response to similar concerns, school districts across the Bay Area and California have explored or are actively engaged in using some of their unutilized or underutilized real property to develop workforce housing.

In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board consider adopting an overarching policy for District property that would allow long-term ground leases, while prohibiting the sale of District land.

In consideration of the 7-11 Committee's recommendations, the Board hereby seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land.

Furthermore, the Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land.

### **Facilities Committee:**

The Facilities Committee, at its meeting on October 19, 2023, heard testimony on the Resolution from the public and deliberated its intent regarding the subject matter. The Committee left open for the Board to determine during its consideration of the Resolution, if adopted, the date by which the requested District Policy should be proposed by the Superintendent to the Board. The Committee, otherwise, hereby recommends adoption of the Resolution [at the November 8, 2023 Regular Meeting of the Board].

### **Purpose:**

The purpose of this Resolution is to direct staff to create unified District Policies regarding the disposition and the prioritization of various uses of District properties not being actively utilized; to ensure that this process is done in a way that maximizes transparency, accountability, and inclusivity; to maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to OUSD's 1,600 youth and families that are experiencing homelessness, as well as those in unstable or overcrowded housing situations, on underutilized and surplus District properties; to prioritize the provision of early childcare, youth, and homeless support and shelter services; and to increase available and affordable housing for the District's

workforce of teachers and employees on all remaining underutilized or surplus District properties.

**Fiscal Impact**

To be determined

**Attachment:**

Proposed Resolution 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties

**OAKLAND UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION  
RESOLUTION NO. 2324-0155**

**PRIORITIZING THE DISPOSITION AND USE OF UNUTILIZED DISTRICT  
PROPERTIES**

**WHEREAS**, the Oakland Unified School District ('District') is one of the largest landowners in the City of Oakland, and owns a variety of parcels zoned for a variety of land uses; and

**WHEREAS**, the original occupants of this land were the Ohlone people, and the District takes seriously its obligation to steward this land for all the people of Oakland and its future generations, in equitable and sustainable ways; and

**WHEREAS**, there are over 1600 students enrolled in District schools who are experiencing homelessness, and thousands more whose housing is insecure or overcrowded; and

**WHEREAS**, the median rent in Oakland is currently over \$2400 per month, which is unaffordable for the vast majority of District employees; and

**WHEREAS**, the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; and the District has a total of at least nine unutilized sites that are not currently being used for any purpose; and

**WHEREAS**, effective use of these properties requires transparency in identifying unutilized or underutilized District land; and

**WHEREAS**, the District seeks to promote the health and welfare of those who live, work, and study within the District; and available District land, prior to disposition, should be made available for those purposes; and

**WHEREAS**, public land is an asset belonging to the people and should be utilized for public good; and

**WHEREAS**, In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus, and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board of Education ('Board') consider adopting an overarching policy for District



property that would allow long-term ground leases, while prohibiting the sale of District land; and

**WHEREAS**, In consideration of the 7-11 Committee's recommendations, the Board seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land; and

**WHEREAS**, The Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land; and

**WHEREAS**, Board Policy 7350 articulates the District's Physical Asset Management Policy, including a priority order for uses of real properties; and

**WHEREAS**, Board Policy 7351 articulates the goal of the District to cause to be built and cause to be maintained sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff; and

**WHEREAS**, it is the will of the Board to update the priority list of uses in Board Policy 7350 to align with the vision of the Board, and to articulate more detail on the goals of Board Policy 7351, as well as to align the two policies with each other,

**NOW, THEREFORE, BE IT RESOLVED**, the Board directs the Superintendent or designee to bring back by date, to be determined (TBD), a unified District Policy on prioritizing the disposition and use of unutilized District properties, with language designed to:

- ensure transparency, accountability, and inclusivity; maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to youth enrolled in OUSD that are experiencing homelessness or housing insecurity and their families, on unutilized District properties;
- prioritize the provision of early childcare, youth, and homeless support and shelter services;
- and increase available and affordable housing for the District's workforce of teachers and employees on all remaining unutilized District properties; and

**BE IT FURTHER RESOLVED**, such policy will include language expressing the intent of the District to make best efforts to lease surplus real property consistent with the priority use list articulated in the policy, prior to offering property for sale or for long-term lease with option to purchase; and that if leasing without option to purchase is not reasonable, then District staff shall submit a written report explaining the reasons why the property cannot reasonably be leased in this manner; furthermore such policy will include language

clarifying that District Staff shall not propose to sell District real property or to lease such property with option to purchase, unless expressly directed to do so by the Board after consideration by a 7-11 Committee; and

**BE IT FURTHER RESOLVED**, such policy will include the following future uses in the appropriate places in the priority use list:

- Development of projects with a minimum of 50% affordable housing, including affordable rental units with efforts to prioritize and/or reach out to the many students enrolled in OUSD who are experiencing homelessness or who are housing insecure and their families. “Affordable rental units” are defined to include rental units affordable to households at 120% of Area Median Income (“AMI”) or below, with at least 15% of the units in a given development affordable at 0 to 30% of AMI.
- Provision of early childcare and family and youth services
- Housing teachers or District employees; and

**BE IT FURTHER RESOLVED**, such policy will include language directing the Superintendent or designee to develop, maintain and publish, or cause to be developed, maintained and published, on the District’s website, a Public Lands Availability Report (“Report”) of all real property owned by the District that might be made available for joint tenancy lease, long-term lease, or sale (including, but not limited to, any such property that could be leased or sold upon the conclusion of a 7-11 process); to present this Report to the Board no later than October of 2024; and to update this Report or cause it to be updated in the future via the Facilities Master Planning process described in Board Policy 7110; and

**BE IT FURTHER RESOLVED**, such policy will direct the Superintendent or designee to include or cause to be included at least the following information in the Report for each identified property:

1. The street address (if there is one);
2. The date of acquisition by the District (if known);
3. A general description, including the land size and topography;
4. A summary of the historical uses by the District and any prior owner (if known)
5. The current use (if there is one) and any plans/intent for future use (if there are any)
6. Preliminary estimates of the current value and of the highest and best use
7. A general description, including an assessment of physical condition, of any structure(s) on the property; and

**BE IT FURTHER RESOLVED**, such policy will express the Board’s intent to take action to make the properties listed in the Report available for joint occupancy leases pursuant to Education Code Sections 17515 et seq. (Joint Occupancy) in accordance with the uses listed in said policy and identified above; and

**BE IT FURTHER RESOLVED**, such policy will clarify that all developments on District property are subject to the District’s existing project labor agreement, as well as existing Board Policies concerning local and small business Use, sustainability and prevailing-wage requirements on capital projects; and that the District also remains subject to compliance with state statutes, including state-mandated disposition priorities for surplus land offered for sale or for lease with an option to purchase; and

**BE IT FURTHER RESOLVED**, staff shall develop and propose Administrative Regulations to implement this Policy once it is presented to and adopted by the Board.

**PASSED AND ADOPTED** on January 24, 2024, by the Governing Board of the Oakland Unified School District by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSE:	None
AYES:	Jennifer Brouhard, Valerie Bachelor, Jorge Lerma, Clifford Thompson, President Benjamin “Sam” Davis
NOES:	VanCedric Williams, Vice President Mike Hutchinson
ABSTAINED:	None
RECUSED:	None
ABSENT:	Vida Mendoza (Student Director), Anevay Cruz (Student Director)

## CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on January 24, 2024.

<b>Legislative File</b>	
File ID Number:	23-2075
Introduction Date:	9/21/2023
Enactment Number:	24-0100
Enactment Date:	1/25/2024 os

### **OAKLAND UNIFIED SCHOOL DISTRICT**



\_\_\_\_\_  
Benjamin "Sam" Davis  
President, Board of Education



\_\_\_\_\_  
Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Redlined Version

OFFICE OF THE BOARD OF EDUCATION

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OAKLAND UNIFIED  
SCHOOL DISTRICT  
Community Schools, Thriving Students

BOARD OF EDUCATION 2023

Mike Hutchinson, President, District 4  
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Clifford Thompson, Vice President, District 7  
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Vacancy, District 5

Valarie Bachelor, District 6  
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Board Office Use: Legislative File Info.	
File ID Number	23-2075
Introduction Date	September 21, 2023
Enactment Number	
Enactment Date	

Board Cover Memorandum

To: Board ~~of Education~~Facilities Committee

From: Facilities Committee  
~~Benjamin "Sam" Davis, Chairperson Benjamin "Sam" Davis, Board Director~~  
Clifford Thompson, Member  
Valarie Bachelor, Member Jennifer Brouhard, Board Director

Meeting Date: October 19, 2023~~September 21, 2023~~

Subject: Resolution Prioritizing the Disposition and Use of Unutilized District Properties

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**Background:**

While the Ohlone people were the original occupants of the area that is today known as the City of Oakland, the District is one of the largest landowners in this City, and owns a variety of parcels zoned for a variety of land uses; the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; the District has a total of at least nine unutilized sites, or portions of sites. Effective use of these properties requires transparency in identifying unutilized or underutilized District land.

The District seeks to promote the health and welfare of those who live, work, and study within the District. Available District land, prior to disposition, should be made available for those purposes. Public land is an asset of the people and should be utilized for public good.

There is a great shortage of affordable housing in our City, with the greatest impact on the over 1,600 District students who are unhoused, as well as many thousands more who are in unstable or overcrowded housing situations. In addition, the extremely high cost of housing in Oakland and the surrounding area is one of the prime factors that makes it difficult to attract and retain employees in our District. In response to similar concerns, school districts across the Bay Area and California have explored or are actively engaged in using some of their unutilized or underutilized real property to develop workforce housing.

In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board consider adopting an overarching policy for District property that would allow long-term ground leases, while prohibiting the sale of District land.

In consideration of the 7-11 Committee's recommendations, the Board hereby seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land.

Furthermore, the Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land.

**Purpose:**

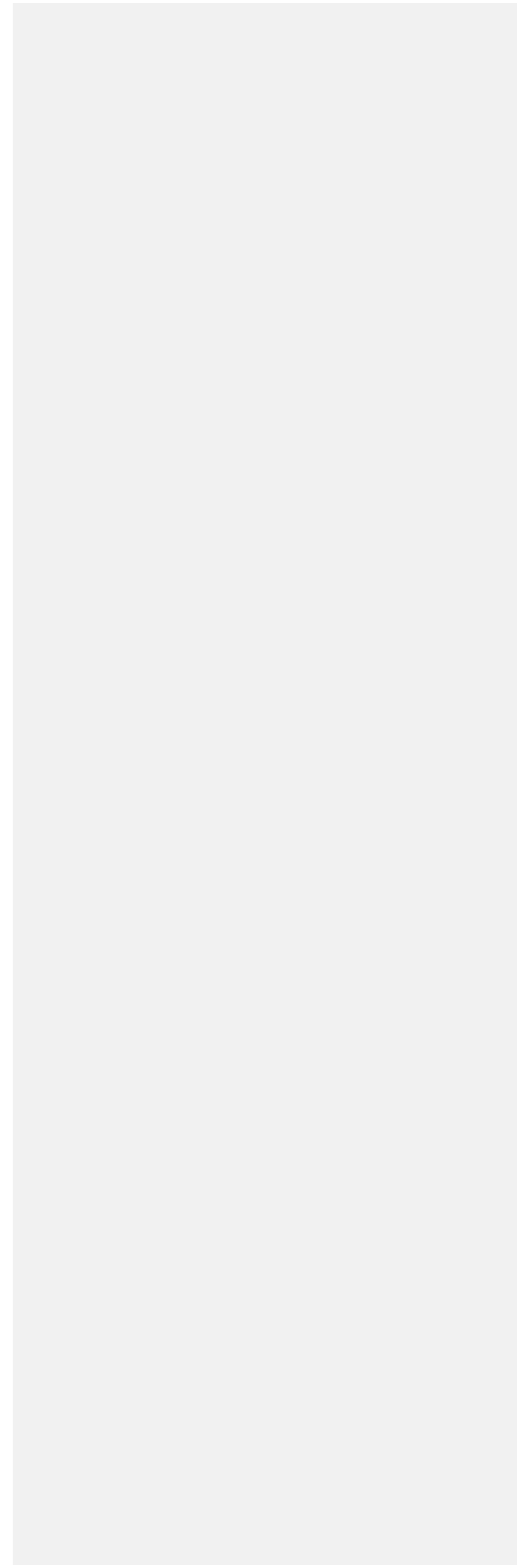
The purpose of this Resolution is to direct staff to create unified District Policies regarding the disposition and the prioritization of various uses of District properties not being actively utilized; to ensure that this process is done in a way that maximizes transparency, accountability, and inclusivity; to maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to OUSD's 1,600 youth and families that are experiencing homelessness, as well as those in unstable or overcrowded housing situations, on underutilized and surplus District properties; to prioritize the provision of early childcare, youth, and homeless support and shelter services; and to increase available and affordable housing for the District's workforce of teachers and employees on all remaining underutilized or surplus District properties.

**Fiscal Impact**

To be determined

**Attachment:**

Proposed Resolution 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties



**OAKLAND UNIFIED SCHOOL DISTRICT  
RESOLUTION NO. 2324-0155**

**PRIORITIZING THE DISPOSITION AND USE OF UNUTILIZED DISTRICT  
PROPERTIES**

**WHEREAS**, the Oakland Unified School District ('District') is one of the largest landowners in the City of Oakland, and owns a variety of parcels zoned for a variety of land uses; and

**WHEREAS**, the original occupants of this land were the Ohlone people, and the District takes seriously its obligation to steward this land for all the people of Oakland and its future generations, in equitable and sustainable ways; and

**WHEREAS**, there are over 1600 students enrolled in District schools who are experiencing homelessness, and thousands more whose housing is insecure or overcrowded; and

**WHEREAS**, the median rent in Oakland is currently over \$2400 per month, which is unaffordable for the vast majority of District employees; and

**WHEREAS**, the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; and the District has a total of at least nine unutilized sites that are not currently being used for any purpose; and

**WHEREAS**, effective use of these properties requires transparency in identifying unutilized or underutilized District land; and

**WHEREAS**, the District seeks to promote the health and welfare of those who live, work, and study within the District; and available District land, prior to disposition, should be made available for those purposes; and

**WHEREAS**, public land is an asset belonging to the people and should be utilized for public good; and

**WHEREAS**, In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus, and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board of Education ('Board') consider adopting an overarching policy for District



property that would allow long-term ground leases, while prohibiting the sale of District land; and

**WHEREAS**, In consideration of the 7-11 Committee's recommendations, the Board seeks to adopt an overarching policy for District property that seeks to avoid unnecessary sales of District land; and

**WHEREAS**, The Board recognizes the need for and desirability of ongoing community involvement with the disposition of District land; and

**WHEREAS**, Board Policy 7350 articulates the District's Physical Asset Management Policy, including a priority order for uses of real properties; and

**WHEREAS**, Board Policy 7351 articulates the goal of the District to cause to be built and cause to be maintained sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff; and

**WHEREAS**, it is the will of the Board to update the priority list of uses in Board Policy 7350 to align with the vision of the Board, and to articulate more detail on the goals of Board Policy 7351, as well as to align the two policies with each other,

**NOW THEREFORE BE IT RESOLVED**, the Board directs the Superintendent or designee to bring back by date, to be determined (TBD), ~~XXXX~~ of 2023 a unified District Policy on prioritizing the disposition and use of unutilized District properties, with language designed to:

- ensure transparency, accountability, and inclusivity; maximize the amount of affordable housing, for extremely low, very low, and low-income households, with priority to youth enrolled in OUSD that are experiencing homelessness or housing insecurity and their families, on unutilized District properties;
- prioritize the provision of early childcare, youth, and homeless support and shelter services;
- and increase available and affordable housing for the District's workforce of teachers and employees on all remaining unutilized District properties; and

**BE IT FURTHER RESOLVED**, such policy will include language expressing the intent of the District to make best efforts to lease surplus real property consistent with the priority use list articulated in the policy, prior to offering property for sale or for long-term lease with option to purchase; and that if leasing without option to purchase is not reasonable, then District staff shall submit a written report explaining the reasons why the property cannot reasonably be leased in this manner; furthermore such policy will include language

clarifying that District Staff shall not propose to sell District real property or to lease such property with option to purchase, unless expressly directed to do so by the Board after consideration by a 7-11 Committee; and

**BE IT FURTHER RESOLVED**, such policy will include the following future uses in the appropriate places in the priority use list:

- Development of projects with a minimum of 50% affordable housing, including affordable rental units with efforts to prioritize and/or reach out to the many students enrolled in OUSD who are experiencing homelessness or who are housing insecure and their families. “Affordable rental units” are defined to include rental units affordable to households at 120% of Area Median Income (“AMI”) or below, with at least 15% of the units in a given development affordable at 0 to 30% of AMI.
- Provision of early childcare and family and youth services
- Housing teachers or District employees; and

**BE IT FURTHER RESOLVED**, such policy will include language directing the Superintendent or designee to develop, maintain and publish, or cause to be developed, maintained and published, on the District’s website, a Public Lands Availability Report (“Report”) of all real property owned by the District that might be made available for joint tenancy lease, long-term lease, or sale (including, but not limited to, any such property that could be leased or sold upon the conclusion of a 7-11 process); to present this Report to the Board no later than October of 2024; and to update this Report or cause it to be updated in the future via the Facilities Master Planning process described in Board Policy 7110; and

**BE IT FURTHER RESOLVED**, such policy will direct the Superintendent or designee to include or cause to be included at least the following information in the Report for each identified property:

1. The street address (if there is one);
2. The date of acquisition by the District (if known);
3. A general description, including the land size and topography;
4. A summary of the historical uses by the District and any prior owner (if known)
5. The current use (if there is one) and any plans/intent for future use (if there are any)
6. Preliminary estimates of the current value and of the highest and best use
7. A general description, including an assessment of physical condition, of any structure(s) on the property; and

**BE IT FURTHER RESOLVED**, such policy will express the Board’s intent to take action to make the properties listed in the Report available for joint occupancy leases pursuant to Education Code Sections 17515 et seq. (Joint Occupancy) in accordance with the uses listed in said policy and identified above; and

**BE IT FURTHER RESOLVED**, such policy will clarify that all developments on District property are subject to the District’s existing project labor agreement, as well as existing Board Policies concerning local and small business Use, sustainability and prevailing-wage requirements on capital projects; and that the District also remains subject to compliance with state statutes, including state-mandated disposition priorities for surplus land offered for sale or for lease with an option to purchase; and

**BE IT FURTHER RESOLVED**, staff shall develop and propose administrative regulations to implement this Policy once it is presented to and adopted by the Board.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2023, by the Governing Board of the Oakland Unified School District by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on \_\_\_\_\_, 2023.

<b>Legislative File</b>	
File ID Number:	23-2075
Introduction Date:	9/21/2023
Enactment Number:	
Enactment Date:	

**OAKLAND UNIFIED SCHOOL DISTRICT**

\_\_\_\_\_  
Mike Hutchinson  
President, Board of Education

\_\_\_\_\_  
Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Board Office Use: Legislative File Info.	
File ID Number	22-2385
Introduction Date	10/26/2022
Enactment Number	22-1995
Enactment Date	11/30/2022 os



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
Community Schools, Thriving Students

# Board Cover Memorandum

**To** Board of Education

**From** Aimee Eng, Board Member  
Clif Thompson, Board Member

**Meeting Date** November 30, 2022

**Subject** Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**Ask of the Board** Approval by the Board of Education of Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**Background** The Paul Robeson and Ethel Moore buildings located at 1025 Second Avenue were built in the 1920s and had been continuously used, in whole or in part, for the District Office of the District prior to the flood in January 2013, at which point the buildings stopped being used for District purposes.

Since that time the Board of Education (“Board”) has adopted a number of resolutions, which culminated in the adoption of Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities) on June 23, 2021. That Resolution expressed the Board’s “intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programing.” It also confirmed that the Cole Campus would house the District’s central office.

Since June 2021, the Facilities Department has continued to move forward with the project at the Cole Campus and the Board has approved multiple contracts in order to move that project forward.

On November 3, 2020, the voters of Oakland approved Measure Y, a \$735 General Obligation Bond Measure that listed the Marcus Foster Educational Leadership Center project at 1025 Second Avenue (“1025 Second Avenue Project”) as a specific project that could be funded under Measure Y. The latest Board-adopted spending plan for Measure Y allocated \$1.5 million starting in 2023 and another \$13.5 million starting in 2027 for the 1025 Second Avenue Project.

**Discussion** The proposed Resolution would reaffirm the Board’s intent to fund the 1025 Second Avenue Project and, as part of that, to demolish all buildings at 1025 Second Avenue and construct new buildings at 1025 Second Avenue to house a program focused on supporting transition-aged youth (“TAY Program”).

Under the proposed Resolution, the TAY Program would include administrative offices and program space for Oakland Adult and Career Education, Young Adult Program, and post-secondary career technical education; an event space to be used for Board meetings, staff training, and community events; community and family facing central office services; a student run café; TAY housing; and support services for TAY such as mental health and academic support.

The proposed Resolution would direct staff to meet with community stakeholders, school staff at nearby campuses, and central office staff to help inform the vision, need, and service offerings as well as the potential community and program partners that would ultimately be part of the TAY Program housed in the 1025 Second Avenue Project.

The proposed Resolution would also direct staff to estimate the cost of demolition for all structures at 1025 Second Avenue.

Lastly, the proposed Resolution, revised since it was first introduced on October 26, 2022, would direct staff to prepare reports—to the extent needed—for the Board to make the findings that would be required prior to any building demolition at 1025 Second Avenue and to adjust the Measure Y spending plan by spending up to all \$15 million as early as 2023 (rather than \$1.5 million starting in 2023 and another \$13.5 million starting in 2027) if needed to cover the cost of demolition, including (but not limited to) the cost of the aforementioned experts.

**Fiscal Impact** Up to \$15 million from Measure Y. While this money was already budgeted, the proposed Resolution would have the District expend most of the money earlier (i.e., 2023 rather 2027 or later).

**Attachment**

- Resolution No. 2223-0033 - Initiating Process to Demolish Buildings at 1025 Second Avenue

**RESOLUTION OF THE  
BOARD OF EDUCATION OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2223-0033**

**Initiating Process to Demolish Buildings at 1025 Second Avenue**

**WHEREAS**, the Paul Robeson and Ethel Moore buildings located at 1025 Second Avenue were built in the 1920s and had been continuously used, in whole or in part, for the District Office of the Oakland Unified School District prior to the flood in January 2013, at which point the buildings stopped used for District purposes;

**WHEREAS**, on or about June 10, 2015, the Board of Education (“Board”) adopted Resolution No. 1415-1166 (Authorization To Move Forward With Establishing A Project Committee To Refining And Scope The New Educational Leadership Campus, Initiate The CEQA Process, Provide A Progress Report In Early Fall Of 2015, And Name The Project In Honor Former Superintendent Dr. Marcus Foster), which initiated a process to construct buildings at 1025 Second Avenue and 1105 Second Avenue to serve as the “Dr. Marcus Foster Educational Campus” which would include space for the District’s Central Office;

**WHEREAS**, on or about December 19, 2016, the Board adopted Resolution No. 1617-0007 (Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017), which partially rescinded Resolution No. 1415-1166 but otherwise maintained the direction to “[p]roceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building” as the District’s Central Office;

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0221 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded Resolution No. 1617-0007 and approved a proposal to rehabilitate the Cole Campus (1011 Union St , Oakland, CA 94607) as the District’s Central Office and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, on June 23, 2021, the Board approved Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities), by which the Board “expresse[d] its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new

construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming”;

**WHEREAS**, Resolution No. 2021-0168 also confirmed that the Cole Campus would house the District’s central office, albeit modified compared with the original plan;

**WHEREAS**, since June 2021, the Facilities Department has continued to move forward with the project at the Cole Campus and the Board has approved multiple contracts in order to move construction forward;

**WHEREAS**, on November 3, 2020, the voters of Oakland approved Measure Y, a \$735 General Obligation Bond Measure that listed the following project at 1025 Second Avenue (“1025 Second Avenue Project”) as a specific project that could be funded under Measure Y:

*Marcus Foster Educational Leadership Center*

*- Site plan*

*- Site replacement*

*- Facilities for alternative education and career technical education programming*

*- Community service facilities*

*- Central administration facilities, including but not limited to student and family facing services*

; and

**WHEREAS**, the latest Board-adopted spending plan for Measure Y allocated \$1.5 million starting in 2023 and another \$13.5 million starting in 2027 for the 1025 Second Avenue Project.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby reaffirms its intent to fund the 1025 Second Avenue Project (initially through Measure Y and then through philanthropic donations and/or partnerships with public agencies such as city, county, and state), which would include the demolition of all buildings at 1025 Second Avenue and, ultimately, construction of new buildings at 1025 Second Avenue to house a program—inspired by the life and legacy of Dr. Marcus Foster—focused on supporting transition-aged youth (“TAY Program”);

**BE IT FURTHER RESOLVED**, the TAY Program will include administrative offices and program space for Oakland Adult and Career Education, Young Adult Program, and post-secondary career technical education; an event space to be used for Board meetings, staff training, and community events; community and family facing central office services; a student run café; TAY housing; and support services for TAY such as mental health and academic support;

**BE IT FURTHER RESOLVED**, the Board directs staff to meet with community stakeholders (e.g., The Coalition for the CTE TAY Hub at 1025 2nd Ave), school staff at nearby campuses, and central office staff to help inform the vision, need, and service offerings as well as the potential community and program partners that would ultimately be part of the TAY Program housed in the 1025 Second Avenue Project;



**BE IT FURTHER RESOLVED**, the Board hereby directs the Superintendent or designee to estimate the cost of demolition for all structures at 1025 Second Avenue; and

**BE IT FURTHER RESOLVED**, the Board directs the Superintendent or designee to (i) prepare reports, to the extent needed, for the Board to make the findings that would be required prior to any building demolition at 1025 Second Avenue, which would involve bringing contracts with the necessary experts to the Board for approval, and (ii) adjust the Measure Y spending plan by spending up to all \$15 million as early as 2023 (rather than \$1.5 million starting in 2023 and another \$13.5 million starting in 2027) if needed to cover the cost of demolition, including (but not limited to) the cost of the aforementioned experts.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 30th day of November, 2022, by the following vote:

PREFERENTIAL AYE:	Student Director Gallegos Chavez
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSE:	None
AYES:	VanCedric Williams, Kyra Mungia, Clifford Thompson, Aimee Eng, Vice President Benjamin “Sam” Davis, President Gary Yee
NOES:	Mike Hutchinson
ABSTAINED:	None
RECUSED:	None
ABSENT:	Student Director Linh Le, Clifford Thompson

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at the Meeting of the Board of Education of the Oakland Unified School District held on November 30 \_\_\_\_\_, 2022.

Legislative File	
File ID Number:	22-2385
Introduction Date:	10/26/2022
Enactment Number:	22-1995
Enactment Date:	11/30/2022
By:	os

**OAKLAND UNIFIED SCHOOL DISTRICT**



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Gary Yee  
President, Board of Education



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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	20-2435A
Introduction Date	12/11/2020
Enactment Number	
Enactment Date	



# Board Cover Memorandum

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
 Lisa Grant-Dawson, Chief Business Officer  
 Tadashi Nakadegawa, Deputy Chief of Facilities Planning and Management  
 Jody Talkington, Senior Director of Strategic Projects  
 Joshua R. Daniels, General Counsel

**Meeting Date** June 23, 2021

**Subject** Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities

**Ask of the Board** Approval by the Board of Education of Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities.

**Background** The current Board-adopted plan for the permanent main Central Office involves demolishing Cole Elementary and constructing a new two-story facility. This project is explicitly contemplated as a Measure Y project. When the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions.” While Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford. The estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million. As part of the Board’s discussion, this number was reduced to \$50 million.

Based on this more limited budget, facilities staff developed a revised plan to house the main Central Office at Cole Elementary, titled “Baby Cole.” The revised plan maintains the basic physical structure of the Original Cole

project. (A new structure would restart the timeline because the new plan would need to be resubmitted to the state for review.) Baby Cole focuses exclusively on redesigning the second floor using a “WeWork”-type collaborative model that would accommodate the staff currently located at 1000 Broadway. (The first floor would not be built out at all, which is where the cost savings stems from.)

Staff presented the Baby Cole plan to Board members individually and has gone before the Facilities Committee and the Citizens Bond Oversight Committee multiple times. More recently, staff has presented the Baby Cole plan as well as a multiple of other Central Office alternatives to the Facilities Committee. The Facilities Committee recommended Baby Cole and an alternative that would further disperse Central Office staff to Brookfield Elementary School, Markham Elementary School or Montera Middle School, 900 High Street, and Frick Middle School.

On April 14, 2021, the Board approved Resolution No. 2021-0154 (Directing Further Analysis of Dispersed Options for Central Office Housing), which directed staff to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the Lowell campus, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021. Resolution No. 2021-0154 also “direct[ed] the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 [resolution adopting the full two-story building at Cole] and/or ‘Baby Cole’ . . . , and acknowledge[d] that doing so [would] postpone the expected completion date for such construction until after August 2022.”

Prior to the passage of Resolution No. 2021-0154, the District had expended an estimated \$2 million on the cost of exploring and planning for Central Office housing at Cole.

**Discussion**

On June 9, 2021, pursuant to Resolution No. 2021-0154, staff presented its analysis of dispersing Central Office staff to the specified sites as well as the results of the engagement with the school communities that would be impacted. That discussion did not result in clear Board direction as to next steps.

Prior to the passage of Resolution No. 2021-0154, and the direction provided therein, District staff properly issued the requests for proposals for the full two-story building at Cole as well as Baby Cole. A number of bids

were timely received and were properly opened on or about April 14, 2021. The lowest responsive bid came in with a total project budget less than \$50 million for Baby Cole. That bid expires on July 12, 2021.

Given the pending expiration of the Baby Cole bid, staff is presenting Resolution No. 2021-0168 (Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities for consideration by the Board. If the Board approves Resolution No. 2021-0168, then the final contract and any associated documents connected to the lowest responsive bidder for Cole will come forward for Board approval. If the Board does not approve Resolution No. 2021-0168, then the Cole bids will expire. Any subsequent building at Cole will, at the very least, need to be rebid and is likely to be significantly more expensive in light of recent increases in construction costs.

**Fiscal Impact**

If approved, Resolution No. 2021-0168 would authorize staff to bring forward contracts and associated documents to proceed with construction of Baby Cole at the bid price (Total Project Budget of ~\$48M; Proposed Contract is ~\$35.8M). If Resolution No. 2021-0168 is not approved, the costs would be dependent on the new direction for permanent Central Office housing; however, by not proceeding with Cole, one potential immediate impact would be that the rental costs for 1000 Broadway (approximately \$243K/month for July and August 2021 and then approximately \$251K/month for September 2021 through August 2022) would need to be borne by the General Fund as there would no longer appear to be a plan for permanent Central Office housing.

**Attachment(s)**

- Presentation
- Resolution No. 2021-0168 - Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All Associated Planning, Bidding, and Construction Activities
- Resolution No. 2021-0154 - Directing Further Analysis of Dispersed Options for Central Office Housing
- Resolution No. 1819-0211 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.) and associated Memo (June 5, 2019)

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2021-0168**

**Identifying Baby Cole as the Plan for Permanent Central Office Housing and Restarting All  
Associated Planning, Bidding, and Construction Activities**

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0211 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded prior resolutions and approved a proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, the Central Office project at Cole is explicitly contemplated as a Measure Y project;

**WHEREAS**, when the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions”;

**WHEREAS**, while Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford;

**WHEREAS**, while the estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million, this number was reduced to \$50 million as part of the Board’s discussion of the Measure Y project list;

**WHEREAS**, based on this more limited budget, facilities department staff developed a scaled down plan, referred to as “Baby Cole,” to house the main Central Office on the Cole Campus by utilizing a “WeWork”-type collaborative model that would accommodate the staff currently located at 1000 Broadway while still meeting the August 2022 timeline;

**WHEREAS**, staff has previously presented the Baby Cole plan to the Facilities Committee and the Citizens Bond Oversight Committee multiple times;

**WHEREAS**, more recently, staff presented the Baby Cole plan as well as other Central Office alternatives to the Facilities Committee on February 12, 2021, and March 12, 2021;

**WHEREAS**, the Facilities Committee has recommended Baby Cole as one of two options for permanent Central Office housing; and

**WHEREAS**, on April 14, 2021, the Board approved Resolution No. 2021-0154 (Directing Further Analysis of Dispersed Options for Central Office Housing), which (i) directed staff to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff to specified sites and to report back to the Board on or before June 30, 2021, and (ii) “direct[ed] the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 [resolution adopting the full two-story building at Cole] and/or ‘Baby Cole’ . . . , and acknowledge[d] that doing so [would] postpone the expected completion date for such construction until after August 2022”;

**WHEREAS**, on June 9, 2021, pursuant to Resolution No. 2021-0154, staff presented its analysis of dispersing Central Office staff to the specified sites as well as the results of the engagement with the school communities that would be impacted and the subsequent Board discussion did not result in clear direction as to next steps;

**WHEREAS**, prior to the passage of Resolution No. 2021-0154, and the direction provided therein, District staff properly issued the requests for proposals for the full two-story building at Cole as well as Baby Cole;

**WHEREAS**, a number of bids were timely received and were properly opened on April, 14, 2021, the lowest of which came in less than \$50 million for Baby Cole;

**WHEREAS**, those bids expire on July 12, 2021; and

**WHEREAS**, if the bids expire, then any subsequent building at Cole will, at the very least, need to be rebid and is likely to be significantly more expensive in light of recent increases in construction costs.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby reaffirms its intent to build permanent Central Office housing at the Cole campus, directs the Superintendent to restart—as quickly as possible—all planning, bidding, and construction activities related to Resolution No. 1819-0221 that was temporarily paused by Resolution No. 2021-0154, and limits the scope of the building plan on the Cole campus to the project referred to as “Baby Cole”;

**BE IT FURTHER RESOLVED**, the Board recognizes that restarting all planning, bidding, and construction activities for Baby Cole may involve unplanned or unexpected costs due to the pause required by Resolution No. 2021-0154, which may increase the net cost of the overall Baby Cole project (e.g., costs related to construction, moving, rent, etc.) beyond what has been estimated to date;

**BE IT FURTHER RESOLVED**, the Board directs the Superintendent and General Counsel (or designees) to negotiate the necessary lease extension for 1000 Broadway so that Central Office staff may remain at 1000 Broadway until the move to Baby Cole is possible;

**BE IT FURTHER RESOLVED**, Resolution No. 1819-0211 and Resolution No. 2021-0154 are modified and/or, in part, rescinded, as necessary to further the purpose of this Resolution; and

**BE IT FURTHER RESOLVED**, the Board hereby expresses its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 23rd day of June, 2021, by the following vote:

PREFERENTIAL AYE: None

PREFERENTIAL NOE:None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSE: None

AYES: Aimee Eng, Gary Yee, Clifford Thompson, President Shanthi Gonazales

NOES: VanCedric Williams, Mike Hutchinson, Vice President Benjamin Davis

ABSTAINED: None

RECUSED: None

ABSENT: Jessica Ramos (Student Director), Samantha Pal (Student Director)



**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on June 23, 2021.

<b>Legislative File</b>	
File ID Number:	20-2435
Introduction Date:	12/11/2020
Enactment Number:	21-1062
Enactment Date:	6/23/2021
By:	er

**OAKLAND UNIFIED SCHOOL DISTRICT**



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Shanthi Gonzales  
President, Board of Education




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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2021-0154**

**Directing Further Analysis of Dispersed Options for Central Office Housing**

**WHEREAS**, on or about June 10, 2015, the Board of Education (“Board”) adopted Resolution No. 1415-1166 (Authorization To Move Forward With Establishing A Project Committee To Refining And Scope The New Educational Leadership Campus, Initiate The CEQA Process, Provide A Progress Report In Early Fall Of 2015, And Name The Project In Honor Former Superintendent Dr. Marcus Foster), which initiated a process to construct buildings at 1025 Second Avenue and 1105 Second Avenue to serve as the “Dr. Marcus Foster Educational Campus,” which would include space for the District’s Central Office;

**WHEREAS**, on or about December 19, 2016, the Board adopted Resolution No. 1617-0007 (Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017), which partially rescinded Resolution No. 1415-1166 but otherwise maintained the direction to “[p]roceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District’s Administrative Center”;

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0221 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded Resolution No. 1617-0007 and approved a proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, the Central Office project at Cole is explicitly contemplated as a Measure Y project;

**WHEREAS**, when the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions”;

**WHEREAS**, while Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford;

**WHEREAS**, while the estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million, this number was reduced to \$50 million as part of the Board's discussion of the Measure Y project list;

**WHEREAS**, based on this more limited budget, facilities department staff developed a scaled down plan, referred to as "Baby Cole," to house the main Central Office on the Cole Campus by utilizing a "WeWork"-type collaborative model that would accommodate the staff currently located at 1000 Broadway while still meeting the August 2022 timeline;

**WHEREAS**, staff has previously presented the Baby Cole plan to the Facilities Committee and the Citizens Bond Oversight Committee multiple times;

**WHEREAS**, most recently, staff presented the Baby Cole plan as well as other Central Office alternatives to the Facilities Committee on February 12, 2021, and March 12, 2021;

**WHEREAS**, the Facilities Committee has recommended Baby Cole and an alternative that would further disperse Central Office staff to Brookfield Elementary School, Markam Elementary School or Montera Middle School, 900 High Street, and Frick Middle School; and

**WHEREAS**, the Board held an initial discussion of both recommendations on March 24, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby directs the Superintendent (or designee) to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the Lowell campus, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021; and

**BE IT FURTHER RESOLVED**, the Board hereby directs the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 and/or "Baby Cole" (which may include the cancellation of existing bid processes), and acknowledges that doing so will postpone the expected completion date for such construction until after August 2022.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this \_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on \_\_\_\_\_, 2021.

<b>Legislative File</b>	
File ID Number:	20-2435
Introduction Date:	12/11/2020
Enactment Number:	
Enactment Date:	
By:	

Board Office Use: Legislative File Info.	
File ID Number	19-0901
Introduction Date	4/26/19
Enactment Number	19-0917
Enactment Date	6/5/2019 lf

# Memo

STAFF SUPPLEMENTAL MEMO AND RESOLUTION - POSTED MAY 21, 2019

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Timothy White, Deputy Chief of Facilities

**Board Meeting Date** May 22, 2019; June 5, 2019

**Subject** Resolution to approve a new permanent location and interim location for Central Housing, and a revision of the Measure J Spending Plan to include the reference of the new permanent housing location.

**Action** Approval of Resolution No. 1819-0211- Authorization to move forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally, to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.

**Background** This recommendation was initially presented to the Facilities Committee for consideration on April 26, 2019 and for a vote on May 10, 2019. For more background on the history and considerations impacting the recommendation in this resolution, please see attached memo from the April 26 Facilities Committee Meeting.

*Clarifications Regarding Facilities Committee & Current Board Documents*

This particular May 22, 2019 Board memo differs from that presented previously to the Facilities Committee in that the “Fiscal Impact” of the prior memo was in error because that prior memo made mistaken reference to (a) dollar figures applicable to (b) the 1025 Second Avenue; Ethel Moore; and

Dewey Academy facilities. The actual fiscal impact is that represented in this May 22<sup>nd</sup> Board memo, as the Committee voted to approve the rehabilitation of the Cole facility to serve as the District's Administrative Center through the use of Measure J and future bond funds. However, the attached resolution is the same as the resolution that was voted on and approved by the Facilities Committee on May 10<sup>th</sup>. (Staff includes the previous iteration of the Board memo that was considered at the May 10<sup>th</sup> Facilities Committee meeting for context in this regard.)

Further, the May 22, 2019 Board memo (referred to in Board documents as a "Report") included as part of this agenda packet, which discusses the history, housing options and other matters regarding housing of the District's administrative offices, is also updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. Accordingly, the current May 22<sup>nd</sup> report differs from the prior report by, for example, reflecting the updated estimated cost for the rehabilitation of 1025 Second Avenue. (Staff includes the previous iteration of the Board memo/Report – which has a date of April 26<sup>th</sup> – that was considered at the May 10<sup>th</sup> Facilities Committee meeting.)

Finally, the current (May 22<sup>nd</sup>) Presentation (*i.e.*, deck or powerpoint) included as part of this agenda packet has also been updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. For instance, the May 22<sup>nd</sup> Presentation has been updated to reflect a summary of supplemental informational documents that were requested by and provided to the Facilities Committee by staff. (Staff includes the previous iteration, as well as the referenced supplemental informational documents, that were all considered at the prior Facilities Committee meetings.)

## Discussion

The Board of Education has passed two relevant resolutions which would need to be rescinded prior to adopting a new plan for permanently housing OUSD's central administration.

1. The Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate

the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017, and

2. The Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**Fiscal Impact**

Measure J and future bond funds

**Attachment**

- [April 22, 2019 Facilities Committee Memo: Background information on history and considerations for this recommendation](#)
- [Resolution No 1617-0007](#), which is being rescinded
- [Resolution No 1415-1166](#)
- [Measure J Spending Plan](#), to update the permanent housing location



Board Office Use: <b>Legislative File Info.</b>	
File ID Number	18-2712
Introduction Date	4/26/19
Enactment Number	
Enactment Date	

# Memo

**To** OUSD Board of Education Facilities Committee  
Timothy White, Deputy Chief of Facilities

**Committee Meeting Date** April 26, 2019

**Subject** Central Administration Housing Update

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**Action** Present an update to the Facilities Committee on the permanent and interim housing proposals for central office, and request that the Facilities Committee make a recommendation to the OUSD Board of Education President, Aimee Eng.

**Background** **History of District's Central Office Housing**

**Why did central office move from 1025 2nd Ave?**

Sometime during the night of January 7, 2013 a substantial water leak occurred on the top floor of the District's central office building located at 1025 2nd Avenue, causing excessive flooding on all four floors and significant damage to the entire structure.

**Where did the central office move?**

As a result of this water damage, the administrative building was vacated and staff temporarily relocated to numerous District sites including Cole Middle School, Lakeview Elementary School, Tilden Elementary, and 2111 International Avenue, while the District assessed its new permanent options for staff housing.



In June of 2013, the District signed a four-year lease at 1000 Broadway. Under the original lease, the District leased a total of 52,323 rentable square feet of office space.

### **Why was 1000 Broadway selected?**

1000 Broadway was ultimately selected as a result of its price, current build-out, availability, parking, building access, and proximity to public transit. At the final negotiated rate of \$2.10 psf. per month, 1000 Broadway was the lowest priced downtown option available at the time.

### **How was it paid for?**

The District's insurance broker, Keenan & Associates, advised the District that the insurance Memorandum of Coverage (MOC) provides for payment of all reasonable extra expenses and additional costs incurred in order to continue, as nearly as possible, the normal conduct of the District's operations had the flood not occurred, until the District's operations are at the level prior to the loss. When OUSD signed the initial lease for 1000 Broadway, a staff memo noted that, the MOC was likely to cover 36 month's rent.

### **When did OUSD expand its 1000 Broadway lease?**

In April 2015, the BOE approved an expansion of the space leased to include Suite 150 with 25,333 square feet and Suite 600 with 21,771 square feet. The combined monthly lease payment is \$102,251.50, with 3 percent annual increase.<sup>1</sup> The additional space allowed for reuniting most District administration employees displaced as a result of the water damage, and as provided in the Board Asset Management Policy (BP 7155). The former Tilden school site stopped being used as administrative space.

### **How has OUSD paid for its 1000 Broadway lease?**

According to a staff memo to the Board at the time,

*“Based upon the best information available from District architects, estimators, brokers, risk managers and legal counsel, the insurance settlement related to the water damage at 1025 Second Avenue will likely cover the cost of the current and additional lease payments for 14 months or until May, 2016. Thereafter, lease payments shall be made from a combination of unrestricted funds and permissible restricted funds, until such time as District administrative staff can be re-housed at 1025 2nd Avenue.”*

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<sup>1</sup> The expansion lease terms were: 1) for Suite 600, \$1.90 per rentable square foot, with one month free rent, with the term commencing June 15, 2015; and 2) for Suite 150, \$2.40 per rentable square foot with two months free rent, with the term commencing on November 1, 2015, with the entire Office Lease, including the expansion lease terminating on August 31, 2019. In addition, the Landlord, at its expense, will undertake certain agreed to tenant improvements.

## **What prior actions has the Board taken or explored regarding housing central office?**

This item has many associated actions. For a full list, see Appendix A. Since 2016, the Facilities Committee and the full Board have taken the following actions:

- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) with completion scheduled by 08/2019. To be paid for by Measure J. Report required to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE to update on 1025 2nd Ave progress (reported as on track for 08/2019 move in date)
- 07/2017 - District issues New RFP for rehabilitating 1025 Second Avenue.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8 and 12/3 - Updates on Facilities Committee on expenditures and use of Measure J Funds to rehabilitate 1025. (documents not available).
- Throughout this period the Citizens Bond Oversight Committee has been receiving updates on use of bond funds and asking questions about Central Office site

## **What were the Board's priorities in housing central office?**

In 2014, the Board established the following priorities for housing central office:

- Parking & Accessibility to Public Transit
- Leveraging Existing Assets
- Redesign/Reuse
- Thoughtful about impact on future students/communities
- Provide Community Meeting Space
- Reduce our carbon footprint
- Proximity to OUSD/Educational Partners
- Enhanced Amenities/Healthy Lifestyle
- Efficient Timeline (avoid delays)
- Take up less space
- Central Location, centrally visible and accessible to parents/community
- Thoughtful about Community Needs & Perception
- Thoughtfulness about the Underserved Families
- Financial Responsibility

## **What options has staff explored in the past, prior to the current set of options?**

Over the past six years, staff has explored a number of options, but has focused on rehabilitating 1025 Second Avenue. There have been several variations offered to the Board as options with different elements such as parking, a multi-purpose room for Dewey, scaled-down rehabilitation, explorations of teacher housing, and revenue generation. Staff has also brought forth options to purchase sites or engage in long-term leases at the Oakland Civic Center and agreements with private developers. Each option has encountered significant issues with lack of community engagement, alignment to Board priorities, and/or financial feasibility.

The Board adopted a scaled down plan to rehabilitate 1025 Second Avenue in 2016 with a move in date of Fall 2019. However, in 2018, staff determined that the prior cost estimate of ~\$50M was too low, and the project was not on track for a Fall 2019 occupancy. The cost estimate increased to \$85 million when a full set of plans and specifications was developed (which also met the requirements of redeveloping a historical site). In August 2018, staff informed the Board that there were not sufficient funds to complete all projects on the bond list at that time. Due to the increased cost of the 1025 project and competing school-based priorities, staff recommended that the project be reduced and predominantly deferred until a potential subsequent bond measure.

## Discussion

### **What options for permanently housing central office did staff explore?**

Staff has evaluated a number of options during its latest round of exploration. Informed by the Board's priorities and previous experience, the following four options for permanently housing Central Office become the most viable options (other options explored included space owned by the City at Frank Ogawa Plaza, and the Zhone Building owned by the Alameda County Office of Education ACOE):

1. Using existing district facilities (not centralized);
2. Leasing at the Supply Bank (Lease agreement with a non-profit organization located near airport);
3. Rebuilding the Cole Campus ("Cole");
4. Rehabilitating 1025 2nd Ave.

In Table A, below, we compare the timeline for completion, cost estimates, and pros and cons of each proposal (at a high level).

*Continued on next page...*

**Table A: Comparing options for permanently housing Central Administration**

	<b>1. Existing OUSD Facilities</b>	<b>2. Supply Bank</b>	<b>3. Cole Campus</b>	<b>4. Rehab 1025</b>
<b>Time</b>	Sept. 2020 (some earlier, some later)	Jan. 2021	Sept. 2022	Aug. 2021
<b>Cost</b>	<p>~\$23-24M, Varies by options</p> <p>-Unless the Measure J spending plan is reprioritized, needs to be paid for by general fund for initial construction-requiring more reductions</p> <p>Or, wait for a new bond which would delay the construction and move in date</p>	<p>~60 year lease at 416K - 500K annually.</p> <p>(~\$25- \$30M in rental for entire lease)</p> <p>-Some move in upgrades required.</p>	<p>~\$55M Total</p> <p>-\$10M with Measure J (Current Bond)</p> <p>-\$45M with new Bond in 2020</p> <p>-\$4.35 M to move other programs out of Cole</p> <p>-requires a new bond unless Measure J spending plan is reprioritized</p>	<p>-\$76 M to \$100 M or more. Includes land acquisition</p> <p>-Requires a new bond unless Measure J spending plan is reprioritized</p>
<b>Pro</b>	<p>-Move into our own buildings</p> <p>-Less expensive option</p>	<p>-Less expensive than Cole</p> <p>-Can house all central office admin</p>	<p>-Our own building and on our own land</p> <p>-Capacity for all staff and conference rooms</p> <p>-Nonconforming DSA - educational space not negatively impacted</p>	<p>-Central Location</p> <p>-Central office in single location</p> <p>-Can design to suit needs</p> <p>-Use of existing facilities</p>
<b>Con</b>	<p>- Central office spread across city. Will impact collaboration,</p>	<p>-Property in not on our own land</p> <p>-Lease ends in 60 years</p>	<p>-Only \$10 out of \$55 million cost is set aside for project.</p>	<p>-Prohibitively expensive</p> <p>-Historical property</p>

	coordination, and efficiency  -May negatively impact space available for students of district or charter schools.	-Not centrally located	-Dependent on getting a 2020 Bond -not centrally located	-Relies on revenue increase (2020 bond, etc)
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## What is the staff recommendation for permanently housing Central Office?

Staff recommends rebuilding the Cole Campus to permanently house the Central Office. The primary advantages of rebuilding Cole are that:

1. It is less expensive than rehabilitating 1025 2nd Ave
2. OUSD develops its own property rather than leasing from a third party; and
3. The property is a large enough to reunify the Central Office, allowing for more efficient operations.

Two considerations for the Board to weigh during its deliberations:

1. **Timely completion of the project is dependent on identifying additional revenues** such as passing a facilities bond in 2020, selling surplus property, and/or funding via the general fund. If this funding is not identified then the project will not be completed. To be clear, this is true of other options as well except for leasing Supply Bank.
2. **Cole is not centrally located.** Even though Cole is near the West Oakland BART station, there may be impacts regarding the accessibility of the site for members of the public.

## What options have been explored for housing Central Office between now and completion of permanent location (“Interim Housing”)?

The Central Office requires interim housing between now and the opening of permanent housing because there are no move-in ready options available. Some key consideration in evaluating our interim housing options:

- There are no move in ready options for 2019-20 for a permanent Administrative Building for Central Staff
- Lease extension at 1000 Broadway for temporary Central Staff housing will be at a cost of approximately \$3M per year .
- District faces a funding shortfall to cover lease payments.
- A fiscally sound strategy to meet both short-term needs and a permanent solution is needed.
- Recommended approach is to minimize cost by reducing amount of leased space and implement staff consolidation plan at 1000 Broadway.
- Concurrently create a capital project for a permanent Administrative Building on

- District-owned property or designated sites.
- Any move to a temporary building as interim housing will require it is paid for by the general fund.
- Legally, the District can't sell or privately lease properties that have been improved with bond funds

We look OUSD’s interim housing needs in two phases.

**Phase I: Sept. 2019-Aug 2020:** Staff recommends that for the 2019-2020 school year, the central office remain in 1000 Broadway, reduce our office space, and place ~25 staff into other facilities. It will cost approximately ~\$1.5 million to reduce our office space. Without this reduction, our rent expense would increase significantly. The fastest option for permanent housing--existing OUSD facilities--would be available at the end of this lease period.

**Phase II: Sept 2020- Sept 2022:** If the Board develops the Cole campus, it will not be ready until Sept of 2022. Phase II offers options for the additional two years required to complete that project. Staff has explored two options:

1. **Option 1: 290 people Remain in 1000 Broadway and move ~20 people to off-site locations:** OUSD would maintain its lease for two additional years. With reduced office space, lease is ~\$3.0 million annually. The estimated costs to move a subset of staff to an off-site location is \$1.5M.
2. **Option 2: Interim Relocation to Existing OUSD facilities:** Move all central office employees to existing district facilities for two years prior to completing the Cole campus.

The pros and cons of these two approaches are reviewed in Table B below.

**Table B: Interim housing for Sept 2020-Sept. 2022**

	Stay in 1000 Broadway	Move to Existing OUSD Facilities
Cost	~6.0 M in rent	~\$23.8M TO \$24.1M. - \$3.5 M to move a special education program to Golden Gate Childhood Development Center (cost \$3.5 M) and moving - \$850 K to OUSD Police Dept.

<b>Pro</b>	<ul style="list-style-type: none"> <li>● Meet demand by some to move out of 1000 Broadway and stop using any funds (bond or general funds) on rent</li> <li>● No disruption to current operations</li> <li>● Allows all staff to stay centralized for duration of transition</li> <li>● General obligation bond eligible with Board-approved permanent housing plan</li> </ul>	<ul style="list-style-type: none"> <li>● Move out sooner than later- we would not have to rent for two more years</li> <li>● Even if we need to move again- we will not have to pay move out costs or pay rent while we wait to move</li> <li>● Can move core teams to same locations (e.g., HR).</li> <li>● The restoration can benefit the temporary location and overall improvement for other long term use (it will not be wasted money)</li> </ul>
<b>Con</b>	<ul style="list-style-type: none"> <li>● Negative public perception</li> <li>● Expensive rent</li> <li>● Not accessible to staff or public</li> </ul>	<ul style="list-style-type: none"> <li>● TEMPORARY MOVES MUST BE PAID BY GENERAL FUND</li> <li>● Significantly more expensive to move staff to new interim OUSD facilities (see above).</li> <li>● Central office spread across city. Will impact collaboration, coordination, and efficiency</li> <li>● Will have to pay for additional move to permanent housing once it is complete</li> </ul>

**Exit costs:** Regardless of when OUSD leaves 1000 Broadway, exit costs are estimated to be ~\$750,000 (\$500,000 to moving central office employees/equipment and ~250,000 to return 1000 Broadway back to its original condition [required by lease]).

### **What is the staff recommendation for interim housing?**

Staff recommends Central Office remain in 1000 Broadway until the completion of the Cole project in November of 2022.

Staff recognizes, and shares, a strong desire to move out of 1000 Broadway as soon as possible. However, staff is making this recommendation because remaining in 1000 Broadway will have a smaller immediately impact OUSD’s general fund and allow OUSD to realize some of its long-term goals.

Two primary reasons we are not recommending OUSD move to existing facilities for interim housing are the following:

1. **Impact on General Fund:** The \$23.8 - \$24.1 million to make required facilities upgrades, plus \$4.35 M to move the special education program and OUSD PD will immediately impact the general fund. This would require ~\$28-30 m additional reductions to 2019-2020 year budget.
2. **Disruption of moving:** The disruption involved with moving the special education program and OUSD PD. These programs may eventually have to move, but waiting allows OUSD to develop additional options for the moves.

**Fiscal Impact**

**Table C: Stay in 1000 Broadway until completion of Cole Campus**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$3.0 M Rent	-\$3.0 M Rent -\$750K Broadway Exit	
<b>Cole Project</b>	-\$10 M planning etc.		-\$3.5 M Move Sped Program -\$500 K Move OUSD PD	-Move in Costs

**Table D: Move into OUSD existing sites prior to Cole Completion**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$750K Broadway Exit Cost		
<b>Cole Project</b>			\$3.5 M Move Sped Program -\$500 K Move OUSD PD	
<b>Upgrade OUSD Facilities</b>	\$~23/24 M Upgrades to OUSD Facilities	-Move into OUSD Building		-Move into Cole Costs



**Appendices: Appendix A: BOE actions related to 1025 and Central Office**

The Board has considered a number of options.

- 6/23/2013 - Approved initial lease for 1000 Broadway
- 8/8/2013 - Contract with HY Architects for scope and renovation plans for 1025.
- 6/24/2014 - RFQ Issued, prioritized mixed use to off-set costs; Finalist to be selected by Sept 2014
- 7/30 - RFQ Updated, finalist selected by Nov 12, 2014
- Early proposal for development?
- 7/29/2014 - Contract with individual for community engagement
- 10/16/2014 - BOE adopts resolution "Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue" Requires (1) BOE action in formal responses to RFQ; (2) Community engagement; (3) two written progress updates; and (4) Present designs for BOE action by April 22, 2015.
- 01/14/2015 - Change to HY contract to provide conceptual designs for 1025.
- 04/15/2015 - Contract with Niam Group for community engagement.
- 04/20/2015 - BOE presented with three options for 1025.
- 05/13/2015 - Expand and extend 1000 Broadway lease to 08/2019
- 11/13/2015 - BOE presentation on three options for 1025
- 04/13/2015 - contract for historical assessment of 1025
- 10/13/2016 - Contract for design services for renovation of 1025
- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) and completion by 08/2019. To be paid for by Measure J. Report to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE re update on 1025 progress (on track for 08/2019 move in date)
- 07/2017 - Issues New RFP for rehabing 1025.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8/2018 and 12/3/2018 - updates on facilities committee on expenditures and use of measure J Funds to rehab 1025. (documents not available).

Appendix B: Costs for Consolidating OUSD's 1000 Broadway Office Space

1000 BROADWAY CONSOLIDATION PLAN						<b>DRAFT</b>
	TENANT IMPROVEMENT COSTS	SUITE RESTORATION COSTS	MOVE OUT COSTS	MOVE IN COSTS	OFF-SITE STORAGE COST	TOTALS
SUITE 150	\$31,000			\$21,000		\$52,000
SUITE 295		\$130,000	\$90,000			\$220,000
SUITE 300	\$106,000			\$7,000		\$113,000
SUITE 398		\$118,000	\$57,000			\$175,000
SUITE 440	\$192,000			\$15,000		\$207,000
SUITE 450	\$1,000			\$1,000		\$2,000
SUITE 600		\$203,000	\$108,000			\$311,000
SUITE 640		\$64,000	\$31,000			\$95,000
SUITE 680		\$169,000	\$78,000			\$247,000
<b>TOTALS</b>	<b>\$330,000</b>	<b>\$684,000</b>	<b>\$364,000</b>	<b>\$44,000</b>	<b>\$85,000</b>	<b>\$1,507,000</b>

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
Enactment Date	12/19/2016

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# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)



- establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
- 5) Initiate the California Environmental Quality Act (CEQA) process;
  - 6) Provide a progress report to the Board of Education in June 2017;
  - 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  - 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  - 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  - 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  - 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
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# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)





establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;

- 5) Initiate the California Environmental Quality Act (CEQA) process;
- 6) Provide a progress report to the Board of Education in June 2017;
- 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
- 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
- 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
- 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
- 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson



Chief Operations Officer

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## MEMO

**To:** OUSD Board of Education Directors

**From:** Antwan Wilson, Superintendent  
Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities, Planning and Management

**Date:** June 4, 2015

**Re:** Dr. Marcus Foster Educational Leadership Campus

- I. **Action:** Authorization by the Board of Education for the Superintendent of Schools or his designee to proceed with further development of Conceptual Design 1 of the proposed Dr. Marcus Foster Education Leadership Campus; to name the campus in honor of Dr. Marcus Foster; to establish a project committee per Board Policy on Community Engagement 7155; to initiate the California Environmental Quality Act (CEQA); to conduct further study on the transportation, parking, and financing options.
- II. **Background:** On November 19, 2014, the Board of Education directed the Superintendent to:
  - a. 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 below.
  - b. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
  - c. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
  - d. 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.

On May 27, 2015, the Educational Leadership Committee presented a 55 page written report, which included a section on Board Considerations, a presentation on the community process and community values of the community, project implementation steps and timeline, and financing options to fund the project.

- III. **Discussion:** In order to initiate the multiple steps involved in a major construction project of this magnitude and to set the course for timeline implementation of this project,



it is recommended that the Board of Education authorize the Superintendent and staff to do the following:

- Establish this as a project and begin to develop the project committee
- Initiate the California Environmental Quality Act (CEQA) process
- Research more efficient ways to address parking and conduct a transportation study
- Research the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees
- Explore the financing options more deeply and solidify a plan to finance the project
- Limit bond exposure for this project and address as many of the values, priorities, and interest of the community that a reduced budget can afford

**IV. Recommendation**

Approval by the Board of Education for the Superintendent of Schools or his designee to proceed with further development the proposed Dr. Marcus Foster Education Leadership Campus and name the campus in honor of Dr. Marcus Foster.

**V. Fiscal Impact**

The limited use of bond funds not to exceed \$75M and the use of other funding options as appropriately secured to fund any remaining balanced of a final project.

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1415-1166**

**AUTHORIZATION TO MOVE FORWARD WITH ESTABLISHING A PROJECT  
COMMITTEE TO REFINING AND SCOPE THE NEW EDUCATIONAL  
LEADERSHIP CAMPUS,  
INITIATE THE CEQA PROCESS,  
PROVIDE A PROGRESS REPORT IN EARLY FALL OF 2015,  
AND  
NAME THE PROJECT IN HONOR FORMER SUPERINTENDENT DR. MARCUS  
FOSTER**

**WHEREAS**, at the May 27, 2015 meeting of the Board of Education, the Superintendent of Schools, presented an updated Property Asset Management Report on the proposed Dr. Marcus Foster Education Leadership Campus;

**WHEREAS**, the Superintendent recommended that the District proceed with utilizing Conceptual Design 1 as the design that most closely reflects the diverse community values, priorities, and interests for the Dr. Marcus Foster Educational Campus;

**WHEREAS**, as provided in the Board Policy on Community Engagement 7155, the Superintendent recommended that he establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision;

**WHEREAS**, the Superintendent also recommended that the District initiate the California Environmental Quality Act (CEQA) process and provide a progress report to the Board of Education in early fall of 2015;

**WHEREAS**, the Superintendent further recommended that the Board of Education provide clear budget parameters for the project and allow the staff to solidify through more analysis and study the best funding sources for financing the project;

**WHEREAS**, in addition, the Superintendent recommended that the new campus be named the "Dr. Marcus Foster Educational Leadership Campus" in honor of Dr. Marcus Foster who was assassinated at the site of the proposed new campus in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center;

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the recommendation that the new education campus be named in honor of her father;

**WHEREAS**, the Oakland Tribune wrote at Dr. Foster's death in 1973, "Dr. Foster believed that all students could learn. He was committed to the vision of students being enriched by teaching and then passing on that treasure to future generations. ... "It was no castle of dreams he built in this city. It was a solid edifice fashioned, brick by brick, of academic improvement, of trust among people, of inspiration and enthusiasms and confidence;"

**WHEREAS**, naming the new educational leadership campus for Dr. Foster is a fitting tribute to a man who said, in a message to all OUSD employees “when the pieces are in place, when we are done with the temporary preoccupation and the catchphrases, when we feel the power and exhilaration of real movement toward our objectives, then will come an important realization. Our success will come not because of Board directives, or the Superintendent’s notions, or the staff’s creativity, or the community’s yearning. We will make it because we have the common need to draw on each other, and the audacity to believe that in concert, we are equal to the great tasks;”

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Education of the District hereby authorizes the District to:

1. Proceed with utilizing Conceptual Design 1 as a starting point to developing and scoping out a project that represents the community values, priorities, and interests for the Dr. Marcus Foster Educational Campus.
2. Direct the Superintendent to establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision.
3. Initiate the California Environmental Quality Act (CEQA) process.
4. Provide a progress report to the Board of Education in early fall of 2015;
5. Work within specific budget parameters and solidify through more analysis study the best funding sources for financing the project.
6. Name the new campus the “Dr. Marcus Foster Educational Leadership Campus” in honor of Dr. Marcus Foster who was assassinated at the site in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center.



**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 10<sup>th</sup> day of June, 2015, by the following vote, to wit:

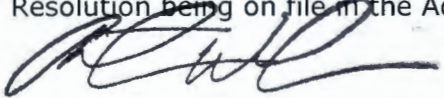
**AYES: Aimee Eng, Jumoke Hinton Hodge, Nina Senn, Roseann Torres, Shanthi Gonzales, Vice President Jody London, President James Harris**

**NOES: None**

**ABSTAINED: None**

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 10<sup>th</sup> day of June, 2015 with a copy of such Resolution being on file in the Administrative Office of said district.



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Antwan Wilson

RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1819-0007

**District's Capital (Facilities) Program - Revised Spending Plan - August 2018**

**WHEREAS**, in June 2012, Oakland voters passed Measure J, a \$475 million School Facilities Improvement Bond;

**WHEREAS**, the Facilities Master Plan developed in 2012 identified that the Facilities needs cost more than the funding sought by the bond measure;

**WHEREAS**, as project scopes have expanded, construction costs have increased over time, and various circumstances have contributed to delays, there are insufficient funds in Measure J to complete all of the projected projects on the Measure J spending plan;

**WHEREAS**, it is estimated that an additional \$160 million would be needed to complete all of the committed Measure J projects as currently scoped and within the timeframes committed;

**WHEREAS**, a framework was developed to determine which projects to reduce or defer to ensure that the District's capital spending plan is balanced with resources; the framework recommends cuts that are: (1) furthest away from the classroom; (2) not yet in construction or furthest away from construction; (3) least harmful to the overall District and Facilities program,

**WHEREAS**, the District's Capital (Facilities) Program – Revised Spending Plan – August 2018 (attached as Exhibit A) applies this framework to recommend reductions to specified projects to balance the spending plan,

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby adopts the revised District's Capital (Facilities) Program – Revised Spending Plan – August 2018 attached hereto as Exhibit A and authorizes the use of Measures B and J , Measures B and J Interest, Fund 25 (Capital Facilities ) and Fund 35 (County School Facilities) Funds, as stated in Exhibit A, as the funding sources for related expenditures for facilities projects subject to the Board's approval of the contracts, or other Board required authorizations, if any, for such expenditures.

Passed by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	Student Directors Chavez and Omosowho

PREFERENTIAL RECUSED: None  
 AYES: Jody London, Nina Senn, Roseann Torres, Shanthi Gonzales, President Aimee Eng  
 NOES: Vice President Jumoke Hinton Hodge, James Harris  
 ABSTAINED: None  
 RECUSED: None  
 ABSENT: None

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District, held on August 22, 2018.


Legislative File Info.	
File ID Number:	18-1729
Introduction Date:	8/1/18
Enactment Number:	18-1395
Enactment Date:	8/22/18 os

**OAKLAND UNIFIED SCHOOL DISTRICT**




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Aimee Eng  
 President, Board of Education




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Kyla Johnson-Trammell  
 Superintendent and Secretary, Board of Education

Exhibit "A" - Revised Measure J Spending Plan

District's Capital (Facilities) Program - Revised Spending Plan - August 2018  
Exhibit "A"

FACILITIES PLANNING & MANAGEMENT												
												August 16, 2018
		Board Approved - June 2017				New Proposed Funding Plan - August 2018						
All Capital Resources - Summary of changes	Measure J	Measure B \$65M	Measure B Interest	TOTAL	Measure J	Measure B \$65M	Fund 35	Fund 25	Measure B Interest	Measure J Interest	TOTAL	
<b>Modernizations and New Construction</b>												
1 California Solar Initiative (CSI) Project	\$ 35,000,000	\$ -	\$ -	\$ 35,000,000	\$ 31,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000	
2 Glenview Elementary School - Replacement	\$ 47,000,000	\$ -	\$ -	\$ 47,000,000	\$ 37,000,000	\$ 11,800,000	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 58,800,000	
3 Madison Grade Expansion Project (From 6-9 to 6-12)	\$ 27,000,000	\$ -	\$ -	\$ 27,000,000	\$ 15,500,000	\$ 5,200,000	\$ -	\$ 15,700,000	\$ -	\$ -	\$ 36,400,000	
4 Greenleaf Expansion Project (From K-5 to K-8)	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000	\$ 39,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,480,000	
5 Sankofa Expansion Project (From K-5 to K-8)	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
6 Fremont High School - Replacement	\$ 80,000,000	\$ 2,000,000	\$ -	\$ 82,000,000	\$ 117,000,000	\$ 3,800,000	\$ -	\$ 12,400,000	\$ -	\$ -	\$ 133,200,000	
7a Education Learning Complex (ELC2)	\$ 38,000,000	\$ 5,000,000	\$ -	\$ 43,000,000	\$ 14,620,000	\$ -	\$ 2,880,000	\$ -	\$ -	\$ -	\$ 17,500,000	
7b Interim Housing	\$ 6,500,000	\$ -	\$ -	\$ 6,500,000	\$ 14,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,480,000	
8 McClymonds HS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
9 Castlemont HS Intensive Support Site	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
10 Brookfield ES Intensive Support Site	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 4,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
11 Frick MS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
12 Central Kitchen/Commissary at Foster Site	\$ 45,000,000	\$ 8,000,000	\$ -	\$ 53,000,000	\$ 50,000,000	\$ 21,000,000	\$ -	\$ -	\$ -	\$ -	\$ 71,000,000	
13 School Kitchens 1 & 2	\$ 10,975,000	\$ 17,800,000	\$ -	\$ 28,775,000	\$ 7,750,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 7,775,000	
14 Roosevelt Modernization (Design Only)	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
<b>Subtotal</b>	<b>\$ 341,475,000</b>	<b>\$ 40,800,000</b>	<b>\$ -</b>	<b>\$ 382,275,000</b>	<b>\$ 339,830,000</b>	<b>\$ 46,825,000</b>	<b>\$ 2,880,000</b>	<b>\$ 38,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 427,635,000</b>	
<b>Security Projects</b>												
15 Security Camera Plan (Design Only)	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	
16 Security Improvement District Wide	\$ 2,000,000	\$ 4,000,000	\$ -	\$ 6,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
<b>Subtotal</b>	<b>\$ 2,500,000</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ 6,500,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	
<b>Energy and Technology</b>												
17 Prop 39 Energy Efficiency	\$ 8,625,000	\$ -	\$ -	\$ 8,625,000	\$ 8,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,625,000	
18 Educational Technology	\$ 2,000,000	\$ 1,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
19 Technology and Common Core	\$ 7,200,000	\$ -	\$ -	\$ 7,200,000	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200,000	
20 Technology Infrastructure Upgrades	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 5,000,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	
<b>Subtotal</b>	<b>\$ 20,325,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ 23,825,000</b>	<b>\$ 20,325,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,825,000</b>	
<b>Other Capital Improvements</b>												
21 Paving and Infrastructure	\$ 6,186,496	\$ -	\$ -	\$ 6,186,496	\$ 5,863,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,863,066	
22 Bathroom Renovations	\$ 8,049,489	\$ -	\$ -	\$ 8,049,489	\$ 2,800,000	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 4,500,000	
23 Roofing Projects	\$ 1,564,647	\$ -	\$ -	\$ 1,564,647	\$ 1,564,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,564,647	
24 Fruitvale ES Bleachers/Restrooms	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 912,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 912,740	
25 Child Development Centers Improvements - Laurel	\$ 3,500,000	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	
26 Boiler Replacements	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	
27 DSA Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	
29 Mobile Modular Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,000	\$ -	\$ -	\$ -	\$ 204,000	
30 ADA Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
31 Health Clinics - Oakland Tech	\$ 2,500,000	\$ -	\$ 500,000	\$ 3,000,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	
32 Joaquin Miller ES Playstructure	\$ 80,917	\$ -	\$ -	\$ 80,917	\$ 80,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,917	
33 Claremont MS Kitchen Fire	\$ 1,500,000	\$ 3,500,000	\$ -	\$ 5,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
34 Science Classrooms and Labs	\$ 12,750,000	\$ -	\$ 500,000	\$ 13,250,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
35 Playmatting and Playstructures	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
36 Manzanita ES Play Area	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
37 Bella Vista ES Portable Removal	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ 573,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573,998	
38 Skyline HS Gym Roof	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 650,000	
<b>Subtotal</b>	<b>\$ 47,381,549</b>	<b>\$ 3,500,000</b>	<b>\$ 1,000,000</b>	<b>\$ 51,881,549</b>	<b>\$ 24,745,368</b>	<b>\$ 3,000,000</b>	<b>\$ 2,654,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,399,368</b>	
<b>Field Projects</b>												
39a Turf Field Replacement - Skyline HS	\$ 2,035,000	\$ -	\$ -	\$ 2,035,000	\$ 1,929,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929,463	
39b Turf Field Replacement - Oak Tech HS Field	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ -	\$ -	\$ -	\$ 1,850,000	
39c Turf Field Replacement - Castlemont HS & McClymonds HS	\$ 2,700,000	\$ -	\$ -	\$ 2,700,000	\$ 2,400,000	\$ 1,000,000	\$ 2,000,000	\$ 600,000	\$ -	\$ -	\$ 6,000,000	
41 Carter @ Oakland International HS Turf Replacement	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	
41 Burbank ES Site Improvements	\$ 2,550,000	\$ -	\$ -	\$ 2,550,000	\$ 2,078,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,078,000	
42 Parker ES Astro Turf Installation	\$ 1,762,493	\$ -	\$ -	\$ 1,762,493	\$ 1,733,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,860	
43 Scoreboard at Fields	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 89,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,250	
44 Middle School Fields	\$ 5,500,000	\$ 3,950,000	\$ -	\$ 9,450,000	\$ 5,525,000	\$ 2,925,000	\$ -	\$ -	\$ -	\$ -	\$ 8,450,000	
45 Emerson Field	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	
<b>Subtotal</b>	<b>\$ 19,147,493</b>	<b>\$ 5,800,000</b>	<b>\$ -</b>	<b>\$ 24,947,493</b>	<b>\$ 17,555,573</b>	<b>\$ 5,775,000</b>	<b>\$ 2,000,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,930,573</b>	
46 Lead Abatement	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	
47 Bond Program Contingency	\$ -	\$ 6,900,000	\$ -	\$ 6,900,000	\$ 7,000,000	\$ 2,900,000	\$ -	\$ -	\$ 2,000,000	\$ 2,500,000	\$ 14,400,000	
48 Bond Program Coordination	\$ 41,670,958	\$ 500,000	\$ -	\$ 42,170,958	\$ 58,244,059	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 59,244,059	
49 Facility Master Plan	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
50 Lincoln Water Intrusion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,210,000	\$ -	\$ -	\$ -	\$ 2,210,000	
51 Prior Board Approved Alarm Projects	\$ -	\$ -	\$ 8,480,000	\$ 8,480,000	\$ -	\$ -	\$ -	\$ -	\$ 7,480,000	\$ -	\$ 7,480,000	
<b>Subtotal</b>	<b>\$ 475,000,000</b>	<b>\$ 65,000,000</b>	<b>\$ 9,480,000</b>	<b>\$ 549,480,000</b>	<b>\$ 475,000,000</b>	<b>\$ 65,000,000</b>	<b>\$ 9,744,000</b>	<b>\$ 38,700,000</b>	<b>\$ 9,480,000</b>	<b>\$ 2,500,000</b>	<b>\$ 600,424,000</b>	

**RESOLUTION NO. 1819-0211**  
**ADOPTED AS AMENDED**  
**6/5/2019**

**RESOLUTION OF THE BOARD OF  
EDUCATION OF THE OAKLAND  
UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1819-0221**

**Approval of Resolution No. 1819-0221 - Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.**

**WHEREAS**, at the April 22, 2019 and May 10, 2019 Facilities Committee meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the Cole Campus located at 1011 Union St, Oakland, CA 94607 (“Project”) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, the proposal to rehabilitate the Cole Campus as the District’s Administrative Center; and

**WHEREAS**, construction of the Project is projected to be completed by September of 2022; and

**WHEREAS**, the Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate the CEQA Process, and Provide an Initial Progress Report to the Board in June 2017, and

**WHEREAS**, the Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1617-0007 to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District’s Administrative Center.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education hereby rescinds Resolution No. 1718-0109 Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**BE IT FURTHER RESOLVED THAT,** the Board of Education approves the proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

1. To use Measure J and/or future bond funds to fund the project; and
2. To use \$1.5 million of general funds for consolidating space at 1000 Broadway as the interim housing location; and
3. Initiate the California Environmental Quality Act (CEQA) process; and
4. Provide a progress report to the Board of Education in November 2019 and regular updates to the Facilities Committee; and
5. Comply with all requirements of the California Public Contracts Code, the District’s Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311; and
6. Study and report to the Board in November 2019 on efficient ways to address those elements of community-facing services which benefit from central physical locations, such as enrollment and family resource center; and
- ~~7. Further explore options for preserving the historic nature of 1025 and future use of the property as an educational complex to serve our students.~~
7. Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the site. Further explore the feasibility of a partnership with Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond the full continuum in the pre-school to college and beyond; and
8. In accordance with Board Policy 7155, we plan to establish a Project Committee for this project and any other project on the capital projects list.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 5th day of June, 2019 by the following vote:

PREFERENTIAL AYE:           None

PREFERENTIAL NAY:       None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSAL: None

AYE: Jumoke Hinton Hodge, Gary Yee, Shanthi Gonzales, Vice President Jody London

NAY: Roseann Torres and James Harris

ABSTAIN: None

RECUSED: None

ABSENT: President Aimee Eng, Yoto Omosowho (Student Director), Josue Chavez (Student Director)

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on the 5th Day of June, 2019.



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Kyla Johnson-Trammell, Secretary  
Board of Education

Board Office Use:

Legislative File ID Number 19-0901

Introduction Date: 4/26/19

Enactment Number: 19-0917

Enactment Date: 6/5/2019 LF



Board Office Use: Legislative File Info.	
File ID Number	20-1474
Introduction Date	8/1/2020
Enactment Number	20-1138
Enactment Date	8/1/2020 er



# Memo

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Joshua R. Daniels, General Counsel  
Tadashi Nakadegawa, Acting Deputy Chief of Facilities Planning and Management  
Jody Talkington, Senior Director of Strategic Projects

**Meeting Date** August 1, 2020

**Subject** Revised Proposed November 2020 G.O. Bond Measure

**Action** Approve Resolution No. 2021-0001A - *Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith*, which would place the same \$735 million bond approved on June 29, 2020 on the November 2020 ballot but with (non-substantive) technical adjustments to the 75-word ballot question

**Background** On June 29, 2020, after an extensive process involving staff and community, the Board discussed, amended, and then unanimously approved Resolution No. 2021-0001 - *Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith*, which placed a \$735 million bond on the November 2020 ballot.

**Discussion** Elections Code section 13119(a) states, in relevant part, that the 75-word ballot question for “a measure proposed by a local governing body . . . , including a measure authorizing the issuance of bonds or the incurrence of debt, shall have printed on them the words ‘Shall the measure (stating the nature thereof) be adopted?’” The Alameda County Registrar of Voters has previously not strictly enforced this statute by requiring the 75-word ballot question take this form; and there was not yet been any indication that the Alameda County Registrar of Voters will do so for this upcoming election.

However, since the June 29 vote by the School Board, a lawsuit out of San Diego County (*McConnell et al. v. Maland et al.*, 37-2019-00065808-CU-WM-CTL, SD Sup. Ct.) has come to staff’s attention which challenges

a measure on the basis that it does not conform to the structure required by Elections Code section 13119(a). Rather than risk a similar challenge, staff is proposing to make technical changes to the 75-word ballot question out of an abundance of caution. **These technical changes do not change anything substantive about the measure, including the bond project list.**

More specifically, in comparison to the Resolution from June 29, 2020, this Resolution contains the new 75-word ballot question, a few additional WHEREAS clauses, and the addition of Section 8 to the “Now, Therefore, Be It Resolved” portion. Exhibit A (the Full Text of the Bond Measure) and Exhibit B (the Tax Rate Statement) of the Resolution are exactly the same.

In effect, approval of this Resolution would place the same G.O. Bond Measure on the November 2020 ballot as approved by the Board on June 29, 2020, except that this Resolution includes the adjusted 75-word ballot question.

**Fiscal Impact**

See the Tax Information Statement, which is Exhibit B to the Resolution, which is found in the attached Resolution.

**Attachment**

Resolution No. 2021-0001A - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith



**BOARD OF EDUCATION 2020**

**Jody London**, President, District 1

[jody.london@ousd.org](mailto:jody.london@ousd.org)

**Shanthi Gonzales**, Vice President, District 6

[shanthi.gonzales@ousd.org](mailto:shanthi.gonzales@ousd.org)

**Aimee Eng**, District 2

[aimee.eng@ousd.org](mailto:aimee.eng@ousd.org)

**Jumoke Hinton Hodge**, District 3

[jumoke.hintonhodge@ousd.org](mailto:jumoke.hintonhodge@ousd.org)

**Gary Yee**, District 4

[gary.yee@ousd.org](mailto:gary.yee@ousd.org)

**Roseann Torres**, District 5

[roseann.torres@ousd.org](mailto:roseann.torres@ousd.org)

**James Harris**, District 7

[james.harris@ousd.org](mailto:james.harris@ousd.org)

RECEIVED  
Alameda County

August 3, 2020

AUG 03 2020

Reg. of Voters

**HAND DELIVERED; ENDORSED COPY REQUESTED**

Tim Dupuis  
Registrar of Voters  
County of Alameda  
1225 Fallon Street, Rm. G-1  
Oakland, CA 94612

Anika Campbell-Belton  
Clerk, Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, CA 94612

Dear Mr. Dupuis and Ms. Campbell-Belton:

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election, And Authorizing Necessary Actions In Connection Therewith [\$735 Million – November 3, 2020]**

Enclosed please find copy with original signatures of Oakland Unified School District Board of Education Resolution No. 2021-0001A, adopted August 1, 2020, Ordering A School Bond Election for up to \$735 Million for the District on the Tuesday, November 3, 2020 General Election Ballot. The particulars are stated in the Resolution.

Also enclosed in the letter packet for you, Mr. Dupuis, on a flash drive, is a Microsoft Word copy of the Resolution.

The District respectfully requests each of you to take any and all necessary official actions, required by law, to cause this matter to be placed before District voters on the November 3, 2020 Ballot.

I also will serve as liaison to your respective office as you prepare this Measure for the Ballot.

Tim Dupuis, Registrar of Voters

Anika Campbell-Belton, Clerk, Board of Supervisors

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election,  
And Authorizing Necessary Actions In Connection Therewith [ \$735 Million – November 3, 2020]  
August 3, 2020**

Page 2 of 2

If I may respond to any questions or queries that you may have regarding the District's request, please feel free to communicate with me at 510/455-0797 (cell), or in my unavailability, Josh Daniels, General Counsel, at 510/842-5227 (cell).

Sincerely,



Edgar Rakestraw, Jr.

Executive Assistant & Parliamentarian, Governing Board

Manager, Legislative Operations

Form 700 Filing Officer

Oakland Unified School District (OUSD)

1000 Broadway, Suite 300

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[Edgar.Rakestraw@ousd.org](mailto:Edgar.Rakestraw@ousd.org)

ER:st

Enclosure: Oakland Unified School District Board of Education Resolution No. 2021-0001A

cc: Josh Daniels, General Counsel (w/o enclosure)

President Jody London and Members, Board of Education (w/o enclosure)

Kyla Johnson Trammell, Secretary, Board of Education (w/o enclosure)



# BALLOT MEASURE SUBMITTAL FORM

RECEIVED  
Official Use Only: Date Stamp  
Alameda County

AUG 03 2020

Reg. of Voters

All fields with an \* are required.

BALLOT MEASURE QUESTION	
Jurisdiction Name *: Oakland Unified School District	Election Date *: 11/3/2020
<p><b>Note:</b> The information as it appears within the text box will be printed on the ballot and voter guide.</p> <p>Insert ballot question text here *:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Shall Oakland Unified School District's measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens' oversight, audits, and no money for administrator salaries be adopted?</p> </div>	
<b>TYPE OF MEASURE *</b>	<b>PERCENTAGE NEEDED TO PASS *</b>
<input type="checkbox"/> Regular Measure <input type="checkbox"/> Parcel Tax <input checked="" type="checkbox"/> Bond Measure <input type="checkbox"/> Charter Amendment	<input type="checkbox"/> 50% + 1 <input type="checkbox"/> 66.6667% <input type="checkbox"/> 2/3 <input checked="" type="checkbox"/> Other: 55%
<b>FULL-TEXT OPTION *</b>	
Full Text to be printed in the Voter Information Pamphlet:	
<input checked="" type="checkbox"/> YES (note: must provide an MS Word file) <input type="checkbox"/> NO – Do not print, but it's accessible at: _____	
<b>AUTHORIZED REPRESENTATIVE/CONTACT PERSON *</b>	
<i>(office use)</i>	
<b>Print Name:</b> Edgar Rakestraw, Jr. Executive Assistant and Parliamentarian, Governing Board	<b>Signature:</b> 
<b>Phone #:</b> 510/455-0797 (cell) 510/879-8658 office - direct line	<b>Email:</b> Edgar.Rakestraw@ousd.org
<b>CONTACT INFORMATION</b>	
<i>(public use)</i>	
<b>Phone #:</b> 510/879-8658	<b>Email:</b> Edgar.Rakestraw@ousd.org
	<b>Website:</b> https://www.ousd.org

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**NOE LUCIO**

CANDIDATE AND NOMINATION SERVICES  
REGISTRAR OF VOTERS, ALAMEDA COUNTY

COURT HOUSE  
1225 FALLON ST., RM. G-1  
OAKLAND, CA 94612

Tel (510) 272-6985  
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RECEIVED  
Alameda County

RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT

AUG 03 2020

RESOLUTION NO. 2021-0001A

Reg. of Voters

ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION  
THEREWITH

**WHEREAS**, the Board of Education (“Board”) of the Oakland Unified School District (“District”), located in the County of Alameda (“County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (“Education Code”);

**WHEREAS**, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether general obligation bonds (“bonds”) of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*;

**WHEREAS**, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, (c) that the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (d) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds;

**WHEREAS**, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to help determine which projects to finance from a local bond at this time;

**WHEREAS**, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (“Bond Project List”);

**WHEREAS**, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code;

**WHEREAS**, such a statewide general election is scheduled to be conducted throughout the District on November 3, 2020;

**WHEREAS**, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor;

**WHEREAS**, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed;

**WHEREAS**, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code;

**WHEREAS**, Section 9400 *et seq.* of the Elections Code ("Elections Code") requires that a tax information statement be contained in all official materials, including any voter information guide prepared, sponsored or distributed by the District, relating to the election, and this statement is contained in Exhibit B attached hereto and incorporated herein;

**WHEREAS**, the Board desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election;

**WHEREAS**, the Board previously approved Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith, which contained all the necessary information to place the proposed G.O. Bond Measure on the November 2020 Ballot, including the language for the 75-word ballot question;

**WHEREAS**, the language of the 75-word ballot question requires a technical adjustment to ensure that it complies with State law; and



**WHEREAS**, the G.O. Bond Measure proposed by this Resolution is exactly the same as the G.O. Bond Measure proposed by Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith except for the technical adjustments to the language of the 75-word ballot question.

**NOW, THEREFORE, BE IT RESOLVED**, the Board determines and orders as follows:

**Section 1.**      **Recitals.** All of the above recitals are true and correct.

**Section 2.**      **Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

**Section 3.**      **Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County (“Registrar of Voters”) is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b)      *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot (“ballot statement”):

Shall Oakland Unified School District’s measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens’ oversight, audits, and no money for administrator salaries be adopted?

As provided above, the Registrar of Voters is hereby requested to include the phrase “See voter guide for tax rate information” in the statement of the proposition.

(c)      *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d)      *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same

territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

**Section 4. Delivery of Order of Election to County Officers.** The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the full text of the measure attached hereto as Exhibit A, and the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

**Section 5. Ballot Arguments.** The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

**Section 6. Further Authorization.** The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

**Section 7. Effective Date.** This Resolution shall take effect upon its adoption by a two-thirds vote of the Board.

**Section 8. Replacement of Prior Resolution.** This Resolution replaces and supersedes Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith.

**PASSED AND ADOPTED** this 1st day, August, 2020, by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

NOES: None

ABSTAIN: None


ABSENT: Vice President Shanthi Gonzales

APPROVED:

  
\_\_\_\_\_

Jody London  
President of the Board of Education of the  
Oakland Unified School District

Attest:

  
\_\_\_\_\_

Kyla Johnson Trammell  
Secretary of the Board of Education of the  
Oakland Unified School District

AUG 03 2020

EXHIBIT A  
FULL TEXT OF BOND PROPOSITION

OAKLAND UNIFIED SCHOOL DISTRICT

Reg. of Voters

This bond proposition ("proposition") may be known and referred to as the "Oakland Unified School District Classroom Repair/Safety Improvement Measure" or as "Measure \_\_\_". *[designation to be assigned by County Registrar of Voters]*

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District ("District") voting on the proposition, the District shall be authorized to issue and sell general obligation bonds ("bond") of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below ("Bond Project List"), subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code ("Education Code")).

**Evaluation of Needs.** The Board of Education of the District ("Board") has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens' Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens' oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project

List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code ("Government Code") Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

## FURTHER SPECIFICATIONS

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## BOND PROJECT LIST

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and

similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval.

Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

#### **SITE-SPECIFIC PROJECTS**

**The following projects are authorized at the specific site(s), are supplemental to, and do not limit the authorization set forth elsewhere such as in the District-Wide Projects section below:**

- Coliseum College Prep Academy (1390 66<sup>th</sup> Avenue)
  - Site expansion
  - Additional classrooms
  
- Claremont Middle School (5750 College Avenue)
  - New kitchen
  - New cafeteria/multipurpose room
  
- Elmhurst United Middle School (1800 98<sup>th</sup> Avenue)
  - Site modernization
  
- Garfield Elementary School (1640 22<sup>nd</sup> Avenue)
  - Site renovation or replacement (partial or total)
  
- Hillcrest Elementary School (30 Marguerite Drive)
  - New kitchen

- Laurel Child Development Center (3825 California Street)
  - Site renovation or replacement (partial or total)
  
- Marcus Foster Educational Leadership Center (1025 2<sup>nd</sup> Avenue)
  - Site plan
  - Site replacement
  - Facilities for alternative education and career technical education programming
  - Community service facilities
  - Central administration facilities, including but not limited to student and family facing services
  
- McClymonds High School (2607 Myrtle Street)
  - Site renovation or replacement (partial or total)
  - Site expansion to accommodate additional grade levels
  
- Melrose Leadership Academy/Maxwell Park Elementary School (5328 Brann Street and 4730 Fleming Avenue)
  - Site renovation (partial or total)
  - Site expansion/school consolidation at 4730 Fleming Avenue
  
- Piedmont Avenue Elementary School (4314 Piedmont Avenue)
  - New kitchen
  
- Roosevelt Middle School (1926 East 19<sup>th</sup> Street)
  - Site renovation or replacement (partial or total)
  
- Skyline High School (12250 Skyline Blvd)
  - ADA compliance
  - Bathrooms
  - Remove, replace, or acquire portables
  - Seismic

#### **DISTRICT-WIDE PROJECTS**

**In addition to the site-specific projects listed above, the following projects are also authorized at all current and future District locations:**

- Facilities and technology improvements, including, but not limited to:
  - accommodation of more grade levels
  - acquisition of real property
  - addition of portables
  - athletic facilities and fields, such as gyms, turf, lighting, seating, fencing, pools, and courts, and including but not limited to Title IX compliance
  - central, on-site, and community kitchens
  - classroom and instructional technology (e.g., internet-connected devices and portable Wi-Fi equipment to connect to the internet) and technology infrastructure including but not limited to technology



- infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
  - classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs and alternative education program
  - early childhood development centers, family counseling rooms, school health centers
  - electrical infrastructure
  - electrical systems, including but not limited to power distribution
  - facility grounds and building systems
  - hardscape
  - HVAC systems
  - landscape
  - landscaping and paving
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
  - natural gas systems
  - plumbing, including, but not limited to hot water systems, wastewater systems, potable water systems, grey water systems, and sprinkler systems
  - removal of portables and replacement with permanent buildings
  - roofs,
  - sanitation
  - school playgrounds and educational gardens
- Health, safety, and security improvements including, but not limited to:
    - building accessibility
    - cameras
    - centralized clock systems
    - centralized door locking systems
    - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
    - fencing
    - large-scale disasters, climate change, or Acts of God, including, but not limited to, earthquakes and fires
    - Public Safety Power Shutoffs (PSPS)
    - security systems and fire alarm systems
    - seismic safety including, but not limited to seismic retrofits
    - wildfire safety
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
    - automatic control systems
    - energy supply resiliency
    - facility insulation

- light pollution mitigation
  - lighting, lighting technology, and other lighting control systems
  - living schoolyards
  - photovoltaic panels
  - renewable power generation and storage equipment, infrastructure, and technology
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - storm water impacts including but not limited to drainage and retention
  - window shades, sun-shades, as well as other shade and daylighting enhancements
- Improved utilization of unused or under-used assets, including, but not limited to:
    - administrative sites and inactive sites
    - consolidation of schools
    - expansion of schools
    - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
    - sites or parts of sites to house administrative functions
    - sites to host community partners

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

**MISCELLANEOUS**

**All listed bond projects include at least all of the following as needed:**

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects.

- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

### **GENERAL PROVISIONS**

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

AUG 03 2020

**EXHIBIT B**  
**TAX INFORMATION STATEMENT**

Reg. of Voters

An election will be held in the Oakland Unified School District ("District") on November 3, 2020, to authorize the sale of up to \$735,000,000 in general obligation bonds ("bond") of the District. If the bond proposition ("proposition") is approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

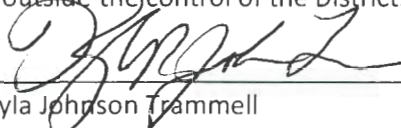
1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds

sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: August 1, 2020



---

Kyla Johnson Trammell  
Superintendent  
Oakland Unified School District

RECEIVED

SECRETARY'S CERTIFICATE

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, on August 1, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

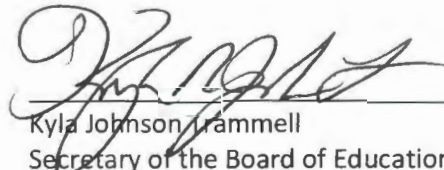
NOES: None

ABSTAIN: None

ABSENT: Vice President Shanthi Gonzales

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESSED on this 1<sup>st</sup> day of August, 2020.

  
\_\_\_\_\_  
Kyla Johnson-Trammell  
Secretary of the Board of Education  
Oakland Unified School District

**RECEIVED**  
Alameda County

AUG 03 2020

**Reg. of Voters**

# Oakland Unified School District

Board of Education  
1000 Broadway, Suite 300  
Oakland, CA 94607-4033  
(510) 879-8199 Voice  
(510) 879-2299 eFax  
(510) 879-2300 eTTY/TDD  
boe@ousd.org E-Mail  
<http://www.ousd.org>



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Alameda County

AUG 03 2020

Reg. of Voters

## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials are accessible at <http://www.ousd.org> or from any computer terminal in the Offices of the Board of Education and Superintendent, 1000 Broadway, Suite 300, Oakland, CA 94607-4099

## AMERICANS WITH DISABILITIES ACT COMPLIANCE AND LANGUAGE SERVICES

Individuals requiring interpretation or translation services or a reasonable accommodation to participate in meetings should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510)879-8199(VM); or [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); or (510) 879-2300 (eTTY/TDD); or (510) 879-2299 (eFax).

## Meeting Agenda Long - Final

Saturday, August 1, 2020

9:15 AM

Special Meeting

INTERNET STREAMED - VIA ZOOM AND GRANICUS LIVE MANAGER;  
KDOL-TV (Cable Channel 27); 28 DE ABRIL SUR 5 SAN ANTONIO, 37750 SAN  
MIGUEL DE ALLENDE, GUANAJUATO, MEXICO  
Board of Education

*President Jody London*

*Vice President Shanthi Gonzales*

*Directors: Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Aimee Eng*

*Student Directors: (Vacancy), (Vacancy)*

*Staff: Kyla Johnson-Trammell, Superintendent & Secretary*

LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al (510)879-8199(VM); o boe@ousd.org (E-Mail); o (510) 879-2300 (eTTY/TDD); o (510) 879-2299 (eFax).

美國殘障人士法章條例遵守及語言服務

個別人士需要傳譯及翻譯服務或有合理安排去參與會議的應該在舉行會議之前的七十二 (72) 小時通知教育委員會。請致電(510)879-8199 (留言) ; 或 boe@ousd.org (電郵) ; 或(510) 879-2300 (電子文字電話 聽障專用電信設備 (eTTY/TDD) ); 或(510) 879-2299 (電子圖文傳真 (eFax) ) =

TUÂN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT

Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại (510)879-8199 (VM), hay là boe@ousd.org (E-Mail); hay là (510) 879-2300 (eTTY/TDD); hay là số (510) 879-2299 (eFax).

សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្របសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំនានានោះ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិបពី (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ (510) 879-8199 ឬតាមរយៈអ៊ីមែល boe@ousd.org ឬទូរស័ព្ទ eTTY/TDD លេខ (510) 879-2300 ឬទូរសារលេខ (510) 879-2299។

الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم (تشرين وسبعين (72) ساعة قبل الاجتماع بواسطة من الوسائل التالية:

- |                    |                   |                     |                |
|--------------------|-------------------|---------------------|----------------|
| البريد الإلكتروني: | الفكس الإلكتروني: | الهاتف للصم والبكم: | الهاتف الصوتي: |
| boe@ousd.org       | 510.879.2299      | 510.879.2300        | 510.879.8199   |



## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY BOARD MEMBERS TO ATTEND VIRTUALLY**

*Pursuant to the Governor's Executive Order Nos. N-25-20 and N-29-20, members of the Board of Education, as well as the Superintendent or designee and other designated staff, will join the meeting via phone/video conference and no teleconference locations need be posted.*

*•To view the meeting by Zoom video conference, please click on **LINK** at the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*

*•To listen to the meeting by phone, please call at the Noticed meeting time (669) 900-9128, then enter Webinar ID 849 5732 4204, then press “#”. If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*•To view the Noticed meeting from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"In Progress" link under Video.*

## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY PUBLIC COMMENT @ THIS VIRTUAL MEETING**

*There are three ways to make public comment within the time allotted for public comment on an eligible Agenda item.*

*•To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will be called on (by the name you logged in with), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:*

*<https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.*

*•To comment by phone, press "\*9" to "Raise Your Hand" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will be called on (by the Area Code and the last three digits of your phone number), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at:*

*<https://support.zoom.us/hc/en-us/articles/201362663-Joinin-g-a-meeting-by-phone>.*

*• eComment. To make a written comment, before or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "eComment" link or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"eComment". Or click eComment in bold herein. Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a*

*Public Record.*

## **MEETING RULES OF ENGAGEMENT**

- Five (5) minute speaking limit for Board Members*
- No mingling with the audience*
- Address comments to other Board Members*
- Focus on agenda items*
- Don't repeat what's been said*
- Always be respectful*
- No interruptions*
- Enforce norms*
- Model desired behavior*

## **MEETING PROCEDURES**

*All Governing Board meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.*

### **A. Call To Order**

### **B. Roll Call**

### C. Adoption of General Consent Report

*"Adoption of the General Consent Report" means that all items appearing on the Agenda under this topic are approved in one motion unless a Board Member requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine items on the Agenda. An item on the General Consent Report which a Member has requested be removed, shall be removed, without debate for separate consideration and vote or other disposition. All items remaining on the General Consent Report, thereafter, shall be adopted in a single motion.*



#### 20-1399

#### **Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools (UAOS)**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and United Administrators of Oakland Schools (UAOS), representing Certificated and Classified Administrators, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase for unit non-retirees effective July 1, 2020, a 5% salary increase effective January 1, 2020 for unit employees at time of UAOS ratification who retire on or before June 30, 2020 and bonuses, as described therein.

**Attachments:** [20-1399 Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools \(UAOS\) \(8/1/2020\)](#)

#### **Legislative History**

6/29/20      Board of Education      Withdrawn

**20-1400****Salary Adjustment - Unrepresented Employees,  
Confidential Employees and Employees With Contracts  
- Effective July 1, 2020**

Adoption by the Board of Education of Resolution No. 1920-0264 - Salary Adjustment Effective July 1, 2020 For Unrepresented Employees, Confidential Employees, and Employees With Employment Contracts, as delineated herein, i.e., a 5% one-time off schedule increase and a 5% ongoing increase effective July 1, 2020.

**Attachments:** [20-1400 Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020](#)

**20-1442****Collective Bargaining Agreement Between the District  
and American Federation of State, County, and  
Municipal Employees (AFSCME), Local 257**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257, representing custodians, paraeducators, food services assistants, and 504 Techs, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase effective July 1, 2020, bonuses and other provisions, as stated therein.

**Attachments:** [20-1442 Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees \(AFSCME\), Local 257](#)

**D. Unfinished Business****20-1474****Oakland Unified School District - Call of Election -  
School Facilities General Obligation (GOB) Bond -  
November 3, 2020 General Election (Revision)**

Adoption by the Board of Education of Resolution No. 2021-0001A - Ordering A School Bond Election\*, and Authorizing Necessary Actions In Connection Therewith (November 3, 2020) (Revision).

\*4/5 vote required.


**Attachments:** [20-1474 Oakland Unified School District - Call of Election - School Facilities General Obligation \(GOB\) Bond - November 3, 2020 General Election \(Revision\)](#)

## E New Business (Board Retreat)

 **20-1472**      **2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)**

Adoption by the Board of Education of the Superintendent of Schools 2020-2021 School Year Work Plan.

**Attachments:**    20-1472 Presentation - 2020-2021 School Year Work Plan - Superintendent of Schools  
20-1472 Board Memorandum - 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)  
20-1472 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading - 8/1/2020)

 **20-1473**      **2020-2021 School Year Work Plan - Board of Education (First Reading)**

Adoption by the Board of Education of its 2020-2021 School Year Work Plan.

**Attachments:**    20-1473 Presentation - 2020-2021 School Year Work Plan - Board of Education  
20-1473 Board Memorandum - 2020-2021 School Year Work Plan - Board of Education (First Reading)  
20-1473 2020-2021 School Year Work Plan - Board of Education (First Reading - 8/1/2020)

 **20-1476**      **District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning**

Presentation to the Board of Education, and Public, by the Superintendent of Schools or designee(s) of an update on District's Opening of School - School Year 2020-2021 - COVID -19 and Distance Learning.

**Attachments:**    20-1476 Presentation - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning (Excerpt)  
20-1476 Board Memorandum - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning

## F. Adjournment

**OFFICE OF THE BOARD OF EDUCATION**

1000 Broadway, Suite 300

Oakland, CA 94607-4033

[ousd.org/boe](http://ousd.org/boe) | [boe@ousd.org](mailto:boe@ousd.org)

510.879.8199 w | 510.879.2299 f | 510.879.2300 TTY/TDD



**OAKLAND UNIFIED SCHOOL DISTRICT**

Community Schools, Thriving Students

**BOARD OF EDUCATION 2020**

**Jody London**, President, District 1  
[jody.london@ousd.org](mailto:jody.london@ousd.org)

**Shanthi Gonzales**, Vice President, District 6  
[shanthi.gonzales@ousd.org](mailto:shanthi.gonzales@ousd.org)

**Aimee Eng**, District 2  
[aimee.eng@ousd.org](mailto:aimee.eng@ousd.org)

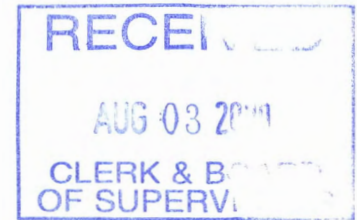
**Jumoke Hinton Hodge**, District 3  
[jumoke.hintonhodge@ousd.org](mailto:jumoke.hintonhodge@ousd.org)

**Gary Yee**, District 4  
[gary.yee@ousd.org](mailto:gary.yee@ousd.org)

**Roseann Torres**, District 5  
[roseann.torres@ousd.org](mailto:roseann.torres@ousd.org)

**James Harris**, District 7  
[james.harris@ousd.org](mailto:james.harris@ousd.org)

August 3, 2020



**HAND DELIVERED; ENDORSED COPY REQUESTED**

Tim Dupuis  
Registrar of Voters  
County of Alameda  
1225 Fallon Street, Rm. G-1  
Oakland, CA 94612

Anika Campbell-Belton  
Clerk, Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, CA 94612

Dear Mr. Dupuis and Ms. Campbell-Belton:

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election, And Authorizing Necessary Actions In Connection Therewith [\$735 Million – November 3, 2020]**

Enclosed please find copy with original signatures of Oakland Unified School District Board of Education Resolution No. 2021-0001A, adopted August 1, 2020, Ordering A School Bond Election for up to \$735 Million for the District on the Tuesday, November 3, 2020 General Election Ballot. The particulars are stated in the Resolution.

Also enclosed in the letter packet for you, Mr. Dupuis, on a flash drive, is a Microsoft Word copy of the Resolution.

The District respectfully requests each of you to take any and all necessary official actions, required by law, to cause this matter to be placed before District voters on the November 3, 2020 Ballot.

I also will serve as liaison to your respective office as you prepare this Measure for the Ballot.

Tim Dupuis, Registrar of Voters

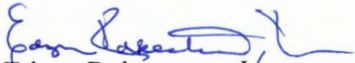
Anika Campbell-Belton, Clerk, Board of Supervisors

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election,  
And Authorizing Necessary Actions In Connection Therewith [ \$735 Million – November 3, 2020 ]  
August 3, 2020**

Page 2 of 2

If I may respond to any questions or queries that you may have regarding the District's request, please feel free to communicate with me at 510/455-0797 (cell), or in my unavailability, Josh Daniels, General Counsel, at 510/842-5227 (cell).

Sincerely,



Edgar Rakestraw, Jr.

Executive Assistant & Parliamentarian, Governing Board

Manager, Legislative Operations

Form 700 Filing Officer

Oakland Unified School District (OUSD)

1000 Broadway, Suite 300

Oakland, CA 94607-4033

[\(510\) 879-8199](tel:(510)879-8199) x24 Main

[\(510\) 879-8658](tel:(510)879-8658)  Direct Line

[\(510\) 879-2299](tel:(510)879-2299)  eFax

[\(510\) 879-2300](tel:(510)879-2300)  eTTY/TDD

(510) 455-0797 (cell)

<http://www.ousd.org>

[Edgar.Rakestraw@ousd.org](mailto:Edgar.Rakestraw@ousd.org)

ER:st

Enclosure: Oakland Unified School District Board of Education Resolution No. 2021-0001A

cc: Josh Daniels, General Counsel (w/o enclosure)

President Jody London and Members, Board of Education (w/o enclosure)

Kyla Johnson Trammell, Secretary, Board of Education (w/o enclosure)



**RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 2021-0001A**

**ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION  
THEREWITH**

**WHEREAS**, the Board of Education (“Board”) of the Oakland Unified School District (“District”), located in the County of Alameda (“County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (“Education Code”);

**WHEREAS**, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether general obligation bonds (“bonds”) of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*;

**WHEREAS**, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, (c) that the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (d) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds;

**WHEREAS**, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to help determine which projects to finance from a local bond at this time;

**WHEREAS**, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (“Bond Project List”);

**WHEREAS**, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code;

**WHEREAS**, such a statewide general election is scheduled to be conducted throughout the District on November 3, 2020;

**WHEREAS**, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor;

**WHEREAS**, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed;

**WHEREAS**, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code;

**WHEREAS**, Section 9400 *et seq.* of the Elections Code ("Elections Code") requires that a tax information statement be contained in all official materials, including any voter information guide prepared, sponsored or distributed by the District, relating to the election, and this statement is contained in Exhibit B attached hereto and incorporated herein;

**WHEREAS**, the Board desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election;

**WHEREAS**, the Board previously approved Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith, which contained all the necessary information to place the proposed G.O. Bond Measure on the November 2020 Ballot, including the language for the 75-word ballot question;

**WHEREAS**, the language of the 75-word ballot question requires a technical adjustment to ensure that it complies with State law; and

**WHEREAS**, the G.O. Bond Measure proposed by this Resolution is exactly the same as the G.O. Bond Measure proposed by Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith except for the technical adjustments to the language of the 75-word ballot question.

**NOW, THEREFORE, BE IT RESOLVED**, the Board determines and orders as follows:

**Section 1.**      **Recitals.** All of the above recitals are true and correct.

**Section 2.**      **Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

**Section 3.**      **Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County ("Registrar of Voters") is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b)      *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot ("ballot statement"):

Shall Oakland Unified School District's measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens' oversight, audits, and no money for administrator salaries be adopted?

As provided above, the Registrar of Voters is hereby requested to include the phrase "See voter guide for tax rate information" in the statement of the proposition.

(c)      *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d)      *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same

territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

**Section 4.** **Delivery of Order of Election to County Officers.** The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the full text of the measure attached hereto as Exhibit A, and the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

**Section 5.** **Ballot Arguments.** The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

**Section 6.** **Further Authorization.** The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

**Section 7.** **Effective Date.** This Resolution shall take effect upon its adoption by a two-thirds vote of the Board.

**Section 8.** **Replacement of Prior Resolution.** This Resolution replaces and supersedes Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith.

**PASSED AND ADOPTED** this 1st day, August, 2020, by the following vote:

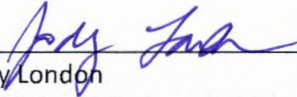
**AYES:** Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Vice President Shanthi Gonzales

**APPROVED:**

  
\_\_\_\_\_  
Jody London  
President of the Board of Education of the  
Oakland Unified School District

**Attest:**

  
\_\_\_\_\_  
Kyla Johnson Trammell  
Secretary of the Board of Education of the  
Oakland Unified School District

**EXHIBIT A**  
**FULL TEXT OF BOND PROPOSITION**

**OAKLAND UNIFIED SCHOOL DISTRICT**

This bond proposition (“proposition”) may be known and referred to as the “Oakland Unified School District Classroom Repair/Safety Improvement Measure” or as “Measure \_\_\_”. *[designation to be assigned by County Registrar of Voters]*

**BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District (“District”) voting on the proposition, the District shall be authorized to issue and sell general obligation bonds (“bond”) of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” below (“Bond Project List”), subject to all of the accountability safeguards specified below.

**ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (“Education Code”)).

**Evaluation of Needs.** The Board of Education of the District (“Board”) has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens’ Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens’ oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project

List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code ("Government Code") Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

## **FURTHER SPECIFICATIONS**

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## **BOND PROJECT LIST**

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and



similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval.

Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

#### **SITE-SPECIFIC PROJECTS**

**The following projects are authorized at the specific site(s), are supplemental to, and do not limit the authorization set forth elsewhere such as in the District-Wide Projects section below:**

- Coliseum College Prep Academy (1390 66<sup>th</sup> Avenue)
  - Site expansion
  - Additional classrooms
  
- Claremont Middle School (5750 College Avenue)
  - New kitchen
  - New cafeteria/multipurpose room
  
- Elmhurst United Middle School (1800 98<sup>th</sup> Avenue)
  - Site modernization
  
- Garfield Elementary School (1640 22<sup>nd</sup> Avenue)
  - Site renovation or replacement (partial or total)
  
- Hillcrest Elementary School (30 Marguerite Drive)
  - New kitchen

- Laurel Child Development Center (3825 California Street)
  - Site renovation or replacement (partial or total)
- Marcus Foster Educational Leadership Center (1025 2<sup>nd</sup> Avenue)
  - Site plan
  - Site replacement
  - Facilities for alternative education and career technical education programming
  - Community service facilities
  - Central administration facilities, including but not limited to student and family facing services
- McClymonds High School (2607 Myrtle Street)
  - Site renovation or replacement (partial or total)
  - Site expansion to accommodate additional grade levels
- Melrose Leadership Academy/Maxwell Park Elementary School (5328 Brann Street and 4730 Fleming Avenue)
  - Site renovation (partial or total)
  - Site expansion/school consolidation at 4730 Fleming Avenue
- Piedmont Avenue Elementary School (4314 Piedmont Avenue)
  - New kitchen
- Roosevelt Middle School (1926 East 19<sup>th</sup> Street)
  - Site renovation or replacement (partial or total)
- Skyline High School (12250 Skyline Blvd)
  - ADA compliance
  - Bathrooms
  - Remove, replace, or acquire portables
  - Seismic

#### **DISTRICT-WIDE PROJECTS**

**In addition to the site-specific projects listed above, the following projects are also authorized at all current and future District locations:**

- Facilities and technology improvements, including, but not limited to:
  - accommodation of more grade levels
  - acquisition of real property
  - addition of portables
  - athletic facilities and fields, such as gyms, turf, lighting, seating, fencing, pools, and courts, and including but not limited to Title IX compliance
  - central, on-site, and community kitchens
  - classroom and instructional technology (e.g., internet-connected devices and portable Wi-Fi equipment to connect to the internet) and technology infrastructure including but not limited to technology

- infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
  - classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs and alternative education program
  - early childhood development centers, family counseling rooms, school health centers
  - electrical infrastructure
  - electrical systems, including but not limited to power distribution
  - facility grounds and building systems
  - hardscape
  - HVAC systems
  - landscape
  - landscaping and paving
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
  - natural gas systems
  - plumbing, including, but not limited to hot water systems, wastewater systems, potable water systems, grey water systems, and sprinkler systems
  - removal of portables and replacement with permanent buildings
  - roofs,
  - sanitation
  - school playgrounds and educational gardens
- Health, safety, and security improvements including, but not limited to:
    - building accessibility
    - cameras
    - centralized clock systems
    - centralized door locking systems
    - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
    - fencing
    - large-scale disasters, climate change, or Acts of God, including, but not limited to, earthquakes and fires
    - Public Safety Power Shutoffs (PSPS)
    - security systems and fire alarm systems
    - seismic safety including, but not limited to seismic retrofits
    - wildfire safety
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
    - automatic control systems
    - energy supply resiliency
    - facility insulation

- light pollution mitigation
  - lighting, lighting technology, and other lighting control systems
  - living schoolyards
  - photovoltaic panels
  - renewable power generation and storage equipment, infrastructure, and technology
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - storm water impacts including but not limited to drainage and retention
  - window shades, sun-shades, as well as other shade and daylighting enhancements
- Improved utilization of unused or under-used assets, including, but not limited to:
    - administrative sites and inactive sites
    - consolidation of schools
    - expansion of schools
    - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
    - sites or parts of sites to house administrative functions
    - sites to host community partners

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

**MISCELLANEOUS**

**All listed bond projects include at least all of the following as needed:**

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects

- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

### GENERAL PROVISIONS

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

**EXHIBIT B**  
**TAX INFORMATION STATEMENT**

An election will be held in the Oakland Unified School District ("District") on November 3, 2020, to authorize the sale of up to \$735,000,000 in general obligation bonds ("bond") of the District. If the bond proposition ("proposition") is approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

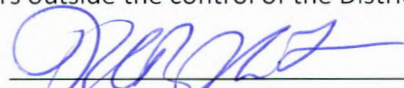
1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds

sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: August 1, 2020



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Kyla Johnson Trammell  
Superintendent  
Oakland Unified School District

**SECRETARY'S CERTIFICATE**

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, on August 1, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London


NOES: None

ABSTAIN: None

ABSENT: Vice President Shanthi Gonzales

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESSED on this 1<sup>st</sup> day of August, 2020.



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Kyla Johnson Trammell  
Secretary of the Board of Education  
Oakland Unified School District



# Oakland Unified School District

Board of Education  
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Oakland, CA 94607-4033  
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## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

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## Meeting Agenda Long - Final

**Saturday, August 1, 2020**

**9:15 AM**

**Special Meeting**

**INTERNET STREAMED - VIA ZOOM AND GRANICUS LIVE MANAGER;  
KDOL-TV (Cable Channel 27); 28 DE ABRIL SUR 5 SAN ANTONIO, 37750 SAN  
MIGUEL DE ALLENDE, GUANAJUATO, MEXICO  
Board of Education**

*President Jody London*

*Vice President Shanthi Gonzales*

*Directors: Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Aimee Eng*

*Student Directors: (Vacancy), (Vacancy)*

*Staff: Kyla Johnson-Trammell, Superintendent & Secretary*

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**TUẤN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT**

Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại [\(510\)879-8199](tel:(510)879-8199) (VM); hay là [boe@ousd.org](mailto:boe@ousd.org) (E-Mail), hay là [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); hay là số [\(510\) 879-2299](tel:(510)879-2299) (eFax).

**សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ**

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍ក្នុង ឬត្រូវការការជួយសម្រេចសម្របសម្រួលយ៉ាងសមរម្យ មួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំនានានោះ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោង មុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:(510)879-8199) ឬតាមរយៈអ៊ីមែល [boe@ousd.org](mailto:boe@ousd.org) ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:(510)879-2300) ឬទូរសារលេខ [\(510\) 879-2299](tel:(510)879-2299)។

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## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY BOARD MEMBERS TO ATTEND VIRTUALLY**

*Pursuant to the Governor's Executive Order Nos. N-25-20 and N-29-20, members of the Board of Education, as well as the Superintendent or designee and other designated staff, will join the meeting via phone/video conference and no teleconference locations need be posted.*

*•To view the meeting by Zoom video conference, please click on **LINK** at the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*

*•To listen to the meeting by phone, please call at the Noticed meeting time (669) 900-9128, then enter Webinar ID 849 5732 4204, then press “#”. If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*•To view the Noticed meeting from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"In Progress" link under Video.*

## NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY PUBLIC COMMENT @ THIS VIRTUAL MEETING

*There are three ways to make public comment within the time allotted for public comment on an eligible Agenda item.*

*•To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will be called on (by the name you logged in with), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:*

*<https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.*

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*<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*• eComment. To make a written comment, before or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "eComment" link or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"eComment". Or click **eComment** in bold herein. Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a*

*Public Record.*

## **MEETING RULES OF ENGAGEMENT**

- Five (5) minute speaking limit for Board Members*
- No mingling with the audience*
- Address comments to other Board Members*
- Focus on agenda items*
- Don't repeat what's been said*
- Always be respectful*
- No interruptions*
- Enforce norms*
- Model desired behavior*

## **MEETING PROCEDURES**

*All Governing Board meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.*

**A. Call To Order**

**B. Roll Call**

### C. Adoption of General Consent Report

*"Adoption of the General Consent Report" means that all items appearing on the Agenda under this topic are approved in one motion unless a Board Member requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine items on the Agenda. An item on the General Consent Report which a Member has requested be removed, shall be removed, without debate for separate consideration and vote or other disposition. All items remaining on the General Consent Report, thereafter, shall be adopted in a single motion.*



#### [20-1399](#)

#### **Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools (UAOS)**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and United Administrators of Oakland Schools (UAOS), representing Certificated and Classified Administrators, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase for unit non-retirees effective July 1, 2020, a 5% salary increase effective January 1, 2020 for unit employees at time of UAOS ratification who retire on or before June 30, 2020 and bonuses, as described therein.

**Attachments:** [20-1399 Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools \(UAOS\) \(8/1/2020\)](#)

#### **Legislative History**

6/29/20      Board of Education      Withdrawn

[20-1400](#)

### **Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020**

Adoption by the Board of Education of Resolution No. 1920-0264 - Salary Adjustment Effective July 1, 2020 For Unrepresented Employees, Confidential Employees, and Employees With Employment Contracts, as delineated herein, i.e., a 5% one-time off schedule increase and a 5% ongoing increase effective July 1, 2020.

**Attachments:** [20-1400 Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020](#)

[20-1442](#)

### **Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257, representing custodians, paraeducators, food services assistants, and 504 Techs, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase effective July 1, 2020, bonuses and other provisions, as stated therein.

**Attachments:** [20-1442 Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees \(AFSCME\), Local 257](#)

## **D. Unfinished Business**

[20-1474](#)

### **Oakland Unified School District - Call of Election - School Facilities General Obligation (GOB) Bond - November 3, 2020 General Election (Revision)**

Adoption by the Board of Education of Resolution No. 2021-0001A - Ordering A School Bond Election\*, and Authorizing Necessary Actions In Connection Therewith (November 3, 2020) (Revision).

\*4/5 vote required.

**Attachments:** [20-1474 Oakland Unified School District - Call of Election - School Facilities General Obligation \(GOB\) Bond - November 3, 2020 General Election \(Revision\)](#)

## E New Business (Board Retreat)



[20-1472](#)

### **2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)**

Adoption by the Board of Education of the Superintendent of Schools 2020-2021 School Year Work Plan.

**Attachments:** [20-1472 Presentation - 2020-2021 School Year Work Plan - Superintendent of Schools](#)  
[20-1472 Board Memorandum - 2020-2021 School Year Work Plan - Superintendent of Schools \(First Reading\)](#)  
[20-1472 2020-2021 School Year Work Plan - Superintendent of Schools \(First Reading - 8/1/2020\)](#)



[20-1473](#)

### **2020-2021 School Year Work Plan - Board of Education (First Reading)**

Adoption by the Board of Education of its 2020-2021 School Year Work Plan.

**Attachments:** [20-1473 Presentation - 2020-2021 School Year Work Plan - Board of Education](#)  
[20-1473 Board Memorandum - 2020-2021 School Year Work Plan - Board of Education \(First Reading\)](#)  
[20-1473 2020-2021 School Year Work Plan - Board of Education \(First Reading - 8/1/2020\)](#)



[20-1476](#)

### **District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning**

Presentation to the Board of Education, and Public, by the Superintendent of Schools or designee(s) of an update on District's Opening of School - School Year 2020-2021 - COVID -19 and Distance Learning.

**Attachments:** [20-1476 Presentation - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning \(Excerpt\)](#)  
[20-1476 Board Memorandum - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning](#)

## F. Adjournment



Board Office Use: Legislative File Info.	
File ID Number	19-0901
Introduction Date	4/26/19
Enactment Number	19-0917
Enactment Date	6/5/2019 lf

# Memo

STAFF SUPPLEMENTAL MEMO AND RESOLUTION - POSTED MAY 21, 2019

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Timothy White, Deputy Chief of Facilities

**Board Meeting Date** May 22, 2019; June 5, 2019

**Subject** Resolution to approve a new permanent location and interim location for Central Housing, and a revision of the Measure J Spending Plan to include the reference of the new permanent housing location.

**Action** Approval of Resolution No. 1819-0211- Authorization to move forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally, to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.

**Background** This recommendation was initially presented to the Facilities Committee for consideration on April 26, 2019 and for a vote on May 10, 2019. For more background on the history and considerations impacting the recommendation in this resolution, please see attached memo from the April 26 Facilities Committee Meeting.

*Clarifications Regarding Facilities Committee & Current Board Documents*

This particular May 22, 2019 Board memo differs from that presented previously to the Facilities Committee in that the “Fiscal Impact” of the prior memo was in error because that prior memo made mistaken reference to (a) dollar figures applicable to (b) the 1025 Second Avenue; Ethel Moore; and

Dewey Academy facilities. The actual fiscal impact is that represented in this May 22<sup>nd</sup> Board memo, as the Committee voted to approve the rehabilitation of the Cole facility to serve as the District's Administrative Center through the use of Measure J and future bond funds. However, the attached resolution is the same as the resolution that was voted on and approved by the Facilities Committee on May 10<sup>th</sup>. (Staff includes the previous iteration of the Board memo that was considered at the May 10<sup>th</sup> Facilities Committee meeting for context in this regard.)

Further, the May 22, 2019 Board memo (referred to in Board documents as a "Report") included as part of this agenda packet, which discusses the history, housing options and other matters regarding housing of the District's administrative offices, is also updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. Accordingly, the current May 22<sup>nd</sup> report differs from the prior report by, for example, reflecting the updated estimated cost for the rehabilitation of 1025 Second Avenue. (Staff includes the previous iteration of the Board memo/Report – which has a date of April 26<sup>th</sup> – that was considered at the May 10<sup>th</sup> Facilities Committee meeting.)

Finally, the current (May 22<sup>nd</sup>) Presentation (*i.e.*, deck or powerpoint) included as part of this agenda packet has also been updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. For instance, the May 22<sup>nd</sup> Presentation has been updated to reflect a summary of supplemental informational documents that were requested by and provided to the Facilities Committee by staff. (Staff includes the previous iteration, as well as the referenced supplemental informational documents, that were all considered at the prior Facilities Committee meetings.)

## Discussion

The Board of Education has passed two relevant resolutions which would need to be rescinded prior to adopting a new plan for permanently housing OUSD's central administration.

1. The Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate

the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017, and

2. The Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**Fiscal Impact**

Measure J and future bond funds

**Attachment**

- [April 22, 2019 Facilities Committee Memo: Background information on history and considerations for this recommendation](#)
- [Resolution No 1617-0007](#), which is being rescinded
- [Resolution No 1415-1166](#)
- [Measure J Spending Plan](#), to update the permanent housing location



Board Office Use: <b>Legislative File Info.</b>	
File ID Number	18-2712
Introduction Date	4/26/19
Enactment Number	
Enactment Date	

# Memo

**To** OUSD Board of Education Facilities Committee  
Timothy White, Deputy Chief of Facilities

**Committee Meeting Date** April 26, 2019

**Subject** Central Administration Housing Update

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**Action** Present an update to the Facilities Committee on the permanent and interim housing proposals for central office, and request that the Facilities Committee make a recommendation to the OUSD Board of Education President, Aimee Eng.

**Background** **History of District's Central Office Housing**

**Why did central office move from 1025 2nd Ave?**

Sometime during the night of January 7, 2013 a substantial water leak occurred on the top floor of the District's central office building located at 1025 2nd Avenue, causing excessive flooding on all four floors and significant damage to the entire structure.

**Where did the central office move?**

As a result of this water damage, the administrative building was vacated and staff temporarily relocated to numerous District sites including Cole Middle School, Lakeview Elementary School, Tilden Elementary, and 2111 International Avenue, while the District assessed its new permanent options for staff housing.

In June of 2013, the District signed a four-year lease at 1000 Broadway. Under the original lease, the District leased a total of 52,323 rentable square feet of office space.

### **Why was 1000 Broadway selected?**

1000 Broadway was ultimately selected as a result of its price, current build-out, availability, parking, building access, and proximity to public transit. At the final negotiated rate of \$2.10 psf. per month, 1000 Broadway was the lowest priced downtown option available at the time.

### **How was it paid for?**

The District's insurance broker, Keenan & Associates, advised the District that the insurance Memorandum of Coverage (MOC) provides for payment of all reasonable extra expenses and additional costs incurred in order to continue, as nearly as possible, the normal conduct of the District's operations had the flood not occurred, until the District's operations are at the level prior to the loss. When OUSD signed the initial lease for 1000 Broadway, a staff memo noted that, the MOC was likely to cover 36 month's rent.

### **When did OUSD expand its 1000 Broadway lease?**

In April 2015, the BOE approved an expansion of the space leased to include Suite 150 with 25,333 square feet and Suite 600 with 21,771 square feet. The combined monthly lease payment is \$102,251.50, with 3 percent annual increase.<sup>1</sup> The additional space allowed for reuniting most District administration employees displaced as a result of the water damage, and as provided in the Board Asset Management Policy (BP 7155). The former Tilden school site stopped being used as administrative space.

### **How has OUSD paid for its 1000 Broadway lease?**

According to a staff memo to the Board at the time,

*“Based upon the best information available from District architects, estimators, brokers, risk managers and legal counsel, the insurance settlement related to the water damage at 1025 Second Avenue will likely cover the cost of the current and additional lease payments for 14 months or until May, 2016. Thereafter, lease payments shall be made from a combination of unrestricted funds and permissible restricted funds, until such time as District administrative staff can be re-housed at 1025 2nd Avenue.”*

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<sup>1</sup> The expansion lease terms were: 1) for Suite 600, \$1.90 per rentable square foot, with one month free rent, with the term commencing June 15, 2015; and 2) for Suite 150, \$2.40 per rentable square foot with two months free rent, with the term commencing on November 1, 2015, with the entire Office Lease, including the expansion lease terminating on August 31, 2019. In addition, the Landlord, at its expense, will undertake certain agreed to tenant improvements.

## **What prior actions has the Board taken or explored regarding housing central office?**

This item has many associated actions. For a full list, see Appendix A. Since 2016, the Facilities Committee and the full Board have taken the following actions:

- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) with completion scheduled by 08/2019. To be paid for by Measure J. Report required to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE to update on 1025 2nd Ave progress (reported as on track for 08/2019 move in date)
- 07/2017 - District issues New RFP for rehabilitating 1025 Second Avenue.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8 and 12/3 - Updates on Facilities Committee on expenditures and use of Measure J Funds to rehabilitate 1025. (documents not available).
- Throughout this period the Citizens Bond Oversight Committee has been receiving updates on use of bond funds and asking questions about Central Office site

## **What were the Board's priorities in housing central office?**

In 2014, the Board established the following priorities for housing central office:

- Parking & Accessibility to Public Transit
- Leveraging Existing Assets
- Redesign/Reuse
- Thoughtful about impact on future students/communities
- Provide Community Meeting Space
- Reduce our carbon footprint
- Proximity to OUSD/Educational Partners
- Enhanced Amenities/Healthy Lifestyle
- Efficient Timeline (avoid delays)
- Take up less space
- Central Location, centrally visible and accessible to parents/community
- Thoughtful about Community Needs & Perception
- Thoughtfulness about the Underserved Families
- Financial Responsibility

## **What options has staff explored in the past, prior to the current set of options?**

Over the past six years, staff has explored a number of options, but has focused on rehabilitating 1025 Second Avenue. There have been several variations offered to the Board as options with different elements such as parking, a multi-purpose room for Dewey, scaled-down rehabilitation, explorations of teacher housing, and revenue generation. Staff has also brought forth options to purchase sites or engage in long-term leases at the Oakland Civic Center and agreements with private developers. Each option has encountered significant issues with lack of community engagement, alignment to Board priorities, and/or financial feasibility.

The Board adopted a scaled down plan to rehabilitate 1025 Second Avenue in 2016 with a move in date of Fall 2019. However, in 2018, staff determined that the prior cost estimate of ~\$50M was too low, and the project was not on track for a Fall 2019 occupancy. The cost estimate increased to \$85 million when a full set of plans and specifications was developed (which also met the requirements of redeveloping a historical site). In August 2018, staff informed the Board that there were not sufficient funds to complete all projects on the bond list at that time. Due to the increased cost of the 1025 project and competing school-based priorities, staff recommended that the project be reduced and predominantly deferred until a potential subsequent bond measure.

## Discussion

### **What options for permanently housing central office did staff explore?**

Staff has evaluated a number of options during its latest round of exploration. Informed by the Board's priorities and previous experience, the following four options for permanently housing Central Office become the most viable options (other options explored included space owned by the City at Frank Ogawa Plaza, and the Zhone Building owned by the Alameda County Office of Education ACOE):

1. Using existing district facilities (not centralized);
2. Leasing at the Supply Bank (Lease agreement with a non-profit organization located near airport);
3. Rebuilding the Cole Campus ("Cole");
4. Rehabilitating 1025 2nd Ave.

In Table A, below, we compare the timeline for completion, cost estimates, and pros and cons of each proposal (at a high level).

*Continued on next page...*

**Table A: Comparing options for permanently housing Central Administration**

	<b>1. Existing OUSD Facilities</b>	<b>2. Supply Bank</b>	<b>3. Cole Campus</b>	<b>4. Rehab 1025</b>
<b>Time</b>	Sept. 2020 (some earlier, some later)	Jan. 2021	Sept. 2022	Aug. 2021
<b>Cost</b>	<p>~\$23-24M, Varies by options</p> <p>-Unless the Measure J spending plan is reprioritized, needs to be paid for by general fund for initial construction-requiring more reductions</p> <p>Or, wait for a new bond which would delay the construction and move in date</p>	<p>~60 year lease at 416K - 500K annually.</p> <p>(~\$25- \$30M in rental for entire lease)</p> <p>-Some move in upgrades required.</p>	<p>~\$55M Total</p> <p>-\$10M with Measure J (Current Bond)</p> <p>-\$45M with new Bond in 2020</p> <p>-\$4.35 M to move other programs out of Cole</p> <p>-requires a new bond unless Measure J spending plan is reprioritized</p>	<p>-\$76 M to \$100 M or more. Includes land acquisition</p> <p>-Requires a new bond unless Measure J spending plan is reprioritized</p>
<b>Pro</b>	<p>-Move into our own buildings</p> <p>-Less expensive option</p>	<p>-Less expensive than Cole</p> <p>-Can house all central office admin</p>	<p>-Our own building and on our own land</p> <p>-Capacity for all staff and conference rooms</p> <p>-Nonconforming DSA - educational space not negatively impacted</p>	<p>-Central Location</p> <p>-Central office in single location</p> <p>-Can design to suit needs</p> <p>-Use of existing facilities</p>
<b>Con</b>	<p>- Central office spread across city. Will impact collaboration,</p>	<p>-Property in not on our own land</p> <p>-Lease ends in 60 years</p>	<p>-Only \$10 out of \$55 million cost is set aside for project.</p>	<p>-Prohibitively expensive</p> <p>-Historical property</p>



	coordination, and efficiency  -May negatively impact space available for students of district or charter schools.	-Not centrally located	-Dependent on getting a 2020 Bond -not centrally located	-Relies on revenue increase (2020 bond, etc)
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## What is the staff recommendation for permanently housing Central Office?

Staff recommends rebuilding the Cole Campus to permanently house the Central Office. The primary advantages of rebuilding Cole are that:

1. It is less expensive than rehabilitating 1025 2nd Ave
2. OUSD develops its own property rather than leasing from a third party; and
3. The property is a large enough to reunify the Central Office, allowing for more efficient operations.

Two considerations for the Board to weigh during its deliberations:

1. **Timely completion of the project is dependent on identifying additional revenues** such as passing a facilities bond in 2020, selling surplus property, and/or funding via the general fund. If this funding is not identified then the project will not be completed. To be clear, this is true of other options as well except for leasing Supply Bank.
2. **Cole is not centrally located.** Even though Cole is near the West Oakland BART station, there may be impacts regarding the accessibility of the site for members of the public.

## What options have been explored for housing Central Office between now and completion of permanent location (“Interim Housing”)?

The Central Office requires interim housing between now and the opening of permanent housing because there are no move-in ready options available. Some key consideration in evaluating our interim housing options:

- There are no move in ready options for 2019-20 for a permanent Administrative Building for Central Staff
- Lease extension at 1000 Broadway for temporary Central Staff housing will be at a cost of approximately \$3M per year .
- District faces a funding shortfall to cover lease payments.
- A fiscally sound strategy to meet both short-term needs and a permanent solution is needed.
- Recommended approach is to minimize cost by reducing amount of leased space and implement staff consolidation plan at 1000 Broadway.
- Concurrently create a capital project for a permanent Administrative Building on

- District-owned property or designated sites.
- Any move to a temporary building as interim housing will require it is paid for by the general fund.
- Legally, the District can't sell or privately lease properties that have been improved with bond funds

We look OUSD’s interim housing needs in two phases.

**Phase I: Sept. 2019-Aug 2020:** Staff recommends that for the 2019-2020 school year, the central office remain in 1000 Broadway, reduce our office space, and place ~25 staff into other facilities. It will cost approximately ~\$1.5 million to reduce our office space. Without this reduction, our rent expense would increase significantly. The fastest option for permanent housing--existing OUSD facilities--would be available at the end of this lease period.

**Phase II: Sept 2020- Sept 2022:** If the Board develops the Cole campus, it will not be ready until Sept of 2022. Phase II offers options for the additional two years required to complete that project. Staff has explored two options:

1. **Option 1: 290 people Remain in 1000 Broadway and move ~20 people to off-site locations:** OUSD would maintain its lease for two additional years. With reduced office space, lease is ~\$3.0 million annually. The estimated costs to move a subset of staff to an off-site location is \$1.5M.
2. **Option 2: Interim Relocation to Existing OUSD facilities:** Move all central office employees to existing district facilities for two years prior to completing the Cole campus.

The pros and cons of these two approaches are reviewed in Table B below.

**Table B: Interim housing for Sept 2020-Sept. 2022**

	<b>Stay in 1000 Broadway</b>	<b>Move to Existing OUSD Facilities</b>
<b>Cost</b>	-~6.0 M in rent	-~\$23.8M TO \$24.1M. - \$3.5 M to move a special education program to Golden Gate Childhood Development Center (cost \$3.5 M) and moving - \$850 K to OUSD Police Dept.

<b>Pro</b>	<ul style="list-style-type: none"> <li>● Meet demand by some to move out of 1000 Broadway and stop using any funds (bond or general funds) on rent</li> <li>● No disruption to current operations</li> <li>● Allows all staff to stay centralized for duration of transition</li> <li>● General obligation bond eligible with Board-approved permanent housing plan</li> </ul>	<ul style="list-style-type: none"> <li>● Move out sooner than later- we would not have to rent for two more years</li> <li>● Even if we need to move again- we will not have to pay move out costs or pay rent while we wait to move</li> <li>● Can move core teams to same locations (e.g., HR).</li> <li>● The restoration can benefit the temporary location and overall improvement for other long term use (it will not be wasted money)</li> </ul>
<b>Con</b>	<ul style="list-style-type: none"> <li>● Negative public perception</li> <li>● Expensive rent</li> <li>● Not accessible to staff or public</li> </ul>	<ul style="list-style-type: none"> <li>● TEMPORARY MOVES MUST BE PAID BY GENERAL FUND</li> <li>● Significantly more expensive to move staff to new interim OUSD facilities (see above).</li> <li>● Central office spread across city. Will impact collaboration, coordination, and efficiency</li> <li>● Will have to pay for additional move to permanent housing once it is complete</li> </ul>

**Exit costs:** Regardless of when OUSD leaves 1000 Broadway, exit costs are estimated to be ~\$750,000 (\$500,000 to moving central office employees/equipment and ~250,000 to return 1000 Broadway back to its original condition [required by lease]).

### **What is the staff recommendation for interim housing?**

Staff recommends Central Office remain in 1000 Broadway until the completion of the Cole project in November of 2022.

Staff recognizes, and shares, a strong desire to move out of 1000 Broadway as soon as possible. However, staff is making this recommendation because remaining in 1000 Broadway will have a smaller immediately impact OUSD’s general fund and allow OUSD to realize some of its long-term goals.

Two primary reasons we are not recommending OUSD move to existing facilities for interim housing are the following:

1. **Impact on General Fund:** The \$23.8 - \$24.1 million to make required facilities upgrades, plus \$4.35 M to move the special education program and OUSD PD will immediately impact the general fund. This would require ~\$28-30 m additional reductions to 2019-2020 year budget.
2. **Disruption of moving:** The disruption involved with moving the special education program and OUSD PD. These programs may eventually have to move, but waiting allows OUSD to develop additional options for the moves.

**Fiscal Impact**

**Table C: Stay in 1000 Broadway until completion of Cole Campus**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$3.0 M Rent	-\$3.0 M Rent -\$750K Broadway Exit	
<b>Cole Project</b>	-\$10 M planning etc.		-\$3.5 M Move Sped Program -\$500 K Move OUSD PD	-Move in Costs

**Table D: Move into OUSD existing sites prior to Cole Completion**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$750K Broadway Exit Cost		
<b>Cole Project</b>			\$3.5 M Move Sped Program -\$500 K Move OUSD PD	
<b>Upgrade OUSD Facilities</b>	\$~23/24 M Upgrades to OUSD Facilities	-Move into OUSD Building		-Move into Cole Costs

**Appendices: Appendix A: BOE actions related to 1025 and Central Office**

The Board has considered a number of options.

- 6/23/2013 - Approved initial lease for 1000 Broadway
- 8/8/2013 - Contract with HY Architects for scope and renovation plans for 1025.
- 6/24/2014 - RFQ Issued, prioritized mixed use to off-set costs; Finalist to be selected by Sept 2014
- 7/30 - RFQ Updated, finalist selected by Nov 12, 2014
- Early proposal for development?
- 7/29/2014 - Contract with individual for community engagement
- 10/16/2014 - BOE adopts resolution "Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue" Requires (1) BOE action in formal responses to RFQ; (2) Community engagement; (3) two written progress updates; and (4) Present designs for BOE action by April 22, 2015.
- 01/14/2015 - Change to HY contract to provide conceptual designs for 1025.
- 04/15/2015 - Contract with Niam Group for community engagement.
- 04/20/2015 - BOE presented with three options for 1025.
- 05/13/2015 - Expand and extend 1000 Broadway lease to 08/2019
- 11/13/2015 - BOE presentation on three options for 1025
- 04/13/2015 - contract for historical assessment of 1025
- 10/13/2016 - Contract for design services for renovation of 1025
- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) and completion by 08/2019. To be paid for by Measure J. Report to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE re update on 1025 progress (on track for 08/2019 move in date)
- 07/2017 - Issues New RFP for rehabing 1025.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8/2018 and 12/3/2018 - updates on facilities committee on expenditures and use of measure J Funds to rehab 1025. (documents not available).

Appendix B: Costs for Consolidating OUSD's 1000 Broadway Office Space

1000 BROADWAY CONSOLIDATION PLAN						<b>DRAFT</b>
	TENANT IMPROVEMENT COSTS	SUITE RESTORATION COSTS	MOVE OUT COSTS	MOVE IN COSTS	OFF-SITE STORAGE COST	TOTALS
SUITE 150	\$31,000			\$21,000		\$52,000
SUITE 295		\$130,000	\$90,000			\$220,000
SUITE 300	\$106,000			\$7,000		\$113,000
SUITE 398		\$118,000	\$57,000			\$175,000
SUITE 440	\$192,000			\$15,000		\$207,000
SUITE 450	\$1,000			\$1,000		\$2,000
SUITE 600		\$203,000	\$108,000			\$311,000
SUITE 640		\$64,000	\$31,000			\$95,000
SUITE 680		\$169,000	\$78,000			\$247,000
<b>TOTALS</b>	<b>\$330,000</b>	<b>\$684,000</b>	<b>\$364,000</b>	<b>\$44,000</b>	<b>\$85,000</b>	<b>\$1,507,000</b>

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
Enactment Date	12/19/2016

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# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)



establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;

- 5) Initiate the California Environmental Quality Act (CEQA) process;
- 6) Provide a progress report to the Board of Education in June 2017;
- 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
- 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
- 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
- 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
- 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded



**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
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# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)



establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;

- 5) Initiate the California Environmental Quality Act (CEQA) process;
- 6) Provide a progress report to the Board of Education in June 2017;
- 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
- 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
- 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
- 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
- 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson





Chief Operations Officer

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## MEMO

**To:** OUSD Board of Education Directors

**From:** Antwan Wilson, Superintendent  
Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities, Planning and Management

**Date:** June 4, 2015

**Re:** Dr. Marcus Foster Educational Leadership Campus

- I. **Action:** Authorization by the Board of Education for the Superintendent of Schools or his designee to proceed with further development of Conceptual Design 1 of the proposed Dr. Marcus Foster Education Leadership Campus; to name the campus in honor of Dr. Marcus Foster; to establish a project committee per Board Policy on Community Engagement 7155; to initiate the California Environmental Quality Act (CEQA); to conduct further study on the transportation, parking, and financing options.
- II. **Background:** On November 19, 2014, the Board of Education directed the Superintendent to:
  - a. 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 below.
  - b. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
  - c. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
  - d. 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.

On May 27, 2015, the Educational Leadership Committee presented a 55 page written report, which included a section on Board Considerations, a presentation on the community process and community values of the community, project implementation steps and timeline, and financing options to fund the project.

- III. **Discussion:** In order to initiate the multiple steps involved in a major construction project of this magnitude and to set the course for timeline implementation of this project,



it is recommended that the Board of Education authorize the Superintendent and staff to do the following:

- Establish this as a project and begin to develop the project committee
- Initiate the California Environmental Quality Act (CEQA) process
- Research more efficient ways to address parking and conduct a transportation study
- Research the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees
- Explore the financing options more deeply and solidify a plan to finance the project
- Limit bond exposure for this project and address as many of the values, priorities, and interest of the community that a reduced budget can afford

**IV. Recommendation**

Approval by the Board of Education for the Superintendent of Schools or his designee to proceed with further development the proposed Dr. Marcus Foster Education Leadership Campus and name the campus in honor of Dr. Marcus Foster.

**V. Fiscal Impact**

The limited use of bond funds not to exceed \$75M and the use of other funding options as appropriately secured to fund any remaining balanced of a final project.

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1415-1166**

**AUTHORIZATION TO MOVE FORWARD WITH ESTABLISHING A PROJECT  
COMMITTEE TO REFINING AND SCOPE THE NEW EDUCATIONAL  
LEADERSHIP CAMPUS,  
INITIATE THE CEQA PROCESS,  
PROVIDE A PROGRESS REPORT IN EARLY FALL OF 2015,  
AND  
NAME THE PROJECT IN HONOR FORMER SUPERINTENDENT DR. MARCUS  
FOSTER**

**WHEREAS**, at the May 27, 2015 meeting of the Board of Education, the Superintendent of Schools, presented an updated Property Asset Management Report on the proposed Dr. Marcus Foster Education Leadership Campus;

**WHEREAS**, the Superintendent recommended that the District proceed with utilizing Conceptual Design 1 as the design that most closely reflects the diverse community values, priorities, and interests for the Dr. Marcus Foster Educational Campus;

**WHEREAS**, as provided in the Board Policy on Community Engagement 7155, the Superintendent recommended that he establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision;

**WHEREAS**, the Superintendent also recommended that the District initiate the California Environmental Quality Act (CEQA) process and provide a progress report to the Board of Education in early fall of 2015;

**WHEREAS**, the Superintendent further recommended that the Board of Education provide clear budget parameters for the project and allow the staff to solidify through more analysis and study the best funding sources for financing the project;

**WHEREAS**, in addition, the Superintendent recommended that the new campus be named the "Dr. Marcus Foster Educational Leadership Campus" in honor of Dr. Marcus Foster who was assassinated at the site of the proposed new campus in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center;

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the recommendation that the new education campus be named in honor of her father;

**WHEREAS**, the Oakland Tribune wrote at Dr. Foster's death in 1973, "Dr. Foster believed that all students could learn. He was committed to the vision of students being enriched by teaching and then passing on that treasure to future generations. ... "It was no castle of dreams he built in this city. It was a solid edifice fashioned, brick by brick, of academic improvement, of trust among people, of inspiration and enthusiasms and confidence;"

**WHEREAS**, naming the new educational leadership campus for Dr. Foster is a fitting tribute to a man who said, in a message to all OUSD employees “when the pieces are in place, when we are done with the temporary preoccupation and the catchphrases, when we feel the power and exhilaration of real movement toward our objectives, then will come an important realization. Our success will come not because of Board directives, or the Superintendent’s notions, or the staff’s creativity, or the community’s yearning. We will make it because we have the common need to draw on each other, and the audacity to believe that in concert, we are equal to the great tasks;”

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Education of the District hereby authorizes the District to:

1. Proceed with utilizing Conceptual Design 1 as a starting point to developing and scoping out a project that represents the community values, priorities, and interests for the Dr. Marcus Foster Educational Campus.
2. Direct the Superintendent to establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision.
3. Initiate the California Environmental Quality Act (CEQA) process.
4. Provide a progress report to the Board of Education in early fall of 2015;
5. Work within specific budget parameters and solidify through more analysis study the best funding sources for financing the project.
6. Name the new campus the “Dr. Marcus Foster Educational Leadership Campus” in honor of Dr. Marcus Foster who was assassinated at the site in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 10<sup>th</sup> day of June, 2015, by the following vote, to wit:

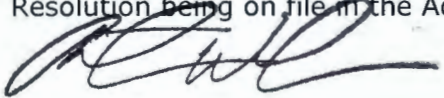
**AYES: Aimee Eng, Jumoke Hinton Hodge, Nina Senn, Roseann Torres, Shanthi Gonzales, Vice President Jody London, President James Harris**

**NOES: None**

**ABSTAINED: None**

**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 10<sup>th</sup> day of June, 2015 with a copy of such Resolution being on file in the Administrative Office of said district.



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Antwan Wilson

RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1819-0007

**District's Capital (Facilities) Program - Revised Spending Plan - August 2018**

**WHEREAS**, in June 2012, Oakland voters passed Measure J, a \$475 million School Facilities Improvement Bond;

**WHEREAS**, the Facilities Master Plan developed in 2012 identified that the Facilities needs cost more than the funding sought by the bond measure;

**WHEREAS**, as project scopes have expanded, construction costs have increased over time, and various circumstances have contributed to delays, there are insufficient funds in Measure J to complete all of the projected projects on the Measure J spending plan;

**WHEREAS**, it is estimated that an additional \$160 million would be needed to complete all of the committed Measure J projects as currently scoped and within the timeframes committed;

**WHEREAS**, a framework was developed to determine which projects to reduce or defer to ensure that the District's capital spending plan is balanced with resources; the framework recommends cuts that are: (1) furthest away from the classroom; (2) not yet in construction or furthest away from construction; (3) least harmful to the overall District and Facilities program,

**WHEREAS**, the District's Capital (Facilities) Program – Revised Spending Plan – August 2018 (attached as Exhibit A) applies this framework to recommend reductions to specified projects to balance the spending plan,

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby adopts the revised District's Capital (Facilities) Program – Revised Spending Plan – August 2018 attached hereto as Exhibit A and authorizes the use of Measures B and J , Measures B and J Interest, Fund 25 (Capital Facilities ) and Fund 35 (County School Facilities) Funds, as stated in Exhibit A, as the funding sources for related expenditures for facilities projects subject to the Board's approval of the contracts, or other Board required authorizations, if any, for such expenditures.

Passed by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	Student Directors Chavez and Omosowho

PREFERENTIAL RECUSED: None  
 AYES: Jody London, Nina Senn, Roseann Torres, Shanthi Gonzales, President Aimee Eng  
 NOES: Vice President Jumoke Hinton Hodge, James Harris  
 ABSTAINED: None  
 RECUSED: None  
 ABSENT: None

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District, held on August 22, 2018.

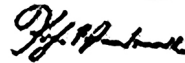
Legislative File Info.	
File ID Number:	18-1729
Introduction Date:	8/1/18
Enactment Number:	18-1395
Enactment Date:	8/22/18 os

**OAKLAND UNIFIED SCHOOL DISTRICT**




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Aimee Eng  
 President, Board of Education




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Kyla Johnson-Trammell  
 Superintendent and Secretary, Board of Education

Exhibit "A" - Revised Measure J Spending Plan

District's Capital (Facilities) Program - Revised Spending Plan - August 2018  
Exhibit "A"

FACILITIES PLANNING & MANAGEMENT												
												August 16, 2018
		Board Approved - June 2017				New Proposed Funding Plan - August 2018						
All Capital Resources - Summary of changes	Measure J	Measure B \$65M	Measure B Interest	TOTAL	Measure J	Measure B \$65M	Fund 35	Fund 25	Measure B Interest	Measure J Interest	TOTAL	
<b>Modernizations and New Construction</b>												
1 California Solar Initiative (CSI) Project	\$ 35,000,000	\$ -	\$ -	\$ 35,000,000	\$ 31,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000	
2 Glenview Elementary School - Replacement	\$ 47,000,000	\$ -	\$ -	\$ 47,000,000	\$ 37,000,000	\$ 11,800,000	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 58,800,000	
3 Madison Grade Expansion Project (From 6-9 to 6-12)	\$ 27,000,000	\$ -	\$ -	\$ 27,000,000	\$ 15,500,000	\$ 5,200,000	\$ -	\$ 15,700,000	\$ -	\$ -	\$ 36,400,000	
4 Greenleaf Expansion Project (From K-5 to K-8)	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000	\$ 39,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,480,000	
5 Sankofa Expansion Project (From K-5 to K-8)	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
6 Fremont High School - Replacement	\$ 80,000,000	\$ 2,000,000	\$ -	\$ 82,000,000	\$ 117,000,000	\$ 3,800,000	\$ -	\$ 12,400,000	\$ -	\$ -	\$ 133,200,000	
7a Education Learning Complex (ELC2)	\$ 38,000,000	\$ 5,000,000	\$ -	\$ 43,000,000	\$ 14,620,000	\$ -	\$ 2,880,000	\$ -	\$ -	\$ -	\$ 17,500,000	
7b Interim Housing	\$ 6,500,000	\$ -	\$ -	\$ 6,500,000	\$ 14,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,480,000	
8 McClymonds HS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
9 Castlemont HS Intensive Support Site	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
10 Brookfield ES Intensive Support Site	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 4,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
11 Frick MS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
12 Central Kitchen/Commissary at Foster Site	\$ 45,000,000	\$ 8,000,000	\$ -	\$ 53,000,000	\$ 50,000,000	\$ 21,000,000	\$ -	\$ -	\$ -	\$ -	\$ 71,000,000	
13 School Kitchens 1 & 2	\$ 10,975,000	\$ 17,800,000	\$ -	\$ 28,775,000	\$ 7,750,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 7,775,000	
14 Roosevelt Modernization (Design Only)	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
<b>Subtotal</b>	<b>\$ 341,475,000</b>	<b>\$ 40,800,000</b>	<b>\$ -</b>	<b>\$ 382,275,000</b>	<b>\$ 339,830,000</b>	<b>\$ 46,825,000</b>	<b>\$ 2,880,000</b>	<b>\$ 38,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 427,635,000</b>	
<b>Security Projects</b>												
15 Security Camera Plan (Design Only)	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	
16 Security Improvement District Wide	\$ 2,000,000	\$ 4,000,000	\$ -	\$ 6,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	
<b>Subtotal</b>	<b>\$ 2,500,000</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ 6,500,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	
<b>Energy and Technology</b>												
17 Prop 39 Energy Efficiency	\$ 8,625,000	\$ -	\$ -	\$ 8,625,000	\$ 8,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,625,000	
18 Educational Technology	\$ 2,000,000	\$ 1,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
19 Technology and Common Core	\$ 7,200,000	\$ -	\$ -	\$ 7,200,000	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200,000	
20 Technology Infrastructure Upgrades	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 5,000,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	
<b>Subtotal</b>	<b>\$ 20,325,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ 23,825,000</b>	<b>\$ 20,325,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,825,000</b>	
<b>Other Capital Improvements</b>												
21 Paving and Infrastructure	\$ 6,186,496	\$ -	\$ -	\$ 6,186,496	\$ 5,863,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,863,066	
22 Bathroom Renovations	\$ 8,049,489	\$ -	\$ -	\$ 8,049,489	\$ 2,800,000	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 4,500,000	
23 Roofing Projects	\$ 1,564,647	\$ -	\$ -	\$ 1,564,647	\$ 1,564,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,564,647	
24 Fruitvale ES Bleachers/Restrooms	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 912,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 912,740	
25 Child Development Centers Improvements - Laurel	\$ 3,500,000	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	
26 Boiler Replacements	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	
27 DSA Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	
29 Mobile Modular Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,000	\$ -	\$ -	\$ -	\$ 204,000	
30 ADA Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
31 Health Clinics - Oakland Tech	\$ 2,500,000	\$ -	\$ 500,000	\$ 3,000,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	
32 Joaquin Miller ES Playstructure	\$ 80,917	\$ -	\$ -	\$ 80,917	\$ 80,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,917	
33 Claremont MS Kitchen Fire	\$ 1,500,000	\$ 3,500,000	\$ -	\$ 5,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
34 Science Classrooms and Labs	\$ 12,750,000	\$ -	\$ 500,000	\$ 13,250,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
35 Playmatting and Playstructures	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	
36 Manzanita ES Play Area	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
37 Bella Vista ES Portable Removal	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ 573,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573,998	
38 Skyline HS Gym Roof	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 650,000	
<b>Subtotal</b>	<b>\$ 47,381,549</b>	<b>\$ 3,500,000</b>	<b>\$ 1,000,000</b>	<b>\$ 51,881,549</b>	<b>\$ 24,745,368</b>	<b>\$ 3,000,000</b>	<b>\$ 2,654,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,399,368</b>	
<b>Field Projects</b>												
39a Turf Field Replacement - Skyline HS	\$ 2,035,000	\$ -	\$ -	\$ 2,035,000	\$ 1,929,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929,463	
39b Turf Field Replacement - Oak Tech HS Field	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ -	\$ -	\$ -	\$ 1,850,000	
39c Turf Field Replacement - Castlemont HS & McClymonds HS	\$ 2,700,000	\$ -	\$ -	\$ 2,700,000	\$ 2,400,000	\$ 1,000,000	\$ 2,000,000	\$ 600,000	\$ -	\$ -	\$ 6,000,000	
41 Carter @ Oakland International HS Turf Replacement	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	
41 Burbank ES Site Improvements	\$ 2,550,000	\$ -	\$ -	\$ 2,550,000	\$ 2,078,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,078,000	
42 Parker ES Astro Turf Installation	\$ 1,762,493	\$ -	\$ -	\$ 1,762,493	\$ 1,733,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,860	
43 Scoreboard at Fields	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 89,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,250	
44 Middle School Fields	\$ 5,500,000	\$ 3,950,000	\$ -	\$ 9,450,000	\$ 5,525,000	\$ 2,925,000	\$ -	\$ -	\$ -	\$ -	\$ 8,450,000	
45 Emerson Field	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	
<b>Subtotal</b>	<b>\$ 19,147,493</b>	<b>\$ 5,800,000</b>	<b>\$ -</b>	<b>\$ 24,947,493</b>	<b>\$ 17,555,573</b>	<b>\$ 5,775,000</b>	<b>\$ 2,000,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,930,573</b>	
46 Lead Abatement	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	
47 Bond Program Contingency	\$ -	\$ 6,900,000	\$ -	\$ 6,900,000	\$ 7,000,000	\$ 2,900,000	\$ -	\$ -	\$ 2,000,000	\$ 2,500,000	\$ 14,400,000	
48 Bond Program Coordination	\$ 41,670,958	\$ 500,000	\$ -	\$ 42,170,958	\$ 58,244,059	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 59,244,059	
49 Facility Master Plan	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	
50 Lincoln Water Intrusion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,210,000	\$ -	\$ -	\$ -	\$ 2,210,000	
51 Prior Board Approved Alarm Projects	\$ -	\$ -	\$ 8,480,000	\$ 8,480,000	\$ -	\$ -	\$ -	\$ -	\$ 7,480,000	\$ -	\$ 7,480,000	
<b>Subtotal</b>	<b>\$ 475,000,000</b>	<b>\$ 65,000,000</b>	<b>\$ 9,480,000</b>	<b>\$ 549,480,000</b>	<b>\$ 475,000,000</b>	<b>\$ 65,000,000</b>	<b>\$ 9,744,000</b>	<b>\$ 38,700,000</b>	<b>\$ 9,480,000</b>	<b>\$ 2,500,000</b>	<b>\$ 600,424,000</b>	



**RESOLUTION NO. 1819-0211**  
**ADOPTED AS AMENDED**  
**6/5/2019**

**RESOLUTION OF THE BOARD OF  
EDUCATION OF THE OAKLAND  
UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1819-0211**

**Approval of Resolution No. 1819-0211 - Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.**

**WHEREAS**, at the April 22, 2019 and May 10, 2019 Facilities Committee meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the Cole Campus located at 1011 Union St, Oakland, CA 94607 (“Project”) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, the proposal to rehabilitate the Cole Campus as the District’s Administrative Center; and

**WHEREAS**, construction of the Project is projected to be completed by September of 2022; and

**WHEREAS**, the Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed the Superintendent or designee to establish a project committee, Initiate the CEQA Process, and Provide an Initial Progress Report to the Board in June 2017, and

**WHEREAS**, the Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1617-0007 to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District’s Administrative Center.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education hereby rescinds Resolution No. 1718-0109 Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

**BE IT FURTHER RESOLVED THAT,** the Board of Education approves the proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

1. To use Measure J and/or future bond funds to fund the project; and
2. To use \$1.5 million of general funds for consolidating space at 1000 Broadway as the interim housing location; and
3. Initiate the California Environmental Quality Act (CEQA) process; and
4. Provide a progress report to the Board of Education in November 2019 and regular updates to the Facilities Committee; and
5. Comply with all requirements of the California Public Contracts Code, the District’s Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311; and
6. Study and report to the Board in November 2019 on efficient ways to address those elements of community-facing services which benefit from central physical locations, such as enrollment and family resource center; and
- ~~7. Further explore options for preserving the historic nature of 1025 and future use of the property as an educational complex to serve our students.~~
7. Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the site. Further explore the feasibility of a partnership with Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond the full continuum in the pre-school to college and beyond; and
8. In accordance with Board Policy 7155, we plan to establish a Project Committee for this project and any other project on the capital projects list.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 5th day of June, 2019 by the following vote:

PREFERENTIAL AYE:           None

PREFERENTIAL NAY:       None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSAL: None

AYE: Jumoke Hinton Hodge, Gary Yee, Shanthi Gonzales, Vice President Jody London

NAY: Roseann Torres and James Harris

ABSTAIN: None

RECUSED: None

ABSENT: President Aimee Eng, Yoto Omosowho (Student Director), Josue Chavez (Student Director)

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on the 5th Day of June, 2019.



---

Kyla Johnson-Trammell, Secretary  
Board of Education

Board Office Use:

Legislative File ID Number 19-0901

Introduction Date: 4/26/19

Enactment Number: 19-0917

Enactment Date: 6/5/2019 LF

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
Enactment Date	12/19/2016

er



# Memo

**To** Board of Education

**From** Vernon Hal, Senior Business Officer  
Joe Dominguez, Deputy Chief, Facilities  
Marion McWilliams, General Counsel

**Board Meeting Date** December 19, 2016

## Subject

**Action Requested** **Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Background and Discussion

At the November 2, 2016 and November 30, 2016 meetings of the Board, the Deputy Chief of Facilities presented a proposal to rehabilitate the 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project"). The Project would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars. The funding for the Project will be Measure J and/or future bond funds. The Project is projected to be completed by August of 2019.

The Resolution before the Board, Resolution 1617-0007 authorizes the following actions:

- 1) Rescission of Resolution 1415-1166, approved by the Board on June 10, 2015 which identified an Option 1 as the preferred Option for the construction of a new Administrative Center on the site of 1025;
- 2) Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
- 3) To use Measure J or future bond funds for the Project;
- 4) As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall a) establish a Project Committee to refine the scope of Project and further engage with the community and b)



establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;

- 5) Initiate the California Environmental Quality Act (CEQA) process;
- 6) Provide a progress report to the Board of Education in June 2017;
- 7) Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
- 8) Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
- 9) Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
- 10) Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
- 11) Name the Project the "Dr. Marcus Foster Educational Leadership Campus.

## Recommendation

**Approval of Resolution No. 1617-0007 - Authorization to Move Forward With The Rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, Direct the Superintendent or Designee to Establish A Project Committee, Initiate the CEQA Process, and Provide An Initial Progress Report to the Board in June 2017**

## Fiscal Impact

Funding resource name: Measure J or future bond funds – Not to exceed \$46.5 million for the 1025 and Ethel Moore building rehabilitation and \$9 Million for the multipurpose room for Dewey Academy

## Attachments

- Resolution No 1617-0007
- Resolution No 1415-1166, which is being rescinded

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF  
THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1617-0007**

**AUTHORIZATION TO MOVE FORWARD WITH THE REHABILITATION OF  
1025 SECOND AVENUE AND THE ETHEL MOORE BUILDING AS THE  
ADMINISTRATIVE CENTER OF THE DISTRICT, DIRECT THE  
SUPERINTENDENT OR DESIGNEE TO ESTABLISH A PROJECT COMMITTEE,  
INITIATE THE CEQA PROCESS, AND  
PROVIDE AN INITIAL PROGRESS REPORT TO THE BOARD IN JUNE 2017**

**WHEREAS**, at the November 2, 2016 and November 30, 2016 meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center; and

**WHEREAS**, the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center (the "Project") would provide approximately 94,000 square feet of refurbished open office/flex space concept, at a cost of approximately \$46.5 million and include a Multipurpose Room ("MPR") for Dewey Academy (8,000-10,000 square feet at a cost of \$9 million dollars; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, construction of the Project is projected to be completed by August of 2019; and

**WHEREAS**, by Board Resolution 1415-1166, approved by the Board on June 10, 2015, the Board of Education approved the naming of the new administrative center of the District as the Dr. Marcus Foster Educational Leadership Campus in honor of Dr. Marcus Foster who was assassinated at the site in 1973; and

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the naming of the new education campus in honor of her father; and

**WHEREAS**, except as expressly provided in this Resolution No. 1617-0007, the Board hereby rescinds Resolution 1415-1166 which proposed a construction of a new administrative center of the District on the site at 1025 2<sup>nd</sup> Avenue; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1415-1166 except as expressly provided in this Resolution and authorizes the District to:

1. Proceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center at a cost of approximately \$46.5 million, including a Multipurpose Room for Dewey

- Academy of approximately 8,000-10,000 square feet at a cost of \$9 million dollars;
2. To use Measure J and/or future bond funds for the Project;
  3. As provided in the Board Policy 7155 ("Community Engagement"), the Superintendent shall;
    - a) establish a Project Committee to refine the scope of Project and further engage with the community and
    - b) establish a Staff committee consisting of those departments that will be housed in the Project to provide input into the design, uses and conditions that are critical to efficient and productive work environment;
  4. Initiate the California Environmental Quality Act (CEQA) process;
  5. Provide a progress report to the Board of Education in June 2017;
  6. Study and report to the Board in June 2017 on efficient ways to address parking and the results a transportation study;
  7. Study and report to the Board in June 2017 on the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees;
  8. Report to the Board no later than June 1, 2017 if the lease at 1000 Broadway must be extended;
  9. Comply with all requirements of the California Public Contracts Code, the District's Project Labor Agreement and Local Business Policy. All contracts related to the Project must be submitted to the Board for approval; and RFP/RFQs must be issued as provided in State law and Board Policy 3311. The Board expressly does not authorize any further work on the Project under Board Resolution 1213-0091 ("Authorizing the award of emergency contracts to Restoration Management Company to commence the restoration and immediate repair at the 1025 2nd Avenue, Administration Building site, without competitive bids. ..."); and
  10. Name the Project the "Dr. Marcus Foster Educational Leadership Campus;"

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 19<sup>th</sup> day of December, 2016, by the following vote, to wit:

AYES: Jody London, Aimee Eng, Jumoke Hinton Hodge, Roseann Torres, Shanthi Gonzales, President James Harris

NOES: None

ABSTAINED: None

ABSENT: Vice President Nina Senn



**CERTIFICATION**

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said District at a meeting thereof held on the 19<sup>th</sup> day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson

Board Office Use: Legislative File Info.	
File ID Number	20-1474
Introduction Date	8/1/2020
Enactment Number	20-1138
Enactment Date	8/1/2020 er



# Memo

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Joshua R. Daniels, General Counsel  
Tadashi Nakadegawa, Acting Deputy Chief of Facilities Planning and Management  
Jody Talkington, Senior Director of Strategic Projects

**Meeting Date** August 1, 2020

**Subject** Revised Proposed November 2020 G.O. Bond Measure

**Action** Approve Resolution No. 2021-0001A - *Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith*, which would place the same \$735 million bond approved on June 29, 2020 on the November 2020 ballot but with (non-substantive) technical adjustments to the 75-word ballot question

**Background** On June 29, 2020, after an extensive process involving staff and community, the Board discussed, amended, and then unanimously approved Resolution No. 2021-0001 - *Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith*, which placed a \$735 million bond on the November 2020 ballot.

**Discussion** Elections Code section 13119(a) states, in relevant part, that the 75-word ballot question for “a measure proposed by a local governing body . . . , including a measure authorizing the issuance of bonds or the incurrance of debt, shall have printed on them the words ‘Shall the measure (stating the nature thereof) be adopted?’” The Alameda County Registrar of Voters has previously not strictly enforced this statute by requiring the 75-word ballot question take this form; and there was not yet been any indication that the Alameda County Registrar of Voters will do so for this upcoming election.

However, since the June 29 vote by the School Board, a lawsuit out of San Diego County (*McConnell et al. v. Maland et al.*, 37-2019-00065808-CU-WM-CTL, SD Sup. Ct.) has come to staff’s attention which challenges

a measure on the basis that it does not conform to the structure required by Elections Code section 13119(a). Rather than risk a similar challenge, staff is proposing to make technical changes to the 75-word ballot question out of an abundance of caution. **These technical changes do not change anything substantive about the measure, including the bond project list.**

More specifically, in comparison to the Resolution from June 29, 2020, this Resolution contains the new 75-word ballot question, a few additional WHEREAS clauses, and the addition of Section 8 to the “Now, Therefore, Be It Resolved” portion. Exhibit A (the Full Text of the Bond Measure) and Exhibit B (the Tax Rate Statement) of the Resolution are exactly the same.

In effect, approval of this Resolution would place the same G.O. Bond Measure on the November 2020 ballot as approved by the Board on June 29, 2020, except that this Resolution includes the adjusted 75-word ballot question.

**Fiscal Impact**

See the Tax Information Statement, which is Exhibit B to the Resolution, which is found in the attached Resolution.

**Attachment**

Resolution No. 2021-0001A - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith

**OFFICE OF THE BOARD OF EDUCATION**

1000 Broadway, Suite 300

Oakland, CA 94607-4033

[ousd.org/boe](http://ousd.org/boe) | [boe@ousd.org](mailto:boe@ousd.org)

510.879.8199 w | 510.879.2299 f | 510.879.2300 TTY/TDD



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

Community Schools. Training Students.

---

**BOARD OF EDUCATION 2020**

**Jody London**, President, District 1  
[jody.london@ousd.org](mailto:jody.london@ousd.org)

**Shanthi Gonzales**, Vice President, District 6  
[shanthi.gonzales@ousd.org](mailto:shanthi.gonzales@ousd.org)

**Aimee Eng**, District 2  
[aimee.eng@ousd.org](mailto:aimee.eng@ousd.org)

**Jumoke Hinton Hodge**, District 3  
[jumoke.hintonhodge@ousd.org](mailto:jumoke.hintonhodge@ousd.org)

**Gary Yee**, District 4  
[gary.yee@ousd.org](mailto:gary.yee@ousd.org)

**Roseann Torres**, District 5  
[roseann.torres@ousd.org](mailto:roseann.torres@ousd.org)

**James Harris**, District 7  
[james.harris@ousd.org](mailto:james.harris@ousd.org)

---

RECEIVED  
Alameda County

August 3, 2020

AUG 03 2020

Reg. of Voters

**HAND DELIVERED; ENDORSED COPY REQUESTED**

Tim Dupuis  
Registrar of Voters  
County of Alameda  
1225 Fallon Street, Rm. G-1  
Oakland, CA 94612

Anika Campbell-Belton  
Clerk, Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, CA 94612

Dear Mr. Dupuis and Ms. Campbell-Belton:

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election, And Authorizing Necessary Actions In Connection Therewith [\$735 Million – November 3, 2020]**

Enclosed please find copy with original signatures of Oakland Unified School District Board of Education Resolution No. 2021-0001A, adopted August 1, 2020, Ordering A School Bond Election for up to \$735 Million for the District on the Tuesday, November 3, 2020 General Election Ballot. The particulars are stated in the Resolution.

Also enclosed in the letter packet for you, Mr. Dupuis, on a flash drive, is a Microsoft Word copy of the Resolution.

The District respectfully requests each of you to take any and all necessary official actions, required by law, to cause this matter to be placed before District voters on the November 3, 2020 Ballot.

I also will serve as liaison to your respective office as you prepare this Measure for the Ballot.

Tim Dupuis, Registrar of Voters

Anika Campbell-Belton, Clerk, Board of Supervisors

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election,  
And Authorizing Necessary Actions In Connection Therewith [ \$735 Million – November 3, 2020]  
August 3, 2020**

Page 2 of 2

If I may respond to any questions or queries that you may have regarding the District's request, please feel free to communicate with me at 510/455-0797 (cell), or in my unavailability, Josh Daniels, General Counsel, at 510/842-5227 (cell).

Sincerely,



Edgar Rakestraw, Jr.

Executive Assistant & Parliamentarian, Governing Board

Manager, Legislative Operations

Form 700 Filing Officer

Oakland Unified School District (OUSD)

1000 Broadway, Suite 300

Oakland, CA 94607-4033

(510) 879-8199x24 Main

(510) 879-8658 Direct Line

(510) 879-2299 eFax

(510) 879-2300 eTTY/TDD

(510) 455-0797 (cell)

<http://www.ousd.org>

[Edgar.Rakestraw@ousd.org](mailto:Edgar.Rakestraw@ousd.org)

ER:st

Enclosure: Oakland Unified School District Board of Education Resolution No. 2021-0001A

cc: Josh Daniels, General Counsel (w/o enclosure)

President Jody London and Members, Board of Education (w/o enclosure)

Kyla Johnson Trammell, Secretary, Board of Education (w/o enclosure)



# BALLOT MEASURE SUBMITTAL FORM

RECEIVED  
Official Use Only: Date Stamp  
Alameda County

AUG 03 2020

Reg. of Voters

All fields with an \* are required.

## BALLOT MEASURE QUESTION

Jurisdiction Name \*: Oakland Unified School District

Election Date \*: 11/3/2020

Note: The information as it appears within the text box will be printed on the ballot and voter guide.

Insert ballot question text here \*:

Shall Oakland Unified School District's measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens' oversight, audits, and no money for administrator salaries be adopted?

1209999  
76 ✓

### TYPE OF MEASURE \*

### PERCENTAGE NEEDED TO PASS \*

Regular Measure  Parcel Tax

50% + 1  66.6667%  2/3

Bond Measure  Charter Amendment

Other: 55%

### FULL-TEXT OPTION \*

Full Text to be printed in the Voter Information Pamphlet:

YES (note: must provide an MS Word file)

NO - Do not print, but it's accessible at: \_\_\_\_\_

### AUTHORIZED REPRESENTATIVE/CONTACT PERSON \*

(office use)

Print Name: Edgar Rakestraw, Jr.  
Executive Assistant and Parliamentarian,  
Governing Board

Signature:

Phone #: 510/455-0797 (cell)  
510/879-8658 office - direct line

Email: Edgar.Rakestraw@ousd.org

### CONTACT INFORMATION

(public use)

Phone #: 510/879-8658

Email: Edgar.Rakestraw@ousd.org

Website: <https://www.ousd.org>



**NOE LUCIO**

CANDIDATE AND NOMINATION SERVICES  
REGISTRAR OF VOTERS, ALAMEDA COUNTY

COURT HOUSE  
1225 FALLON ST., RM. G-1  
OAKLAND, CA 94612

Tel (510) 272-6985  
Fax (510) 272-6982  
noe.lucio@acgov.org

RECEIVED  
Alameda County

RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT

AUG 03 2020

RESOLUTION NO. 2021-0001A

Reg. of Voters

ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION  
THEREWITH

**WHEREAS**, the Board of Education (“Board”) of the Oakland Unified School District (“District”), located in the County of Alameda (“County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (“Education Code”);

**WHEREAS**, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether general obligation bonds (“bonds”) of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*;

**WHEREAS**, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, (c) that the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (d) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds;

**WHEREAS**, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to help determine which projects to finance from a local bond at this time;

**WHEREAS**, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (“Bond Project List”);

**WHEREAS**, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;



**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code;

**WHEREAS**, such a statewide general election is scheduled to be conducted throughout the District on November 3, 2020;

**WHEREAS**, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor;

**WHEREAS**, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed;

**WHEREAS**, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code;

**WHEREAS**, Section 9400 *et seq.* of the Elections Code ("Elections Code") requires that a tax information statement be contained in all official materials, including any voter information guide prepared, sponsored or distributed by the District, relating to the election, and this statement is contained in Exhibit B attached hereto and incorporated herein;

**WHEREAS**, the Board desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election;

**WHEREAS**, the Board previously approved Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith, which contained all the necessary information to place the proposed G.O. Bond Measure on the November 2020 Ballot, including the language for the 75-word ballot question;

**WHEREAS**, the language of the 75-word ballot question requires a technical adjustment to ensure that it complies with State law; and

**WHEREAS**, the G.O. Bond Measure proposed by this Resolution is exactly the same as the G.O. Bond Measure proposed by Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith except for the technical adjustments to the language of the 75-word ballot question.

**NOW, THEREFORE, BE IT RESOLVED**, the Board determines and orders as follows:

**Section 1.**      **Recitals.** All of the above recitals are true and correct.

**Section 2.**      **Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

**Section 3.**      **Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County (“Registrar of Voters”) is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b)      *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot (“ballot statement”):

Shall Oakland Unified School District’s measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens’ oversight, audits, and no money for administrator salaries be adopted?

As provided above, the Registrar of Voters is hereby requested to include the phrase “See voter guide for tax rate information” in the statement of the proposition.

(c)      *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d)      *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same

territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

**Section 4. Delivery of Order of Election to County Officers.** The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the full text of the measure attached hereto as Exhibit A, and the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

**Section 5. Ballot Arguments.** The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

**Section 6. Further Authorization.** The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

**Section 7. Effective Date.** This Resolution shall take effect upon its adoption by a two-thirds vote of the Board.

**Section 8. Replacement of Prior Resolution.** This Resolution replaces and supersedes Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith.

**PASSED AND ADOPTED** this 1st day, August, 2020, by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

NOES: None

ABSTAIN: None

ABSENT: Vice President Shanthi Gonzales


APPROVED:



A handwritten signature in cursive script, appearing to read "Jody London", is written over a horizontal line.

Jody London  
President of the Board of Education of the  
Oakland Unified School District

Attest:



A handwritten signature in cursive script, appearing to read "Kyla Johnson Trammell", is written over a horizontal line.

Kyla Johnson Trammell  
Secretary of the Board of Education of the  
Oakland Unified School District

AUG 03 2020

EXHIBIT A  
FULL TEXT OF BOND PROPOSITION

OAKLAND UNIFIED SCHOOL DISTRICT

Reg. of Voters

This bond proposition ("proposition") may be known and referred to as the "Oakland Unified School District Classroom Repair/Safety Improvement Measure" or as "Measure \_\_\_". *[designation to be assigned by County Registrar of Voters]*

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District ("District") voting on the proposition, the District shall be authorized to issue and sell general obligation bonds ("bond") of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below ("Bond Project List"), subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code ("Education Code")).

**Evaluation of Needs.** The Board of Education of the District ("Board") has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens' Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens' oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project

List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code ("Government Code") Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

## FURTHER SPECIFICATIONS

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## BOND PROJECT LIST

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and

similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval.

Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

#### **SITE-SPECIFIC PROJECTS**

**The following projects are authorized at the specific site(s), are supplemental to, and do not limit the authorization set forth elsewhere such as in the District-Wide Projects section below:**

- Coliseum College Prep Academy (1390 66<sup>th</sup> Avenue)
  - Site expansion
  - Additional classrooms
  
- Claremont Middle School (5750 College Avenue)
  - New kitchen
  - New cafeteria/multipurpose room
  
- Elmhurst United Middle School (1800 98<sup>th</sup> Avenue)
  - Site modernization
  
- Garfield Elementary School (1640 22<sup>nd</sup> Avenue)
  - Site renovation or replacement (partial or total)
  
- Hillcrest Elementary School (30 Marguerite Drive)
  - New kitchen



- Laurel Child Development Center (3825 California Street)
  - Site renovation or replacement (partial or total)
  
- Marcus Foster Educational Leadership Center (1025 2<sup>nd</sup> Avenue)
  - Site plan
  - Site replacement
  - Facilities for alternative education and career technical education programming
  - Community service facilities
  - Central administration facilities, including but not limited to student and family facing services
  
- McClymonds High School (2607 Myrtle Street)
  - Site renovation or replacement (partial or total)
  - Site expansion to accommodate additional grade levels
  
- Melrose Leadership Academy/Maxwell Park Elementary School (5328 Brann Street and 4730 Fleming Avenue)
  - Site renovation (partial or total)
  - Site expansion/school consolidation at 4730 Fleming Avenue
  
- Piedmont Avenue Elementary School (4314 Piedmont Avenue)
  - New kitchen
  
- Roosevelt Middle School (1926 East 19<sup>th</sup> Street)
  - Site renovation or replacement (partial or total)
  
- Skyline High School (12250 Skyline Blvd)
  - ADA compliance
  - Bathrooms
  - Remove, replace, or acquire portables
  - Seismic

#### **DISTRICT-WIDE PROJECTS**

**In addition to the site-specific projects listed above, the following projects are also authorized at all current and future District locations:**

- Facilities and technology improvements, including, but not limited to:
  - accommodation of more grade levels
  - acquisition of real property
  - addition of portables
  - athletic facilities and fields, such as gyms, turf, lighting, seating, fencing, pools, and courts, and including but not limited to Title IX compliance
  - central, on-site, and community kitchens
  - classroom and instructional technology (e.g., internet-connected devices and portable Wi-Fi equipment to connect to the internet) and technology infrastructure including but not limited to technology

- infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
  - classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs and alternative education program
  - early childhood development centers, family counseling rooms, school health centers
  - electrical infrastructure
  - electrical systems, including but not limited to power distribution
  - facility grounds and building systems
  - hardscape
  - HVAC systems
  - landscape
  - landscaping and paving
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
  - natural gas systems
  - plumbing, including, but not limited to hot water systems, wastewater systems, potable water systems, grey water systems, and sprinkler systems
  - removal of portables and replacement with permanent buildings
  - roofs,
  - sanitation
  - school playgrounds and educational gardens
- Health, safety, and security improvements including, but not limited to:
    - building accessibility
    - cameras
    - centralized clock systems
    - centralized door locking systems
    - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
    - fencing
    - large-scale disasters, climate change, or Acts of God, including, but not limited to, earthquakes and fires
    - Public Safety Power Shutoffs (PSPS)
    - security systems and fire alarm systems
    - seismic safety including, but not limited to seismic retrofits
    - wildfire safety
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
    - automatic control systems
    - energy supply resiliency
    - facility insulation

- light pollution mitigation
  - lighting, lighting technology, and other lighting control systems
  - living schoolyards
  - photovoltaic panels
  - renewable power generation and storage equipment, infrastructure, and technology
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - storm water impacts including but not limited to drainage and retention
  - window shades, sun-shades, as well as other shade and daylighting enhancements
- Improved utilization of unused or under-used assets, including, but not limited to:
    - administrative sites and inactive sites
    - consolidation of schools
    - expansion of schools
    - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
    - sites or parts of sites to house administrative functions
    - sites to host community partners

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

**MISCELLANEOUS**

**All listed bond projects include at least all of the following as needed:**

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects.

- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

### **GENERAL PROVISIONS**

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

AUG 03 2020

**EXHIBIT B**  
**TAX INFORMATION STATEMENT**

Reg. of Voters

An election will be held in the Oakland Unified School District ("District") on November 3, 2020, to authorize the sale of up to \$735,000,000 in general obligation bonds ("bond") of the District. If the bond proposition ("proposition") is approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

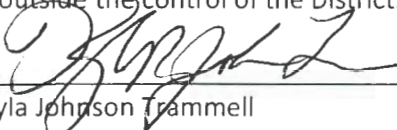
1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds

sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: August 1, 2020



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Kyla Johnson Trammell  
Superintendent  
Oakland Unified School District

RECEIVED

SECRETARY'S CERTIFICATE

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, on August 1, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

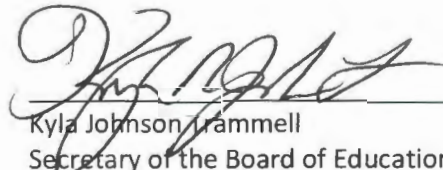
NOES: None

ABSTAIN: None

ABSENT: Vice President Shanthi Gonzales

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESSED on this 1<sup>st</sup> day of August, 2020.



Kyla Johnson-Trammell  
Secretary of the Board of Education  
Oakland Unified School District

**RECEIVED**  
Alameda County

AUG 03 2020

**Reg. of Voters**

# Oakland Unified School District

Board of Education  
1000 Broadway, Suite 300  
Oakland, CA 94607-4033  
(510) 879-8199 Voice  
(510) 879-2299 eFax  
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boe@ousd.org E-Mail  
<http://www.ousd.org>



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## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials are accessible at <http://www.ousd.org> or from any computer terminal in the Offices of the Board of Education and Superintendent, 1000 Broadway, Suite 300, Oakland, CA 94607-4099

## AMERICANS WITH DISABILITIES ACT COMPLIANCE AND LANGUAGE SERVICES

Individuals requiring interpretation or translation services or a reasonable accommodation to participate in meetings should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510)879-8199(VM); or [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); or (510) 879-2300 (eTTY/TDD); or (510) 879-2299 (eFax).

## Meeting Agenda Long - Final

Saturday, August 1, 2020

9:15 AM

Special Meeting

INTERNET STREAMED - VIA ZOOM AND GRANICUS LIVE MANAGER;  
KDOL-TV (Cable Channel 27); 28 DE ABRIL SUR 5 SAN ANTONIO, 37750 SAN  
MIGUEL DE ALLENDE, GUANAJUATO, MEXICO  
Board of Education

*President Jody London*

*Vice President Shanthi Gonzales*

*Directors: Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Aimee Eng*

*Student Directors: (Vacancy), (Vacancy)*

*Staff: Kyla Johnson-Trammell, Superintendent & Secretary*



LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al (510)879-8199(VM); o boe@ousd.org (E-Mail); o (510) 879-2300 (eTTY/TDD); o (510) 879-2299 (eFax).

美國殘障人士法章條例遵守及語言服務

個別人士需要傳譯及翻譯服務或有合理安排去參與會議的應該在舉行會議之前的七十二 (72) 小時通知教育委員會。請致電(510)879-8199 (留言) ; 或 boe@ousd.org (電郵) ; 或(510) 879-2300 (電子文字電話 聽障專用電信設備 (eTTY/TDD) ); 或(510) 879-2299 (電子圖文傳真 (eFax) ) =

TUÂN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT

Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại (510)879-8199 (VM), hay là boe@ousd.org (E-Mail); hay là (510) 879-2300 (eTTY/TDD); hay là số (510) 879-2299 (eFax).

សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្របសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំនានានោះ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិបពី (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ (510) 879-8199 ឬតាមរយៈអ៊ីមែល boe@ousd.org ឬទូរស័ព្ទ eTTY/TDD លេខ (510) 879-2300 ឬទូរសារលេខ (510) 879-2299។

الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم (تشرين وسبعين (72) ساعة قبل الاجتماع بواسطة من الوسائل التالية:

البريد الإلكتروني:	الفكس الإلكتروني:	الهاتف للصم والبكم:	الهاتف الصوتي:
boe@ousd.org	510.879.2299	510.879.2300	510.879.8199

## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY BOARD MEMBERS TO ATTEND VIRTUALLY**

*Pursuant to the Governor's Executive Order Nos. N-25-20 and N-29-20, members of the Board of Education, as well as the Superintendent or designee and other designated staff, will join the meeting via phone/video conference and no teleconference locations need be posted.*

*•To view the meeting by Zoom video conference, please click on **LINK** at the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*

*•To listen to the meeting by phone, please call at the Noticed meeting time (669) 900-9128, then enter Webinar ID 849 5732 4204, then press “#”. If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*•To view the Noticed meeting from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"In Progress" link under Video.*

## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY PUBLIC COMMENT @ THIS VIRTUAL MEETING**

*There are three ways to make public comment within the time allotted for public comment on an eligible Agenda item.*

*•To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will be called on (by the name you logged in with), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:*

*<https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.*

*•To comment by phone, press "\*9" to "Raise Your Hand" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will be called on (by the Area Code and the last three digits of your phone number), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at:*

*<https://support.zoom.us/hc/en-us/articles/201362663-Joinin-g-a-meeting-by-phone>.*

*• eComment. To make a written comment, before or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "eComment" link or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"eComment". Or click eComment in bold herein. Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a*

*Public Record.*

## **MEETING RULES OF ENGAGEMENT**

- Five (5) minute speaking limit for Board Members*
- No mingling with the audience*
- Address comments to other Board Members*
- Focus on agenda items*
- Don't repeat what's been said*
- Always be respectful*
- No interruptions*
- Enforce norms*
- Model desired behavior*

## **MEETING PROCEDURES**

*All Governing Board meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.*

### **A. Call To Order**

### **B. Roll Call**

**C. Adoption of General Consent Report**

*"Adoption of the General Consent Report" means that all items appearing on the Agenda under this topic are approved in one motion unless a Board Member requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine items on the Agenda. An item on the General Consent Report which a Member has requested be removed, shall be removed, without debate for separate consideration and vote or other disposition. All items remaining on the General Consent Report, thereafter, shall be adopted in a single motion.*



**20-1399**

**Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools (UAOS)**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and United Administrators of Oakland Schools (UAOS), representing Certificated and Classified Administrators, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase for unit non-retirees effective July 1, 2020, a 5% salary increase effective January 1, 2020 for unit employees at time of UAOS ratification who retire on or before June 30, 2020 and bonuses, as described therein.

**Attachments:** [20-1399 Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools \(UAOS\) \(8/1/2020\)](#)

**Legislative History**

6/29/20      Board of Education      Withdrawn

**20-1400****Salary Adjustment - Unrepresented Employees,  
Confidential Employees and Employees With Contracts  
- Effective July 1, 2020**

Adoption by the Board of Education of Resolution No. 1920-0264 - Salary Adjustment Effective July 1, 2020 For Unrepresented Employees, Confidential Employees, and Employees With Employment Contracts, as delineated herein, i.e., a 5% one-time off schedule increase and a 5% ongoing increase effective July 1, 2020.

**Attachments:** [20-1400 Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020](#)

**20-1442****Collective Bargaining Agreement Between the District  
and American Federation of State, County, and  
Municipal Employees (AFSCME), Local 257**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257, representing custodians, paraeducators, food services assistants, and 504 Techs, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase effective July 1, 2020, bonuses and other provisions, as stated therein.

**Attachments:** [20-1442 Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees \(AFSCME\), Local 257](#)

**D. Unfinished Business****20-1474****Oakland Unified School District - Call of Election -  
School Facilities General Obligation (GOB) Bond -  
November 3, 2020 General Election (Revision)**

Adoption by the Board of Education of Resolution No. 2021-0001A - Ordering A School Bond Election\*, and Authorizing Necessary Actions In Connection Therewith (November 3, 2020) (Revision).

\*4/5 vote required.

**Attachments:** [20-1474 Oakland Unified School District - Call of Election - School Facilities General Obligation \(GOB\) Bond - November 3, 2020 General Election \(Revision\)](#)

## E New Business (Board Retreat)



### 20-1472 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)

Adoption by the Board of Education of the Superintendent of Schools 2020-2021 School Year Work Plan.

**Attachments:** 20-1472 Presentation - 2020-2021 School Year Work Plan - Superintendent of Schools  
20-1472 Board Memorandum - 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)  
20-1472 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading - 8/1/2020)



### 20-1473 2020-2021 School Year Work Plan - Board of Education (First Reading)

Adoption by the Board of Education of its 2020-2021 School Year Work Plan.

**Attachments:** 20-1473 Presentation - 2020-2021 School Year Work Plan - Board of Education  
20-1473 Board Memorandum - 2020-2021 School Year Work Plan - Board of Education (First Reading)  
20-1473 2020-2021 School Year Work Plan - Board of Education (First Reading - 8/1/2020)



### 20-1476 District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning

Presentation to the Board of Education, and Public, by the Superintendent of Schools or designee(s) of an update on District's Opening of School - School Year 2020-2021 - COVID -19 and Distance Learning.

**Attachments:** 20-1476 Presentation - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning (Excerpt)  
20-1476 Board Memorandum - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning

## F. Adjournment

**OFFICE OF THE BOARD OF EDUCATION**

1000 Broadway, Suite 300

Oakland, CA 94607-4033

[ousd.org/boe](http://ousd.org/boe) | [boe@ousd.org](mailto:boe@ousd.org)

510.879.8199 w | 510.879.2299 f | 510.879.2300 TTY/TDD



**OAKLAND UNIFIED SCHOOL DISTRICT**

Community Schools, Thriving Students

**BOARD OF EDUCATION 2020**

**Jody London**, President, District 1  
[jody.london@ousd.org](mailto:jody.london@ousd.org)

**Shanthi Gonzales**, Vice President, District 6  
[shanthi.gonzales@ousd.org](mailto:shanthi.gonzales@ousd.org)

**Aimee Eng**, District 2  
[aimee.eng@ousd.org](mailto:aimee.eng@ousd.org)

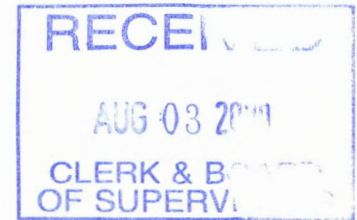
**Jumoke Hinton Hodge**, District 3  
[jumoke.hintonhodge@ousd.org](mailto:jumoke.hintonhodge@ousd.org)

**Gary Yee**, District 4  
[gary.yee@ousd.org](mailto:gary.yee@ousd.org)

**Roseann Torres**, District 5  
[roseann.torres@ousd.org](mailto:roseann.torres@ousd.org)

**James Harris**, District 7  
[james.harris@ousd.org](mailto:james.harris@ousd.org)

August 3, 2020



**HAND DELIVERED; ENDORSED COPY REQUESTED**

Tim Dupuis  
Registrar of Voters  
County of Alameda  
1225 Fallon Street, Rm. G-1  
Oakland, CA 94612

Anika Campbell-Belton  
Clerk, Board of Supervisors  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, CA 94612

Dear Mr. Dupuis and Ms. Campbell-Belton:

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election, And Authorizing Necessary Actions In Connection Therewith [\$735 Million – November 3, 2020]**

Enclosed please find copy with original signatures of Oakland Unified School District Board of Education Resolution No. 2021-0001A, adopted August 1, 2020, Ordering A School Bond Election for up to \$735 Million for the District on the Tuesday, November 3, 2020 General Election Ballot. The particulars are stated in the Resolution.

Also enclosed in the letter packet for you, Mr. Dupuis, on a flash drive, is a Microsoft Word copy of the Resolution.

The District respectfully requests each of you to take any and all necessary official actions, required by law, to cause this matter to be placed before District voters on the November 3, 2020 Ballot.

I also will serve as liaison to your respective office as you prepare this Measure for the Ballot.



Tim Dupuis, Registrar of Voters

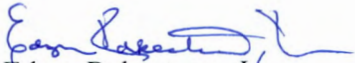
Anika Campbell-Belton, Clerk, Board of Supervisors

**Re: Oakland Unified School District Resolution No. 2021-0001A - Ordering A School Bond Election,  
And Authorizing Necessary Actions In Connection Therewith [ \$735 Million – November 3, 2020 ]  
August 3, 2020**

Page 2 of 2

If I may respond to any questions or queries that you may have regarding the District's request, please feel free to communicate with me at 510/455-0797 (cell), or in my unavailability, Josh Daniels, General Counsel, at 510/842-5227 (cell).

Sincerely,



Edgar Rakestraw, Jr.

Executive Assistant & Parliamentarian, Governing Board

Manager, Legislative Operations

Form 700 Filing Officer

Oakland Unified School District (OUSD)

1000 Broadway, Suite 300

Oakland, CA 94607-4033

[\(510\) 879-8199](tel:(510)879-8199) x24 Main

[\(510\) 879-8658](tel:(510)879-8658)  Direct Line

[\(510\) 879-2299](tel:(510)879-2299)  eFax

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(510) 455-0797 (cell)

<http://www.ousd.org>

[Edgar.Rakestraw@ousd.org](mailto:Edgar.Rakestraw@ousd.org)

ER:st

Enclosure: Oakland Unified School District Board of Education Resolution No. 2021-0001A

cc: Josh Daniels, General Counsel (w/o enclosure)

President Jody London and Members, Board of Education (w/o enclosure)

Kyla Johnson Trammell, Secretary, Board of Education (w/o enclosure)

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 2021-0001A**

**ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION  
THEREWITH**

**WHEREAS**, the Board of Education (“Board”) of the Oakland Unified School District (“District”), located in the County of Alameda (“County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (“Education Code”);

**WHEREAS**, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether general obligation bonds (“bonds”) of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*;

**WHEREAS**, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, (c) that the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (d) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds;

**WHEREAS**, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to help determine which projects to finance from a local bond at this time;

**WHEREAS**, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (“Bond Project List”);

**WHEREAS**, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List;

**WHEREAS**, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters;

**WHEREAS**, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code;

**WHEREAS**, such a statewide general election is scheduled to be conducted throughout the District on November 3, 2020;

**WHEREAS**, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor;

**WHEREAS**, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed;

**WHEREAS**, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code;

**WHEREAS**, Section 9400 *et seq.* of the Elections Code ("Elections Code") requires that a tax information statement be contained in all official materials, including any voter information guide prepared, sponsored or distributed by the District, relating to the election, and this statement is contained in Exhibit B attached hereto and incorporated herein;

**WHEREAS**, the Board desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election;

**WHEREAS**, the Board previously approved Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith, which contained all the necessary information to place the proposed G.O. Bond Measure on the November 2020 Ballot, including the language for the 75-word ballot question;

**WHEREAS**, the language of the 75-word ballot question requires a technical adjustment to ensure that it complies with State law; and

**WHEREAS**, the G.O. Bond Measure proposed by this Resolution is exactly the same as the G.O. Bond Measure proposed by Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith except for the technical adjustments to the language of the 75-word ballot question.

**NOW, THEREFORE, BE IT RESOLVED**, the Board determines and orders as follows:

**Section 1. Recitals.** All of the above recitals are true and correct.

**Section 2. Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

**Section 3. Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County ("Registrar of Voters") is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b) *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot ("ballot statement"):

Shall Oakland Unified School District's measure to issue \$735 million in bonds for: classroom repair and school safety improvements including upgrading classrooms, science labs, and technology; improving student safety and security; repairing bathrooms, electrical systems, and plumbing/sewers; and improving energy efficiency/earthquake safety; at legal rates, levying about \$60 per \$100,000 of assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens' oversight, audits, and no money for administrator salaries be adopted?

As provided above, the Registrar of Voters is hereby requested to include the phrase "See voter guide for tax rate information" in the statement of the proposition.

(c) *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d) *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same

territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

**Section 4. Delivery of Order of Election to County Officers.** The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the full text of the measure attached hereto as Exhibit A, and the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

**Section 5. Ballot Arguments.** The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

**Section 6. Further Authorization.** The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

**Section 7. Effective Date.** This Resolution shall take effect upon its adoption by a two-thirds vote of the Board.

**Section 8. Replacement of Prior Resolution.** This Resolution replaces and supersedes Resolution No. 2021-0001 - Ordering a School Bond Election, and Authorizing Necessary Actions in Connection Therewith.

**PASSED AND ADOPTED** this 1st day, August, 2020, by the following vote:

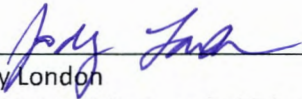
**AYES:** Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

**NOES:** None

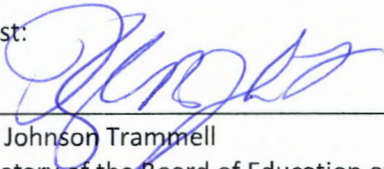
**ABSTAIN:** None

**ABSENT:** Vice President Shanthi Gonzales

**APPROVED:**

  
\_\_\_\_\_  
Jody London  
President of the Board of Education of the  
Oakland Unified School District

**Attest:**

  
\_\_\_\_\_  
Kyla Johnson Trammell  
Secretary of the Board of Education of the  
Oakland Unified School District

**EXHIBIT A**  
**FULL TEXT OF BOND PROPOSITION**

**OAKLAND UNIFIED SCHOOL DISTRICT**

This bond proposition (“proposition”) may be known and referred to as the “Oakland Unified School District Classroom Repair/Safety Improvement Measure” or as “Measure \_\_\_”. *[designation to be assigned by County Registrar of Voters]*

**BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District (“District”) voting on the proposition, the District shall be authorized to issue and sell general obligation bonds (“bond”) of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” below (“Bond Project List”), subject to all of the accountability safeguards specified below.

**ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (“Education Code”)).

**Evaluation of Needs.** The Board of Education of the District (“Board”) has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens’ Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens’ oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project

List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code ("Government Code") Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.



## **FURTHER SPECIFICATIONS**

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## **BOND PROJECT LIST**

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and

similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval.

Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

#### **SITE-SPECIFIC PROJECTS**

**The following projects are authorized at the specific site(s), are supplemental to, and do not limit the authorization set forth elsewhere such as in the District-Wide Projects section below:**

- Coliseum College Prep Academy (1390 66<sup>th</sup> Avenue)
  - Site expansion
  - Additional classrooms
  
- Claremont Middle School (5750 College Avenue)
  - New kitchen
  - New cafeteria/multipurpose room
  
- Elmhurst United Middle School (1800 98<sup>th</sup> Avenue)
  - Site modernization
  
- Garfield Elementary School (1640 22<sup>nd</sup> Avenue)
  - Site renovation or replacement (partial or total)
  
- Hillcrest Elementary School (30 Marguerite Drive)
  - New kitchen

- Laurel Child Development Center (3825 California Street)
  - Site renovation or replacement (partial or total)
- Marcus Foster Educational Leadership Center (1025 2<sup>nd</sup> Avenue)
  - Site plan
  - Site replacement
  - Facilities for alternative education and career technical education programming
  - Community service facilities
  - Central administration facilities, including but not limited to student and family facing services
- McClymonds High School (2607 Myrtle Street)
  - Site renovation or replacement (partial or total)
  - Site expansion to accommodate additional grade levels
- Melrose Leadership Academy/Maxwell Park Elementary School (5328 Brann Street and 4730 Fleming Avenue)
  - Site renovation (partial or total)
  - Site expansion/school consolidation at 4730 Fleming Avenue
- Piedmont Avenue Elementary School (4314 Piedmont Avenue)
  - New kitchen
- Roosevelt Middle School (1926 East 19<sup>th</sup> Street)
  - Site renovation or replacement (partial or total)
- Skyline High School (12250 Skyline Blvd)
  - ADA compliance
  - Bathrooms
  - Remove, replace, or acquire portables
  - Seismic

#### **DISTRICT-WIDE PROJECTS**

**In addition to the site-specific projects listed above, the following projects are also authorized at all current and future District locations:**

- Facilities and technology improvements, including, but not limited to:
  - accommodation of more grade levels
  - acquisition of real property
  - addition of portables
  - athletic facilities and fields, such as gyms, turf, lighting, seating, fencing, pools, and courts, and including but not limited to Title IX compliance
  - central, on-site, and community kitchens
  - classroom and instructional technology (e.g., internet-connected devices and portable Wi-Fi equipment to connect to the internet) and technology infrastructure including but not limited to technology

- infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
  - classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs and alternative education program
  - early childhood development centers, family counseling rooms, school health centers
  - electrical infrastructure
  - electrical systems, including but not limited to power distribution
  - facility grounds and building systems
  - hardscape
  - HVAC systems
  - landscape
  - landscaping and paving
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
  - natural gas systems
  - plumbing, including, but not limited to hot water systems, wastewater systems, potable water systems, grey water systems, and sprinkler systems
  - removal of portables and replacement with permanent buildings
  - roofs,
  - sanitation
  - school playgrounds and educational gardens
- Health, safety, and security improvements including, but not limited to:
    - building accessibility
    - cameras
    - centralized clock systems
    - centralized door locking systems
    - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
    - fencing
    - large-scale disasters, climate change, or Acts of God, including, but not limited to, earthquakes and fires
    - Public Safety Power Shutoffs (PSPS)
    - security systems and fire alarm systems
    - seismic safety including, but not limited to seismic retrofits
    - wildfire safety
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
    - automatic control systems
    - energy supply resiliency
    - facility insulation

- light pollution mitigation
  - lighting, lighting technology, and other lighting control systems
  - living schoolyards
  - photovoltaic panels
  - renewable power generation and storage equipment, infrastructure, and technology
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - storm water impacts including but not limited to drainage and retention
  - window shades, sun-shades, as well as other shade and daylighting enhancements
- Improved utilization of unused or under-used assets, including, but not limited to:
    - administrative sites and inactive sites
    - consolidation of schools
    - expansion of schools
    - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
    - sites or parts of sites to house administrative functions
    - sites to host community partners

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

**MISCELLANEOUS**

**All listed bond projects include at least all of the following as needed:**

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects

- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

### GENERAL PROVISIONS

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

**EXHIBIT B**  
**TAX INFORMATION STATEMENT**

An election will be held in the Oakland Unified School District ("District") on November 3, 2020, to authorize the sale of up to \$735,000,000 in general obligation bonds ("bond") of the District. If the bond proposition ("proposition") is approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

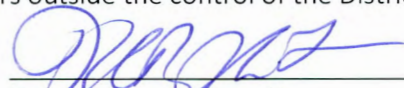
1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds

sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: August 1, 2020

  
\_\_\_\_\_  
Kyla Johnson Trammell  
Superintendent  
Oakland Unified School District



**SECRETARY'S CERTIFICATE**

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, on August 1, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris,  
President Jody London

NOES: None

ABSTAIN: None

ABSENT: Vice President Shanthi Gonzales

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESSED on this 1<sup>st</sup> day of August, 2020.



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Kyla Johnson Trammell  
Secretary of the Board of Education  
Oakland Unified School District

# Oakland Unified School District

Board of Education  
1000 Broadway, Suite 300  
Oakland, CA 94607-4033  
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(510) 879-2300 eTTY/TDD  
boe@ousd.org E-Mail  
<http://www.ousd.org>



## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials are accessible at <http://www.ousd.org> or from any computer terminal in the Offices of the Board of Education and Superintendent, 1000 Broadway, Suite 300, Oakland, CA 94607-4099

## AMERICANS WITH DISABILITIES ACT COMPLIANCE AND LANGUAGE SERVICES

Individuals requiring interpretation or translation services or a reasonable accommodation to participate in meetings should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510)879-8199(VM); or [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); or (510) 879-2300 (eTTY/TDD); or (510) 879-2299 (eFax).

## Meeting Agenda Long - Final

**Saturday, August 1, 2020**

**9:15 AM**

**Special Meeting**

**INTERNET STREAMED - VIA ZOOM AND GRANICUS LIVE MANAGER;  
KDOL-TV (Cable Channel 27); 28 DE ABRIL SUR 5 SAN ANTONIO, 37750 SAN  
MIGUEL DE ALLENDE, GUANAJUATO, MEXICO  
Board of Education**

***President Jody London***

***Vice President Shanthi Gonzales***

***Directors: Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Aimee Eng***

***Student Directors: (Vacancy), (Vacancy)***

***Staff: Kyla Johnson-Trammell, Superintendent & Secretary***

**LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS**

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al [\(510\)879-8199](tel:5108798199)(VM); o [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); o [\(510\) 879-2300](tel:5108792300) (eTTY/TDD); o [\(510\) 879-2299](tel:5108792299) (eFax).

**美國殘障人士法案條例遵守及語言服務**

個別人士需要傳譯及翻譯服務或有合理安排去參與會議的應該在舉行會議之前的七十二 (72) 小時通知教育委員會。請致電 [\(510\)879-8199](tel:5108798199) (留言) ; 或 [boe@ousd.org](mailto:boe@ousd.org) (電郵) ; 或 [\(510\) 879-2300](tel:5108792300) (電子文字電話 聽障專用電信設備 (eTTY/TDD)) ; 或 [\(510\) 879-2299](tel:5108792299) (電子圖文傳真 (eFax))。

**TUẤN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT**

Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại [\(510\)879-8199](tel:5108798199) (VM); hay là [boe@ousd.org](mailto:boe@ousd.org) (E-Mail), hay là [\(510\) 879-2300](tel:5108792300) (eTTY/TDD); hay là số [\(510\) 879-2299](tel:5108792299) (eFax).

**សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ**

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍ក្នុង ឬត្រូវការការជួយសម្រេចសម្របសម្រួលយ៉ាងសមរម្យ មួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំណាមួយនោះ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោង មុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:5108798199) ឬតាមរយៈអ៊ីមែល [boe@ousd.org](mailto:boe@ousd.org) ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:5108792300) ឬទូរសារលេខ [\(510\) 879-2299](tel:5108792299)។

**الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية**

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم إثنين وسبعين (72) ساعة قبل الاجتماع بوسيلة من الوسائل التالية:

البريد الإلكتروني: <a href="mailto:boe@ousd.org">boe@ousd.org</a>	الفاكس الإلكتروني: 510.879.2299	الهاتف للصم والبكم: 510.879.2300	الهاتف الصوتي: 510.879.8199
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## **NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY BOARD MEMBERS TO ATTEND VIRTUALLY**

*Pursuant to the Governor's Executive Order Nos. N-25-20 and N-29-20, members of the Board of Education, as well as the Superintendent or designee and other designated staff, will join the meeting via phone/video conference and no teleconference locations need be posted.*

*•To view the meeting by Zoom video conference, please click on **LINK** at the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*

*•To listen to the meeting by phone, please call at the Noticed meeting time (669) 900-9128, then enter Webinar ID 849 5732 4204, then press "#". If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*•To view the Noticed meeting from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"In Progress" link under Video.*

## NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY PUBLIC COMMENT @ THIS VIRTUAL MEETING

*There are three ways to make public comment within the time allotted for public comment on an eligible Agenda item.*

*•To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will be called on (by the name you logged in with), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:*

*<https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.*

*•To comment by phone, press "\*9" to "Raise Your Hand" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will be called on (by the Area Code and the last three digits of your phone number), unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at:*

*<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*• eComment. To make a written comment, before or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video, select the meeting name and click on the "eComment" link or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"eComment". Or click **eComment** in bold herein. Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a*

*Public Record.*

## **MEETING RULES OF ENGAGEMENT**

- Five (5) minute speaking limit for Board Members*
- No mingling with the audience*
- Address comments to other Board Members*
- Focus on agenda items*
- Don't repeat what's been said*
- Always be respectful*
- No interruptions*
- Enforce norms*
- Model desired behavior*

## **MEETING PROCEDURES**

*All Governing Board meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.*

**A. Call To Order**

**B. Roll Call**

### C. Adoption of General Consent Report

*"Adoption of the General Consent Report" means that all items appearing on the Agenda under this topic are approved in one motion unless a Board Member requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine items on the Agenda. An item on the General Consent Report which a Member has requested be removed, shall be removed, without debate for separate consideration and vote or other disposition. All items remaining on the General Consent Report, thereafter, shall be adopted in a single motion.*



#### [20-1399](#)

#### **Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools (UAOS)**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and United Administrators of Oakland Schools (UAOS), representing Certificated and Classified Administrators, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase for unit non-retirees effective July 1, 2020, a 5% salary increase effective January 1, 2020 for unit employees at time of UAOS ratification who retire on or before June 30, 2020 and bonuses, as described therein.

**Attachments:** [20-1399 Collective Bargaining Agreement Between the District and United Administrators of Oakland Schools \(UAOS\) \(8/1/2020\)](#)

#### **Legislative History**

6/29/20      Board of Education      Withdrawn

[20-1400](#)

### **Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020**

Adoption by the Board of Education of Resolution No. 1920-0264 - Salary Adjustment Effective July 1, 2020 For Unrepresented Employees, Confidential Employees, and Employees With Employment Contracts, as delineated herein, i.e., a 5% one-time off schedule increase and a 5% ongoing increase effective July 1, 2020.

**Attachments:** [20-1400 Salary Adjustment - Unrepresented Employees, Confidential Employees and Employees With Contracts - Effective July 1, 2020](#)

[20-1442](#)

### **Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257**

Adoption by the Board of Education of Tentative Agreement, as Agreement Between District and American Federation of State, County, and Municipal Employees (AFSCME), Local 257, representing custodians, paraeducators, food services assistants, and 504 Techs, for the period July 1, 2019 through June 30, 2022, which includes a 5% on-going salary increase effective July 1, 2020, bonuses and other provisions, as stated therein.

**Attachments:** [20-1442 Collective Bargaining Agreement Between the District and American Federation of State, County, and Municipal Employees \(AFSCME\), Local 257](#)

## **D. Unfinished Business**

[20-1474](#)

### **Oakland Unified School District - Call of Election - School Facilities General Obligation (GOB) Bond - November 3, 2020 General Election (Revision)**

Adoption by the Board of Education of Resolution No. 2021-0001A - Ordering A School Bond Election\*, and Authorizing Necessary Actions In Connection Therewith (November 3, 2020) (Revision).

\*4/5 vote required.

**Attachments:** [20-1474 Oakland Unified School District - Call of Election - School Facilities General Obligation \(GOB\) Bond - November 3, 2020 General Election \(Revision\)](#)



## E New Business (Board Retreat)



[20-1472](#)

### 2020-2021 School Year Work Plan - Superintendent of Schools (First Reading)

Adoption by the Board of Education of the Superintendent of Schools 2020-2021 School Year Work Plan.

**Attachments:** [20-1472 Presentation - 2020-2021 School Year Work Plan - Superintendent of Schools](#)  
[20-1472 Board Memorandum - 2020-2021 School Year Work Plan - Superintendent of Schools \(First Reading\)](#)  
[20-1472 2020-2021 School Year Work Plan - Superintendent of Schools \(First Reading - 8/1/2020\)](#)



[20-1473](#)

### 2020-2021 School Year Work Plan - Board of Education (First Reading)

Adoption by the Board of Education of its 2020-2021 School Year Work Plan.

**Attachments:** [20-1473 Presentation - 2020-2021 School Year Work Plan - Board of Education](#)  
[20-1473 Board Memorandum - 2020-2021 School Year Work Plan - Board of Education \(First Reading\)](#)  
[20-1473 2020-2021 School Year Work Plan - Board of Education \(First Reading - 8/1/2020\)](#)



[20-1476](#)

### District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning

Presentation to the Board of Education, and Public, by the Superintendent of Schools or designee(s) of an update on District's Opening of School - School Year 2020-2021 - COVID -19 and Distance Learning.

**Attachments:** [20-1476 Presentation - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning \(Excerpt\)](#)  
[20-1476 Board Memorandum - District's School Year 2020-2021 - Opening of School - Update - COVID-19 and Distance Learning](#)

## F. Adjournment

# **Dr. Marcus Foster Educational Leadership Campus: A Report to the Oakland Board of Education**

May 27, 2015

Report Submitted by ELC2 Committee Members:

Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities  
Robin Glover, Dewey Academy Principal  
Susana Morales Konishi, Community Engagement Consultant  
Vicky Stoneham, Dewey Academy Teacher  
Grecia Palma, Dewey Academy Alumni  
Eve Delfin, LEEC Community School Manager  
Whitney Dwyer, MetWest Teacher  
Ana Alvarado, MetWest Student  
Chaz Garcia, OEA Vice-President/Teacher  
Naomi Schiff, Oakland Heritage Alliance  
Jeff Taner, Community Member/OUSD Parent  
Bruce Kariya, Community Member/OUSD Parent

**Final Report  
5.15.15**

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## Background

On January 7, 2013, the 1025 2<sup>nd</sup> Avenue Building—which was the headquarters for the Board of Education, Superintendent and central leadership staff—flooded. All of the staff located at that site was dispersed to several school campuses to occupy any available space at school sites, in order to continue providing services to school sites and operate the District functions.

Over 100 staff members were moved to the Tilden campus, located in Northeast Oakland, to deliver and operate its Teaching and Learning Services to school sites. This work includes, but is not limited to, preparing and supporting Mathematics, Language Arts, History, Visual and Performing Arts, and Science Instruction. Space for growing live organisms for science lab and hands-on science instruction is one of the functions that support classroom instruction. The Teaching & Learning central staff also offers a variety of Professional Learning opportunities for teachers, principals, central staff, and parents to learn about the Common Core State Standards, and to prepare staff for educational innovations and best practices in delivering instruction to all of our students Pre-K-12.

Almost 200 staff members were moved to the Lakeview campus, located in central Oakland off Grand Avenue. The central staff located on this campus provides a variety of wraparound services to students and families, such as: Student Assignment Services, Transitional Family Services, Health Services, African-American Male Achievement, Early Childhood Education Enrollment Services, Restorative Justice Services, Community Engagement Trainings and Professional Learning.

Approximately 160 central staff members were moved to the Cole Campus in West Oakland to ensure that the primary operations of the District were maintained and managed during this transitional period. The operational functions and services that were located on this campus included: Payroll, Human Resources, Budget, Accounting, State & Federal, Technology Services, and Police Services.

The Office of Superintendent, Board of Education and senior leadership staff were moved to the La Escuelita/Metwest campus, then to 2111 International, and finally to the current location at 1000 Broadway. The majority of the Cole campus central staff, with the exception of Police Services (Cole Campus) and Technology Services (McClymonds & Lafayette Campuses) joined the Office of the Superintendent and the Board of Education at the 1000 Broadway Offices located in Downtown Oakland.

Currently, the Oakland Unified School District is leasing space at 1000 Broadway for a portion of its central leadership operations, which is paid by the insurance settlement through 2016.

Beginning July 1, 2015, approximately 423 central leadership staff and departments will be unified at 1000 Broadway.

The regular Board Meetings for the general public are held in the gymnasium of the La Escuelita/MetWest Campus, twice a month.

On June 24, 2014, the Board of Education issued a Request for Qualifications (RFQ) for the 1025 ("Paul Robeson Building"), 1105 ("Ethel Morgan Building") and 1111 2<sup>nd</sup> Avenue ("Dewey Academy High School") parcels to rebuild the central administration headquarters and Dewey Academy High School. The RFQ outlined the following Board of Education objectives:

- Build a replacement campus for Dewey Academy
- Build a replacement building for District Administration to include a place to hold the Board of Education meetings
- Redevelopment of the site with a revenue generating use for a sixty-six to ninety-nine-year ground lease
- Maximizing an income stream to supplement its annual operating and capital budgets
- Merging parcels and further sub-dividing to create a separate Assessor's parcel. Number (APN) and preserving the ownership over the site to the District.

Upon the release of the RFQ, there was community outcry. The community advocated for a process that would include community voice, values and priorities. The central office leadership obtained the services of OUSD Fremont alumna Susana Morales Konishi, community engagement liaison, to work with the Chief of Operations, Mia Settles-Tidwell, and the former Deputy Chief of Facilities, Timothy White to develop a comprehensive and authentic community engagement process.

On October 16, 2014, the Board of Directors, under the leadership of former Board President David Kakishiba issued a resolution that stated the following:

*"The Board of Education hereby establishes its intent to construct an Education Leadership Complex at the 1025 and 1105 Second Avenue property to: 1) House all OUSD central administrative and leadership functions and employees, including relocating all offices and employees stationed currently at various school campuses; and 2) Retain and enhance the Dewey Academy High School facility in a manner consistent with OUSD's vision of high schools preparing all students to succeed in college, career, and community. Furthermore, the Board of Education's intent is to complete construction of this Education Leadership Complex by January 2019."*

The Board of Education 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 below.

2. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
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.

Based on the Board resolution and Superintendent's directive, the Educational Leadership Campus on 2<sup>nd</sup> Avenue Community Committee (ECL2) was formed. The ELC2 requested an extension of time to provide the Superintendent with the recommendation for the conceptual designs. The Superintendent and the Board of Education will deliberate the action at the regular board meeting on May 27, 2015.

### **Board Policy on Asset Management**

The Governing Board of Education and the Superintendent of Schools have the responsibility of ensuring that we are good stewards of all of our physical assets. In 2012, the policy on Asset Management was established. The Board Policy on Asset Management 7350 states:

*The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland's publicly funded schools in alignment with the District's Strategic Plan. To support the District's educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.*

Per the Board Policy, the District also is responsible for providing technologically advanced learning and recreation space for general education and special education students and families enrolled in schools operated by the District. If a school site is being modernized or experiencing new construction and the student/staff educational environment is not optimal for learning during the construction, the school can be temporarily relocated to ensure that the students' education is not hindered during the construction project.

Furthermore, the policy intimates that it is imperative to provide quality operations and administration facilities to enable high performance by District staff. The District staff serves and supports. Ensuring that the community, students, parents, teachers, principals and the general public have access to central leadership is critical to the

functionality and quality of services to schools, staff, and families.

Finally, the policy states that there is significant value in housing core administrative functions in central locations. The District shall determine how it can best provide core administrative services from centrally accessible locations.

### **Board of Education Priorities**

In October 2014, the Board of Education identified five priorities related to the Educational Leadership Campus.

1. To provide a 21<sup>st</sup> century and improved Dewey Academy High School aligned to the Strategic goals for high schools
2. Unify central office staff and services in one accessible location
3. Complete the project within 3-4 years
4. Partner with the Peralta college for greater post-secondary alignment and opportunities for students
5. Seek financing options to support the off-set of construction costs (e.g. possibly affordable housing for teachers)

In February and March of 2015, the Chief of Operations hosted 1:1 and 2:1 consultation engagements with the board members to ensure that the priorities listed above were still the direction of the current seated board. The result of those consultations was that the current board is still interested in the priorities above.

The Board understands that priority number five, financing options (e.g. affordable housing for teachers) is not a priority or value for the majority of the community stakeholders, particularly Dewey Academy School staff and students. Yet, the Board acknowledges its interests in exploring all financing options that could benefit the District and assist the District in managing its assets.

### **Educational Leadership Committee**

To ensure that the community values and priorities were represented in the process, an Educational Leadership Committee (ELC2) was formed and charged with (1) Ensuring that an integral and comprehensive community engagement process was in place to obtain community values & priorities (2) Considering all the city projects that impact the Educational Leadership Campus Project and the surrounding area (3) Reviewing the previous RFQ and all pertinent documents, to understand the historical context of this project (4) Participating in community engagement activities associated with the 2nd Avenue Project, including design charrettes (5) Providing feedback and pros/cons on conceptual designs that will inform the Superintendent's recommendation to the Board (6) Attending all ELC2 Committee Meetings, and (7) Providing 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 Educational Leadership Campus.

The committee members submitted statements of interest by November 24, 2014. The committee members were selected by the Community Engagement Consultant and approved by the Chief of Operations and Superintendent. The ELC2 Committee represented a diverse constituency. The first official meeting was held on December 22, 2014. The members are as follows:

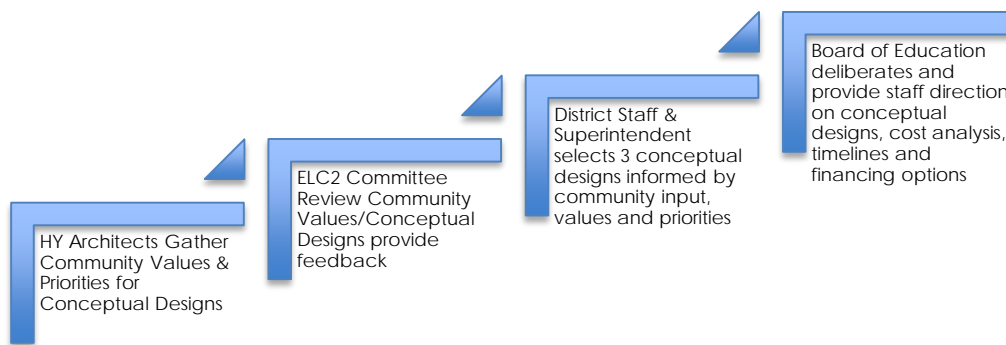
**ELC2 Committee Members:**

<b>Name</b>	<b>Position/Title</b>	<b>Organization</b>
Mia Settles-Tidwell	Chief of Operations	OUSD
Lance Jackson	Interim Deputy Chief of Facilities	OUSD (joined February 2015)
Susana Morales Konishi	Community Engagement Consultant	The NIAM Group
Robin Glover	Principal at Dewey Academy	OUSD
Vicky Stoneham	Dewey Academy Teacher	OUSD
Grecia (Jackie) Palma	Dewey Academy Alumni	N/A
Whitney Dwyer	MetWest Teacher	OUSD
Ana Alvarado	MetWest student	All City Council Member
Eve Delfin	Community School Manager	OUSD
Chaz Garcia	Teacher and Vice-President of OEA	OEA
Naomi Schiff	Community Member	Oakland Heritage Alliance
Jeffery Taner	Community Member	N/A
Bruce Kariya	Community Member	N/A

Mia Settles-Tidwell chaired the committee.

The role of the committee was to assist the Chief Operations Officer and the Interim Deputy Chief of Facilities with synthesizing the community's values and priorities for the project, and preparing recommendations for consideration to the Superintendent and the Board. The Chief Operations Officer and the Interim Deputy Chief of Facilities were charged with directing the committee's activities and providing the Superintendent and the Board three conceptual design recommendations, probable project cost for the three concepts, project duration/implementation timeline estimates, and financing options. The process has relied on consultants such as HY Architects, Community Engagement Consultant, and from District economists. District staff's deliverables consist of a preliminary written report, a final written report, and a presentation to the Board.





### Community Engagement Process

While discussing the community engagement process, the committee vetted the meaning of "community." The committee described "community" in the following ways:

What is the community?

- "The people who are involved/inside in the things that are going on..."
- "Everybody who lives in Oakland, has children, pays taxes and works for the school district"
- "Anyone who interacts with or is impacted by the building/project we are talking about."
- "Dewey Academy students, Dewey Academy parents, parents of elementary school children, neighbors
- "Two sets of communities: Dewey Academy community. Broader community: district staff, neighbors and bargaining units."
- "This sets precedence for other sites and resources for other schools."
- "Community of shared interest: example Asian American seniors had a perspective that was different than Dewey students. All different but makes up the whole."
- "Tiered: Dewey Academy community/admin people/surrounding neighborhood. Broader community: everyone involved and who cares about OUSD, even beyond Oakland (folks who have paid tax dollars to Oakland and cares about Oakland)"

The community engagement process was intended be comprehensive, inclusive, and to solicit input from interested community stakeholders. The process provided over 60 engagement opportunities to OUSD staff, Dewey Academy faculty, staff and students, 2nd Avenue neighbors, City officials and the general public. The following approaches to engage the community were employed:

### Outreach

The outreach process included advertising the committee's activities on the 2<sup>nd</sup> Avenue Project website, canvassing the surrounding neighborhood, posting the engagements on Facebook, advertising the meeting dates on the OUSD website, distributing flyers at Dewey Academy, MetWest and La Escuelita, and mailing out fliers to the community.

Though the outreach was far reaching and various methods were utilized one committee member felt the following, *"The community engagement process, while friendly and welcoming, focused on the school communities, and in my opinion did not reach a wide enough group of citizens in general. The 200+ responses mostly represented high school students, staff, and their families, and do not represent a broad cross-section of district constituents and taxpayers."*

The community engagement consultant, Susana Morales Konishi met with respected researcher and data analyst Jean Wing to get her expert perspective on the reliability and validity of the outreach and community engagement process. We learned from our expert that given the multiple outreach methods used and the fact that we were not using the survey as a stand alone data point, the community engagement process: outreach, survey, design charrettes, committee feedback were all valid and reliable data for this work.

It is important to note, the survey was an additional vehicle for outreach and feedback (and not as an attempt to scientifically survey the whole city).

### Informational Sessions at Dewey Academy

Weekly informational sessions were held at Dewey Academy to communicate project goals to students and staff. Community engagement facilitators hosted informational booths that provided progress updates and schedules for future activities.

### Community Cafés

Community cafés were held that fostered dialogue about the project under the direction of the community facilitators. The purpose for the events was to solicit the community's priorities for the project and to relay the Board's goals to the community.

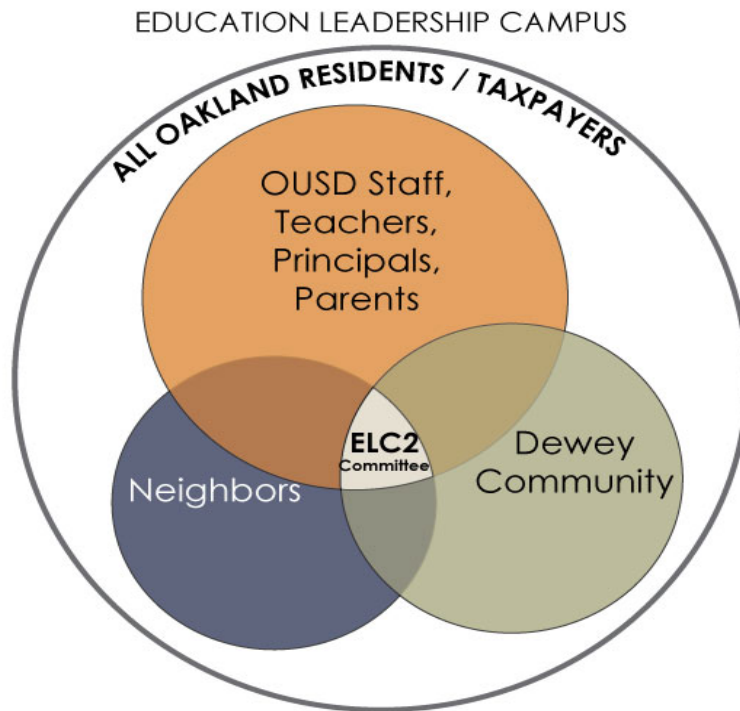
### Community Survey

The committee created a survey that was released to the community in January 2015. The purpose of the survey was to offer a different medium for community input. The survey was available online and in paper. It was publicized on the project website, project newsletter, emails, personal outreach events located at Dewey as this segment of the community will be the most impacted. It was written in English, Spanish, and Chinese. The survey was designed to ascertain community values related to the Educational Leadership Campus. The survey was a quantitative attempt to understand the community's values and priorities for the project.

### Conceptual Designs Preview Engagements

Two interactive community engagement opportunities in different areas of our city were held to provide the community an opportunity to preview the conceptual designs prior to the Regular Board Meeting and presentation. The purpose of the engagements were to provide the community an opportunity to comment on the conceptual designs, view the designs against the community values, chat with the Educational Leadership Committee members about the community engagement process, answer questions and bring more awareness and attention to this important project.

The graphic below shows the different groups associated with this project.



All of the above methods were designed to obtain feedback and to document the emerging patterns based on the perspectives, values, priorities, and interests of the different community stakeholder groups. For example, high school students & educational staff most valued the educational spaces and athletic spaces. Neighbors wanted to see positive development in the community, such as grocery stores, wanted to see something that fits into the neighborhood and adds value in terms of quality of life.

The survey generally validates the multi-purpose, multi-faceted set of priorities that are underlying the vision for the complex.

## Survey Information

There were a total of 251 surveys received.

30 Chinese-speaking neighbors

45 English-speaking parents

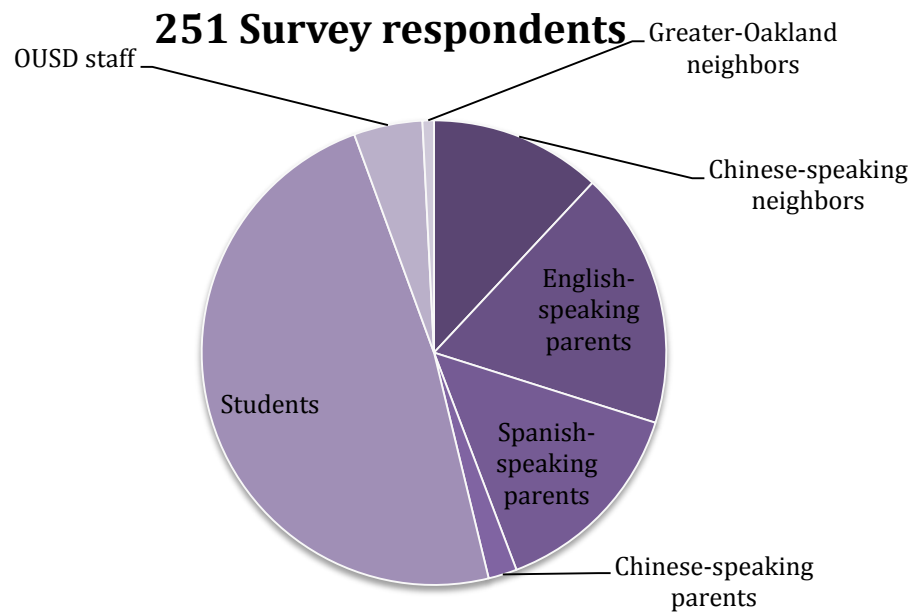
36 Spanish-speaking parents

5 Chinese-speaking parents

121 student surveys

12 OUSD staff

2 Oakland-greater neighbors

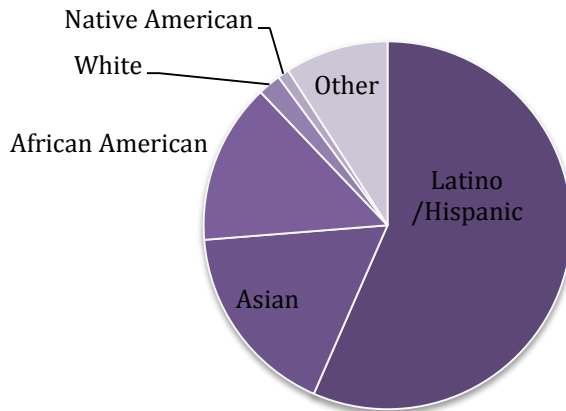


## Parents

We received a total of **86** parent surveys. The majority of the parents were from La Escuelita, the second largest group of parents was from MetWest, and we had one survey from a Dewey Academy parent. Of the parents surveyed 53% lived in the neighborhood and the others lived in various neighborhoods in the city including Fruitvale, Temescal, Laurel, and East Oakland.

The demographics were the following:

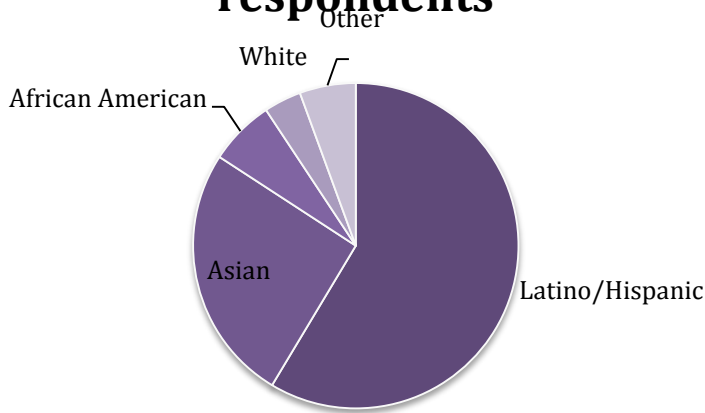
## Parent survey respondents by ethnic background



### Students

We received a total of **121** student surveys. From those, the majority represented Dewey and 2<sup>nd</sup> largest response group represented MetWest. The student surveys were distributed to the Dewey Academy students during one of our monthly regular engagements. Of the students surveyed 52% lived outside the neighborhood in other places of the city such as the Fruitvale District, San Antonio, and East Oakland. The demographics were the following:

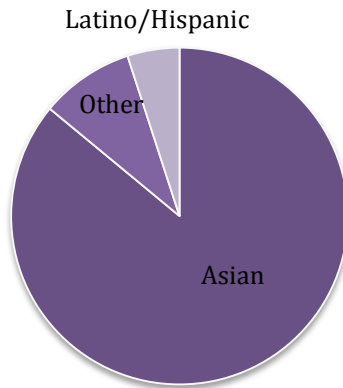
## Demographics of student survey respondents



### Neighbors

We received a total of 37 neighbor surveys. The majority of the neighbor surveys were submitted online. The demographics were the following:

## Demographics of neighbor survey respondents



We asked parents, students, and OUSD staff what they believed made a difference in the quality of education and learning.

Parents	Students	OUSD Staff
Classrooms 67%	Food/dining 72%	Meeting Spaces 92%
Food/dining 52%	Fitness/Gym 68%	Energy efficient 92%
Garden/open spaces 51%	Classroom 60%	Food/dining 69%
Fitness/gym 47%	Auditorium 52%	Classroom 62%

The survey asked for community participants to rank the elements of the Educational Leadership Campus.

Parents	Students	Neighbors	OUSD Staff
Fitting well with the neighborhood was rated as the <b>top</b> priority. 43%	Educational Spaces rated the <b>top</b> priority. 33%	Fitting into the neighborhood was rated the <b>top</b> priority. 65%	Educational spaces was rated as <b>top</b> priority. 62%

Educational Spaces were rated as the <b>second</b> highest priority. 37%	Sports were rated as the <b>second</b> highest priority. 20%	Community resources were the <b>second</b> highest priority. 59%	Fitting into the neighborhood was rated the <b>second</b> priority. 46%
The <b>least</b> selected category as a priority was housing. 23%	The <b>least</b> selected category as a priority was community resources. 11%	The <b>least</b> selected category as a priority was sports. 35%	The least selected category as a priority was childcare. 8%

**\*No survey participants ranked or selected housing as a priority.**

**ELC2 Committee Meetings**

Twice monthly the ELC2 Committee met to discuss the progress of the community engagement process, provide feedback and to ask pertinent questions. The committee also provided content and edits to the ELC2 Committee report / presentation and participated in one 3 hour retreat.

**Conceptual Designs Informed by Community Values/Priorities**

OUSD engaged Lee Pollard and Marcus Hibser of HY Architects to facilitate the community engagement process in partnership with the Community Engagement Consultant to translate the community feedback into conceptual visual representations of the project. ***The conceptual designs are preliminary depictions and should not be construed to represent the project's final form.*** The project's form will develop in the upcoming design phase and with the establishment of the Construction Committee per Board Policy 7155 on Community Engagement for major construction project.

Below is the outline of the process HY Architects employed in developing the conceptual designs for the presentation to the Board.

The process consisted of:

- **Listening** (Outreach, Visioning and Idea Collection)
  - Provide overview of the process to all stakeholders
  - Describe the goals and objectives of the project
  - Listen to, hear and understand the community values, priorities and concerns
  - Answer questions about the process and the project
  - Share the parameters of the project for the future discussions
  - Result: Collection of community and stakeholder values and priorities

### **Discovering** (Development of Specific Design Objectives)

- Ascertain community and stakeholder values and priorities
- Develop the project vision, ideas, and requirements
- Identify the needs for each element of the Dr. Marcus Foster Educational Leadership Campus
- Establish design parameters and requirements for the future project
- Result: Development of design “program” or building specifications for the project, which show the relationship of spaces and approximate areas of each element.

### **Design Charrettes** (Site Planning)

- Provide community and stakeholders a hands-on opportunity to design the Dr. Marcus Foster Educational Leadership Campus by using design blocks
- Revisit design “program” objectives
- In groups, community stakeholders design various design scenarios
- Result: Conceptual ideas for site planning that represents a wide range of community and stakeholder viewpoints

### **Creation of Concepts Reflective of Community & Stakeholder Values**

- Narrow all design “program” building specification ideas into six feasible options representing concepts from Design Charrettes
- ELC2 Committee review all six conceptual design initial ideas and discussion of pros and cons of the various options
- Obtain feedback from all community stakeholder groups on how well each option represents community values and priorities unearthed during the multiple community engagements and survey
- Result: ELC2 Committee input on options for prioritization, modifications and refinement of conceptual designs

### **Refinement / Recommendations**

- Solicit pros and cons feedback to modify and refine concepts
- Document feedback for improvements / refinements of options
- Evaluate each option and modification against the community values and priorities
- Provide feasibility and projected cost analysis for each of the 3 conceptual designs
- Document potential challenges and opportunities for each concept
- Result: Three conceptual designs prepared for the Superintendent, informed by community values and priorities for the Board of Education presentation at a regular board meeting

### **Discovery of Community Values & Priorities**

Through multiple community engagements and a community survey, the following values were expressed by community stakeholder groups:



"State of the Art" "Connect Project to Education" "Community Resources"  
"Access to Estuary" "Revenue Generation" "Athletic Space" "Student-  
run Café"

- Design of the new facilities should consider impacts of parking and traffic on the neighborhood.
- The project should directly connect to the educational function of the district.
- Community resources, such as adult education and facilities that could be used by the community in the evening should be included.
- Access to the Estuary and Lake Merritt is a benefit of the area and should be maintained.
- Revenue generation could be considered where it supports the schools or neighborhood, with the idea of a Dewey Academy student run café' specifically supported.

### **Dewey Academy Staff/Student Values/Priorities**

Dewey Academy staff and students explicitly expressed the following:

- 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 multi-use space/Health & Fitness Center for a Recreation Pathway 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 and a link to the culinary arts pathway
- Concerns about creating secluded enclosed parking
- Opposition to including on-site housing in the project

### **OUSD Staff Central Office Values/Priorities**

The mission of our school district is to educate our students in a manner that provides students with access and opportunities beyond the TK-12 experience. OUSD stakeholders throughout greater Oakland seek a district leadership that operates efficiently. The project affords the opportunity for the district to consolidate much of its administrative functions into one venue. Such consolidation would foster improved operational efficiency. The Superintendent and educational staff explicitly expressed:

- A desire for space that will render Dewey Academy a destination of choice rather than a destination of assignment.

- A facility design that was flexible, efficient and linked to the High School Linked Learning Pathway
- 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 space for adult education classes and programs
- 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.

### **Historic Nature of the Building: An Educational Opportunity**

The renaissance of this area, the value of this parcel and areas adjoin a valuable resource: the Lake Merritt Channel, which connects Lake Merritt, its park, and the Estuary. This site was a key location of Oakland's Native American period, its rancho period, and its modern founding in 1852. This site is also culturally significant based on the civic events that have taken place at this site. The assassination of former Superintendent Dr. Marcus Foster is an important and significant event in the educational reform history of Oakland. Ensuring that these historical facts are included in the educational plan for the space is both relevant and important. The plan should reflect the unique site and maximize the opportunity to educate students, families, and staff about the educational history of the city and the district, where they live and about the natural and built resources in their environment. History, science, environment, and technology meet here and afford students, teachers, and staff with daily access to "real life" educational lessons that this site uniquely provides for the Educational Leadership Campus. It is important to note, that under CEQA, both the Ethel Moore and the Paul Robeson Buildings will be considered cultural resources.

### **Naming of the Educational Leadership Campus Buildings**

It is important to maintain the historical significance people who have contributed greatly to Oakland's history. One part of our engagement included a call from the Superintendent to Reverend Dr. Marsha Foster, the daughter of the late Superintendent, Dr. Marcus Foster. The Superintendent was interested in getting Dr. Marsha Foster's blessing on naming the campus the Dr. Marcus Foster Educational Leadership Campus. Reverend Dr. Marsha Foster was delighted about the continued recognition of her father's contribution and sacrifice to Oakland's Educational history and humbly accepted the request to name the campus after her father.

Two other buildings on the Dr. Marcus Foster Educational Leadership Campus will be named after significant people.

Paul Robeson was an activist, actor and prolific speaker. We would like to preserve his memory by naming the auditorium on the campus the Paul Robeson auditorium where the board meetings, plays, debates, graduations, and council/committee meetings can be held.

Ethel Moore was a health advocate and a very active and prominent person in the 1920-ish period. Ethel Moore was a key person in establishing public health services in Alameda County at a time of rampant TB. She also was involved with establishing recreation services in Oakland. We would like to preserve her memory by naming the Health and Fitness Center on the campus the Ethel Moore Health and Fitness Center. The Ethel Moore Health and Fitness Center will be used for the Dewey Academy students linked learning educational experiences and activities.



### **Design Charrettes and Development of Options**

The design charrette process included three engagements: one engagement was during the day and specific for the Dewey Academy community and the other two engagements were, (1) working with Dewey Academy neighbors and (2) working with broader community stakeholders. The community engagements were in the evenings, with various community and stakeholder groups. At each design charrette session, HY Architects and Susana Morales Konishi reviewed the goals and objectives of the project and provided the community participants with blocks to represent the various project components the community named as priorities/values for each identified site. Working in small groups, the community participants arranged the blocks to represent possible layouts of each element of the project. Each time the group agreed that a layout was reasonable that option was recorded. Between the three engagements, a total of 12 groups developed a total of 39 distinct options. Each group discussed the pros and cons of their layouts.

These community layouts or design options were then reviewed by HY Architects to assess the feasibility of each of the 39 options. Those layouts that did not reflect the community values or priorities and were not feasible in terms of accommodating users' program needs, planning code requirements, or building code requirements were not further considered. Options that were impractical were not considered (e.g., one design showed Dewey Academy High School and the Central Leadership Headquarters spread atop five floors of mixed parking, commercial and conference spaces). Through an iterative process of reviewing each design for feasibility, six conceptual designs that best represented the community values and priorities were selected for further development.

**Preliminary Designs**

The six preliminary concepts were presented to all the community stakeholder groups for feedback on the pros/cons of each conceptual design:

- Educational Leadership Committee (ELC2)
- Dewey Academy Staff & Students
- Neighbors in the surrounding community
- Central Office District staff

Those comments can be summarized as:

**Concept 1**

This concept shows a limited development of the site with renovation of the existing Robeson and Moore buildings; Expansion of Dewey Academy to include a gymnasium and the addition of some parking.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ This concept maintains all existing buildings and the layout of the buildings</li> <li>▪ Lowest cost due to the least amount of change</li> <li>▪ Includes a gymnasium for Dewey Academy</li> </ul>	<ul style="list-style-type: none"> <li>▪ The majority of the community stakeholders did not support this option</li> <li>▪ Full staff unification into this building is not possible</li> <li>▪ Insufficient parking</li> <li>▪ Dewey Academy would not have its soccer field or other elements for their linked learning pathway</li> <li>▪ Urban high-rise potential adjacency is a concern</li> <li>▪ No student run café'</li> <li>▪ Does not meet the values and priorities expressed by the majority of the community</li> <li>▪ No substantial improvements to Dewey Academy cafeteria</li> </ul>

## Concept 2

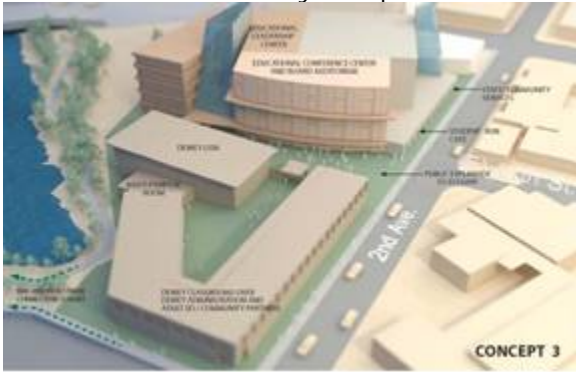
The community expressed strong support for multiple elements on concept 2 with slight modifications. This concept moves Dewey to the West and builds the new ELC on the old Dewey Academy footprint. Dewey Academy is set atop a parking structure to keep the classrooms elevated from the street.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Dewey Academy located on the west end of the parcel and the 2<sup>nd</sup> level</li> <li>▪ Dewey Academy as the premier focal point of the site</li> <li>▪ Soccer field on the Dewey Campus</li> <li>▪ Recreation space &amp; gymnasium for Dewey Academy</li> <li>▪ Dewey Academy adult education and community partners services on 1<sup>st</sup> level of administration building</li> <li>▪ Cafeteria for Dewey Academy students &amp; Dewey Academy student- run café'</li> <li>▪ Community/Staff parking placed against adjacent potential developments</li> <li>▪ Creates access to the Estuary</li> </ul>	<ul style="list-style-type: none"> <li>▪ Board auditorium separate from Education Leadership Building</li> <li>▪ Parking under the school, if restricted to Dewey staff/students and staffed with an attendant or security</li> </ul>

### Concept 3

The community expressed strong support for multiple elements on concept 3 with slight modifications. This concept moves Dewey to the West and builds the new ELC on the old Dewey footprint.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Support for the design and placement of the central leadership offices</li> <li>▪ The placement and design of the district community conference center &amp; parking garage</li> <li>▪ Dewey Academy student-run Café</li> <li>▪ Includes a Board Auditorium</li> <li>▪ Space for Student, Staff &amp; Community Services</li> </ul>	<ul style="list-style-type: none"> <li>▪ Does not have a soccer field for Dewey Academy High School</li> </ul>

### Concept 4

This concept places Dewey along the estuary to address staff desire for a more secluded placement and utilize the environment in that location. The facade of the original building is preserved, with the Leadership Center replacing the old building and conference facilities along the estuary. Parking is provided in a garage adjacent to the property to the southeast, with a soccer field on top.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Dewey Academy soccer field on top of the parking garage</li> <li>▪ Maintaining the façade of the Paul Robeson Building</li> <li>▪ Dewey Academy at the rear of the layout for security purposes</li> <li>▪ Dewey Academy located next to the estuary</li> <li>▪ Dewey student run café' and community services at the street level</li> <li>▪ Adult education and student services in the main building</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dewey Academy multiple story building appeared too high</li> <li>▪ Enclosed structure did not seem conducive to meeting student social-emotional needs</li> <li>▪ Traffic of general public to the estuary through Dewey Academy</li> <li>▪ The soccer field included in is half the size of a regulation soccer field.</li> </ul>

**Concept 5**

Similar to Concept 4, this concept places Dewey Academy along the estuary to address a staff desire to be in a secluded location and utilize the environment in that location, but with a lower profile. The facade of the original building is preserved, with the Educational Leadership Center and conference facilities combined off an atrium along the estuary. Parking is provided in a garage adjacent to the property to the southeast.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ Atrium view of Estuary</li> <li>▪ Layout of the central leadership offices, community conference center</li> <li>▪ Dewey Academy gym and rooftop soccer field</li> <li>▪ Student run café' and student services at the street level</li> <li>▪ Adult education and student services in the main building</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parking garage focal point and pronounced</li> </ul>

**Concept 6**

As a response to the Board of Education’s interests in reviewing a concept with a financing option (e.g. affordable housing), the following concept was included with the conceptual designs.



Pros	Cons
<ul style="list-style-type: none"> <li>▪ The placement of the affordable housing option against the Urban Core Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ The majority of the community participants did not want a housing option associated with this project; only a group of Asian seniors were interested in an affordable housing option</li> <li>▪ An opening from Dewey Academy to the esplanade concerned Dewey Academy staff and students</li> <li>▪ The auditorium “sticking out” into the esplanade</li> <li>▪ Desire to see Dewey Academy more enclosed</li> <li>▪ No soccer field for Dewey Academy</li> </ul>





## Final Three Conceptual Designs:

Based on the feedback discussed above, three concepts are presented to the Superintendent and Board for their consideration:

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 requirement)	403	spaces
Revenue Generation / Program Enhancement Staff Services (e.g., Dewey student run café)	7,500	SF
<b>Financing Option (<i>Concept 3 only</i>)</b>		
Housing (65 - 1 and 2 bedroom units)	38,000	SF
Parking for housing	65	spaces

The building specifications, associated square footage and costs are informed by these factors:

- Projected number of students enrolled at Dewey Academy- 250
- Projected number of central staff operating and functioning in service of students/schools at the Dr. Marcus Foster Educational Leadership Campus- 350
- Space efficiencies and multiple-use functions
- Building Construction Costs
- Construction Escalation & Contingency Costs
- Site Work

Concept 1



Aerial View



2nd Avenue View



Estuary View



Atrium View

Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Provides separate parking for Dewey Academy students and staff
- Provides practice soccer field and school open garden area
- Increases the support for recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and

- Fitness Center
- Dewey Academy-student-run Café
  - Ethel Moore Fitness Center could be used for evening public use
  - View of the Estuary & Lake Merritt from classrooms
  - Above ground outdoor parking for Dewey staff

Advantages for Leadership Center:

- Paul Robeson Auditorium for student performance, debates, community events, board meetings etc.
- Provides welcoming and accessible central space for offices, training and community conference facilities
- View of estuary and Lake Merritt
- Directly adjacent to parking garage

Site Advantages:

- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary

Concept 2



Aerial View



2nd Avenue View



Estuary View



Sectional Perspective View

#### Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Provides state-of-the-art facility for Dewey Academy students and staff
- Provides larger-size soccer field on top of parking garage
- Increases the support for recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and Fitness Center
- Dewey Academy-student-run Café
- Ethel Moore Health and Fitness Center for linked learning experiences
- Soccer field for Dewey Academy students to use and other regional use for surrounding schools
- Atrium view

#### Advantages for Dr. Marcus Educational Leadership Center:

- Paul Robeson Auditorium for student performance, debates, community events, board meetings located within main center
- Provides welcoming atrium that organizes all public spaces with easy access to training and community conference facilities and provides access to offices
- Rooftop garden area- revenue generating source
- View of estuary and Lake Merritt from atrium
- Offices directly off 2nd Avenue for public access

#### Site Advantages:

- Maintains facade of historic original building
- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary

Concept 3



Aerial View



2nd Avenue View





Estuary View

Advantages for Dewey Academy:

- Increasing the total square footage of Dewey Academy by almost double the current size; including 15 classroom spaces
- Increases the support recreational facilities for Dewey Academy by providing multi-purpose / cafeteria space and Ethel Moore Health and Fitness Center
- Dewey Academy-student-run Café
- Ethel Moore Health and Fitness Center for Linked Learning experiences and could be used for evening public use
- Above ground outdoor parking for Dewey Academy staff
- View of the Estuary & Lake Merritt from classrooms

Advantages for Dr. Marcus Foster Educational Leadership Center:

- Training and community conference facilities, Paul Robeson auditorium for student performance, debates, graduations, community events, board meetings located off public esplanade with view of estuary and Lake Merritt
- Offices directly off 2nd Avenue for public access
- Directly adjacent to parking garage

Site Advantages:

- Parking garage adjacent to adjacent development
- Public esplanade provide for access to estuary
- Affordable housing component above parking provides potential financing option depended upon size and scope

### Project Implementation Timelines & Anticipated Costs of Conceptual Designs

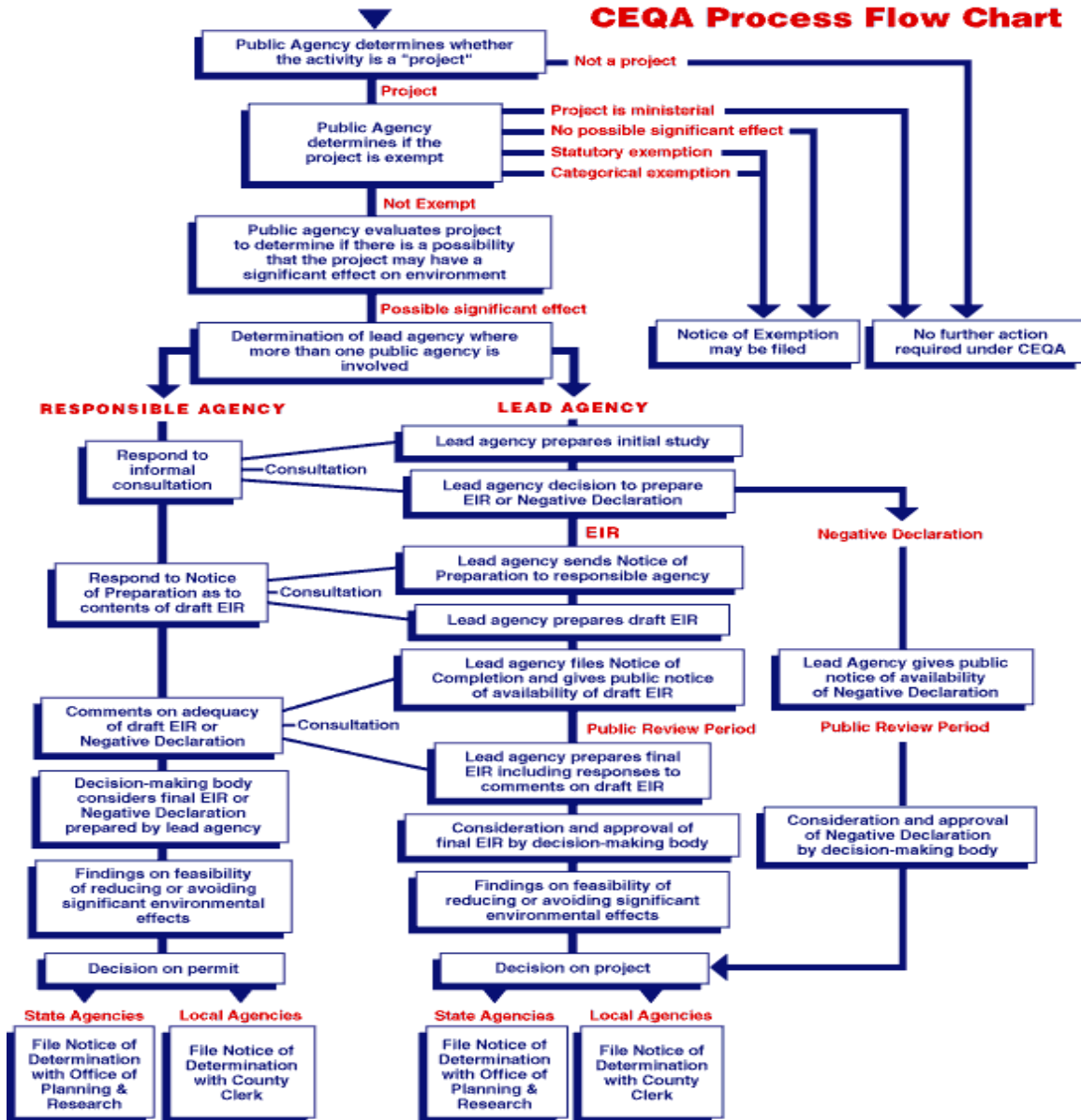
Timelines for project implementation and cost are dependent on a few variables. The variables that must be considered for all concepts are as follows:

- Scope of the project
- Square footage of each building
- CEQA Process
- DSA Approvals
- Building Design
- Construction

Concepts	Timeline	Total Project Cost
Concept 1	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sep 2015 - Nov 2016 Design and Drawings      Sep 2015 - Aug 2016 DSA Approval (Building Permit)      Dec 2016 - Aug 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Sep 2017 - Nov 2017 Construction of ELC      Dec 2017 - May 2020	\$97M
Concept 2	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sep 2015 - Aug 2016 Design and Drawings      Sep 2015 - Aug 2016 DSA Approval (Building Permit)      Sep 2016 - May 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Jun 2017 - Aug 2017 Construction of ELC      Sep 2017 - Feb 2020	\$117M
Concept 3	Community Engagement & Board Approval      Jan 2015 - Aug 2015 CEQA Process      Sept 2015 - Nov 2016 Design and Drawings      Sept 2015 - Aug 2016 DSA Approval (Building Permit)      Dec 2016 - Aug 2017 Construction of Temp Dewey Campus      Feb 2017 - Aug 2017 Bidding      Sept 2017 - Nov 2017 Construction of ELC      Dec 2017 - Oct 2020	\$133M

## The CEQA (California Environmental Quality Act) Process

The CEQA process is an important milestone in the process. It is also imperative that the Board understands all the steps in the CEQA process and how the CEQA process impacts timeline and possible conceptual design modifications.  
 CEQA Process Flowchart:



It has been proposed by the ELC2 Committee that we seek opportunities for students to participate in the CEQA process and ensuring this is linked to their learning. There are models of student participation that we can draw from based on other major local projects.

## Financing Options vs. Revenue Generating Source

A financing option is a way in which the construction project could be financed. The reason the Board is interested in a financing option is to enable the Board to

make a responsible and informed decision that will not limit them to traditional methods of financing capital projects and to be good stewards of our resources.

Some financing sources, such as Bonds and Developer Fees are standard methods of financing a school capital improvement projects. Other, more creative methods such as tax credit financing would require more specialized expertise. The more creative means of funding the project require additional study to determine the exact amounts that would be available to the District. A diversified and multi-financing option is described below.

Financing Options	Description of the Funding	Feasibility
Measure J General Obligation Bond	\$475M of Bond funds; approx. \$355M unencumbered	A re-prioritization of bond funds can provide a portion of funding for this project. Other projects are currently slated for a portion of these funds.
Measure B, General Obligation Bond	\$65M remaining	Most of the funds from Measure B have been expended or allocated to specific projects. Some funding may be available for the Dewey Academy portion of the project.
New Market Tax Credit	The New Markets Tax Credit program enacted in 2000 provides an opportunity to use private capital for funding public projects through the sale of tax credits to private organizations; District would make interest-only payments for 7 years	It is suspected that the District is well within the zone where these credits would be available. Funds would be available through a competitive application process. Funds could provide low-cost financing benefit to the District and tax incentives to the financier.
Qualified Zone Academy Bonds	These funds act as a subsidy and school districts can borrow for little to no interest.	This provision of the tax code provides a source of funding that may be used for renovating school buildings, purchasing equipment, developing curricula, and/or training school personnel. The proceeds

		of the bonds may not be used for new construction. This is a tax credit bonds program, not a grant program.
Developer Assisted Project	Through the lease of land on this site or at another site, a developer could assist in the financing of the project by allowing said developer to build non-school projects as a revenue-generating source for the developer.	Income though this source is heavily dependent on the specific circumstances of the development (i.e. affordable or market rate housing) and the viability of any specific piece of property to support that development. Conversations with developers should occur in detail to determine the value and feasibility of this source of financing.
General Fund-Unrestricted	District unrestricted budget mostly used to fund staff and school site supplies and instructional program.	Rarely used, since it would reduce the funding available for on-going educational programs.

**Revenue-Generating Source**

It is important to distinguish the difference between a financing option and a revenue-generating source. A financing option is where the District seeks ways to finance the project that does not limit the District to its own funding sources. Where as, a revenue-generating source is a source of funding that in on-going to the District and provides funding to increase our overall revenue; diversifying our revenue streams.

Some examples of revenue generating sources that have been preliminarily discussed are:

1. Dewey Academy-Student run café'
2. Rooftop Garden for rental spaces to the community for events
3. Offering copier services to the general public
4. Offering our culinary services to the general public
5. Renting out spaces at the Dr. Marcus Foster Educational Leadership Campus and Conference Center

*Note: All of the above are revenue-generating sources for OUSD; if choosing a Developer Assistance financing option, the revenue generating source would be in the interest of the developer.*

### Topics for Board Consideration

The ELC2 committee deemed the following topics worthy of the Board's consideration:

Topic	Discussion	Consideration
Temporary relocation of Dewey Academy during construction	The temporary relocation site for Dewey students has implications for student safety, not only physical but instructional and environmental. There are also implications for timeline, location, and costs.	Hosting an engagement process with Dewey Academy around temporary or permanent relocation of Dewey Academy; perhaps a partnership MOU with Laney College; phasing the project in a manner where Dewey Academy can remain on the footprint during construction; there are timeline and cost implications associated with this option
Historic preservation	The historic value of the project should be considered during the California Environmental Quality Act (CEQA) process and subsequent planning	The Ethel Moore and Paul Robeson Buildings are cultural resources and have been the scenes of important civic events, and may have architectural significance. Preservation also affords the opportunity to minimize the carbon footprint in the interest of sustainability.
Separate Outdoor Parking Security & Safety for Dewey Students & Staff	With the understanding that parking was a value for all stakeholders, there is much concern for the safety and security of Dewey students and staff if enclosed parking is a project component.	Outdoor parking for Dewey Academy to provide constant opportunity for supervision of the area and creates an obvious boundary between Educational Leadership Building parking and the Dewey Academy community parking. Assign a full-time staff attendant to ensure

		security.
Space Allocation & Efficiency	Further examination of how best to maximize space use to achieve the intended goals of the Dr. Marcus Foster Educational Leadership Campus and to adequately fund the areas of the project where there is more need.	The 6,000 sq. ft. board meeting structure might usefully be incorporated into a multi-use space at Dewey Academy or in the training center, rather than built as a separate, intermittently used facility. The proposed program may attempt to put too much on a limited site; the size of the educational leadership building should be examined.
Environmental Reports Traffic, parking & transportation study	To better understand the environmental factors associated with this project; this will have to take place as a part of the planning and CEQA process.	Parking and transportation are very important components of this project. The development will increase the amount of traffic, impact air quality, and increase the foot traffic in the area, therefore obtaining reports and studies during the CEQA process must be considered.
Paul Robeson Auditorium	Though the Board Auditorium is a necessary feature and function of Board leadership, the committee discussed whether or not it need to be a stand-alone building and consume some of the footprint of the campus.	Embedding the board Auditorium into the Educational Leadership Building and utilizing the space for more than just board meetings, which happens 2 times monthly. To maintain the mission of this educational institution, expand the use of the board auditorium for student-led debates, All City Council meetings, plays and parent council, graduations, committee meetings etc.
Unique Nature of this	The nature and scope of	This project is unique in

Project	this project is more complex than a typical school site project or District facility project. Such projects only impacts the immediate area; this project affects the whole district.	that it affects all of Oakland. Outreach should represent all of Oakland.
Construction Committee per Board Policy on major construction projects	Once a Construction Committee is formed to define the project scope, the District Vision for high schools should be clearly articulated and this report should be used to guide the Construction Committee's work.	Establishing an OUSD vision of high schools to "prepare all students to succeed in college, career, and community" means when translated to buildings and instructional spaces are critical. Would that include offering high quality STEM education, with facilities for labs? Sufficient classroom space and facilities to be able to create a master schedule that properly accommodates the needs of meeting a-g requirements? What is adequate recreation space to meet the Physical Education requirement as well as providing recreation space for the students when not in class?
Education Center	The proposed Education Center is not a specifically identified outcome of the October 2014 board resolution, but remains an integral element in every design concept.	The question is whether including it as part of this project is advisable given the space, cost, and traffic considerations involved.
Partnerships with Laney & the City of Oakland	A fruitful partnership with the Laney College and the City could advance linked learning opportunities for Dewey	Continued development, and engagement with our Laney & City partners is important to cultivate



	Academy	
Housing	Proximity of housing of Dewey Academy community is not conducive to the academic environment.	The overwhelming sentiment of the community is there should not be housing in this project. Yet, if housing must be included, it should be affordable housing.

**Superintendent Recommendation**

The Superintendent reviewed all pertinent documents and received information from staff that would inform his recommendation. The following list of considerations informed the Superintendent’s recommendation:

- The value of the parcel “prime real estate” and the other projects surrounding this area
- The interests of the Dewey Academy Community (staff & students)
- The interests of the Board of Education
- The interests and discussion with Dr. Marsha Foster
- The functions of the central leadership in service of schools
- The community groups interests and community survey
- The Educational Leadership Committee report and pros/cons
- The historic significance of the civic activity and people associated with the parcel and school district
- Asset Management Policy & Plan, Measure N Linked Learning Alignment to High School instruction
- The projected costs of each conceptual design and associated timelines
- Recommendations from District Economists on financing options

The above considerations have led to the Superintendent to recommend the following:

- 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.

- ❑ 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

### **Lessons Learned**

Committee Purpose & Composition: To consider adding to the Community Engagement Policy 7155 for major construction projects a Community Engagement Pre-Design Committee whose purpose is to gather the community values/priorities and provide direction via a written report to the Construction Committee, prior to developing the Construction Committee. The Construction Committee would then have the task of using the Pre-Design Committee report as a guiding document to scoping out the details of a construction project. It is also important to consider including a representative from the Oakland School Police Department to serve on the Pre-Construction Committee in order to give a perspective and possibilities when considering safety, security and traffic concerns.

Committee Role & Expectations- There were a couple of pieces of information that a few of committee members felt they needed to inform the committee work, such as: Knowing how many central office staff members would need to be housed in the ELC as a driver of both land space allocation (both in terms of building space and parking space) and total amount of bond funds available.

Establishing the definition of who the "community" is and the various "weights" each sub-group carries should be the first step in engagement process.

Community Voice- Community voice should be included at the beginning of a project rather than at the end or after community rallying. Providing more opportunities and venues for community to engage on a topic or project is important. Ensure that students are provided a space to learn, reflect and respond to the project in student-friendly ways. If we only utilize regular board meetings, during the comment section of the meetings as the venue for expression, then we create a community who only use the forum as a place to "Stand Against" something rather than empower community to "Stand For" something.

Reconciling Board Priorities with Community Priorities- Consider policy development that helps to solve for incongruence in Board priorities from community priorities

Board Member participation should include all board members attending at least one meeting and not limit it to the board member who represents the district area. Board members should also provide space for ease of access and direct communication with them prior to regular board meetings.

Decision-Making process must be clear about the role of the Superintendent and the Board. Who is making the informed decision and the role of community voice in this decision-making process must be clearly communicated.

Setting precedent or policy there was no blueprint for work or a project of this magnitude. An appropriate mapping of all the pre-work from community input to concept development to construction should be mapped to ensure that the timeline for this work is appropriate and conducive to the project.

Mistrust- Mistrust is a very real and valid expression from community. We must build trust by acting in a transparent manner, hosting conversations with community stakeholders, and ensuring that all documents (project scope, educational vision, and cost) related to a project do not suggest contradictory ideas, priorities and values.

Community Engagement should be first; it should precede any other project discussion as a part of a pre-design process. Targeted community engagement activities should be added to the outreach methods, such as town-hall meetings in different parts of the city hosted by well-know city and board officials

Evaluation of the engagement process during the process is important and can allow for recalibrations as the community provides feedback.

Define Terms to Allow for Proper Allocation of Limited Land Space the group needs to define important terms that are at core from the start of the project to ground the work and identify early the pieces of information that will be key to develop the project and meet the objections.

## Appendix

### Exhibit A- Community Engagement Raw Data

Engagements with community members for the Educational Leadership Campus on 2<sup>nd</sup> Avenue

<b>Community Engagements led by the Dewey Community</b>		
Community Engagement Activity	Description of engagement	# of participants
June 23, 2014 5:00pm	Dewey faculty, staff, students, and community members presented at the 7-11 meeting.	30 participants
July 28, 2014 12:00pm	Dewey faculty, staff, students, and community members held a BBQ to raise awareness of the project and it's implications.	75 participants
August 1, 2014 10:30am	Dewey faculty, staff, and students led a demonstration at 1000 Broadway.	45 participants
<b>Community Engagements led by Community Engagement Consultants</b>		
Community Engagement Activity	Description of engagement	# of participants
August 7, 2014 3:00-4:30pm at 1000 Broadway	First Key Stakeholder meeting	15 participants
August 14, 2014 6:00-8:00pm at MetWest High School 6pm-8:00pm	First Community Café with community and key stakeholders.	20 participants
August 20, 2014 9:00-10:00am at Dewey	Engaged with Dewey Faculty and Staff	20 participants
August 25, 2014 2:00-3:00pm at MetWest	Met and discussed project with MetWest representative Greg Cluster	4 participants
September 4, 2014 9:00-12:00pm at 1000 Broadway	Engaged with the BOE to gather their priorities and values for the project.	15 participants
September 8, 2014 5:30-7:00pm	Presented at the 7-11 Committee meeting and discussed project	25 participants
October 2, 2014 5:30-7:00pm at Dewey	Community Café for Dewey parents	8 participants
November 13, 2014 5:30-7pm at La Escuelita	These community engagements are structured dialogues. During this phase we were listening to the community and learning about concerns and questions.	15 community members

November 20, 2014 5:30-7pm at MetWest	These community engagements are structured dialogues. During this phase we were listening to the community and learning about concerns and questions.	20 community members
December 2, 2014 6:00-6:30pm	We had the opportunity to present to the All City Council Leadership.	5 members
December 12, 2014 9:00-12:00pm at 1000 Broadway	Engaged the Senior Leadership Team in the discussion of the community engagement for the project	40 participants
December 16, 2014 1:00-2:00pm Information Booth at Dewey	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	15 students
December 18, 2014 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
December 22, 2014 6:00-7:30pm ELC2 Community Committee	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 community members
January 2, 2015 2:00-3:00pm Partnership Meeting	Started engagement with the neighbors of 1200 Lakeshore, a building very close to the ELC. Share an update, asked to be included in their newsletter, and distributed 50 postcards.	Neighbor representative & CE Consultant
January 5, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 5, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
January 5, 2015 5:30-7:00pm at La Escuelita	These community engagements are structured dialogues. During this phase we were listening to the community and learning about	There were no community members present.

	concerns and questions.	
January 8, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
January 12, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 12, 2015 9:00-10:00am at La Escuelita Informational Booth	We are present and share some time with parents and community members. We offer information, project status and updates, and answer any questions. This outreach was focused on the survey.	15 community members
January 14, 2015 4:00-6:00pm at MetWest Informational Booth	We were at MetWest during a back to school night. This outreach was focused on the survey.	20 parents
January 15, 2014	First report to the Superintendent regarding the community engagement process.	Superintendent
January 15, 2015 9:30-10:30am at Dewey Student Engagement	A group of community facilitators visited every class at Dewey. We facilitated a discussion on the priorities and values collected thus far and asked the students for feedback on design. We also asked them complete the survey.	121 students
January 19, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 20, 2015 2:00-3:00pm Information Booth at La Escuelita	This outreach was focused on the survey.	15 community members
January 21, 2015 1:00-2:00pm Information Booth at La Escuelita	This outreach was focused on the survey.	10 community members
January 23, 2015 12:00-1:00pm Information Booth at	This outreach focused on the survey.	5 students

Dewey		
January 26, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
January 26, 2015 11:30-12:30pm Information Booth at Dewey	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
January 26, 2015 6:00-8:00pm Design Charrette at La Escuelita	This was a design charrette where community members had an opportunity to review priorities and values collected thus far and share their feedback.	10 community members
January 27, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 2 guests
January 27, 2015 3:00-4:00pm Partnership Conversation	Met with Robert Raburn, Director of District 4 for the San Francisco Bay Area Rapid Transit District (BART)	CE Consultant and BART representative
January 28, 2015 10:00-12:00pm with the 136 E 12th Street Neighbors	We visited the neighbors at this building and shared information with them. They also participated and completed the survey.	40 community members
January 29, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
February 1, 2015 10:00-11:00am LakeView Towers	Community facilitators dropped off fliers and information for all the neighbors.	50 postcards were dropped off
February 2, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 2, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students

February 5, 2015 12:00-1:00pm OUSD Staff Engagement LakeView Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	11 OUSD staff members
February 5, 2015 2:30-3:30pm OUSD Staff Engagement LakeView Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	7 OUSD staff members
February 5, 2015 6:00A-8:00pm at La Escuelita	Community engagement with neighbors to inform and obtain their feedback.	36 community members
February 9, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 9, 2015 9:30-10:30am OUSD Staff Engagement Broadway	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	9 OUSD staff members
February 9, 2015 3:00-4:00pm OUSD Staff Engagement Tilden Campus	An opportunity to engage with OUSD staff. These staff members will be eventually recentralized and united at the new ELC.	15 OUSD staff members
February 10, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 3 guests
February 12, 2015 9:00-10:00am at Dewey Strategy Meeting with Dewey Principal	On-going bi-weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
February 16, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 17, 2015 1:05-2:05pm at Dewey Student Engagement	A group of community facilitators visited every class at Dewey. We facilitated Charrette with the students. Each class had an opportunity to play with blocks that symbolized the different components of the ELC.	150 students
February 17, 2015	We facilitated a Charrette with	55 community



6:00-8:00pm at La Escuelita	community members. Community members were also able to play with blocks and start seeing the ELC.	members
February 18, 2015 6:00-8:00pm at Lakeshore Church	We facilitated a Charrette with community members. Community members were also able to play with blocks and start seeing the ELC.	15 community members
February 23, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
February 23, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
February 24, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 4 guests
March 2, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 2, 2015 11:30-12:00pm at Dewey Information Booth	We have an informational booth at Dewey where we share some time with students. We offer information, project status and updates, and answer any questions.	20 students
March 9, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 10, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members + 4 guests
March 12, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal

March 16, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly meeting with the Principal at Dewey.	Dewey Principal & CE Consultant
March 17, 2015 6:00-8:00pm at La Escuelita	We showed the community the community-driven concepts developed from the charrettes and asked for feedback.	45 community members
March 17, 2015	We had a conversation with Kelly Khan and Rachel Flynn, City of Oakland Planning Department	
March 19, 2015 12:00-1:00pm at Dewey Student Engagement	We talked to a group of student leaders and showed them the community-driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	15 students
March 23, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly strategy meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 23, 2015 1:00-2:00pm OUSD Staff Engagement at the LakeView Campus	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	10 staff members
March 24, 2015 10:00-11:00am OUSD Staff Engagement at the Tilden Campus	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	15 staff members
March 24, 2015 5:30-7:00pm at Dewey ELC2 Meeting	The ELC2 Community Committee is a group of community representatives who will validate the community engagement process and work with OUSD staff to ensure community priorities and values are reflected in the final recommendations.	13 members  + 4 guests
March 26, 2015 9:00-10:00am OUSD Staff Engagement at Broadway	We talked to a group of OUSD staff and showed them the community- driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	2 staff members

March 30, 2015 7:00-8:00am Strategy Meeting with Dewey Principal	On-going weekly strategy meeting with the Principal at Dewey.	Dewey Principal & OUSD COO
March 30, 2015 3:00-4:00pm Dewey faculty and staff engagement	We talked to a group of Dewey faculty and staff and showed them the community-driven concepts developed. We asked them if the concepts demonstrated the values and priorities they had shared previously.	18 faculty and staff members

Educational Leadership  
Committee Roadmap

**Committee Charge**

The ELC2 Committee has been established as an advisory committee to ensure that the community priorities and values are reflected in the conceptual designs that are submitted to the Board of Education on May 13, 2015.

Date	Committee Action Steps
<b>Tues. March 10, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Committee Meeting-</b> Review of Conceptual Designs; Pros and Cons of each conceptual design
<b>Wed. March 18, 2015</b>	Superintendent Feedback on Conceptual Designs; Asset Management Update
<b>Thurs. March 19, 2015</b>	Community Meeting @ Dewey & La Escuelita- <b>“Form follows Function”</b> –Reveal of the conceptual designs: Guiding Question-Do these conceptual designs represent the community values?
<b>Mon. March 23, 2014</b>	Community input with Tilden, Lakeview and High Street staff
<b>Tues. March 24, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Committee Meeting-</b> community engagement with Dewey staff (during the day)
<b>Thurs. March 26, 2015</b>	<b>Community input with 1000 Broadway staff</b>
<b>Fri. March 27, 2015</b> 9:45-11:00 a.m.	Engagement with Superintendent Wilson and Executive Cabinet on the conceptual designs and the ELC2 Committee pros/cons to each concept; Superintendent makes an informed decision on conceptual designs for the Board presentation
<b>Wed. April 1, 2015</b> 10:00-1:00	Study Session on Asset Management
<b>Fri. April 10, 2015</b>	Send electronic draft of Report to ELC2 Committee for pre-read; first

	set of edits to the report
<b>Tues. April 14, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Committee Meeting-</b> Share conceptual designs cost analysis/variables, timelines, implications; 1 <sup>st</sup> Draft of the Board Presentation & Report (jigsaw activity)—feedback and edits to the presentation & report—Special Guest-Antwan Wilson
<b>Fri. April 17, 2015</b>	<b>Committee edits to the final report &amp; development of lessons learned</b>
<b>Mon. April 20, 2015</b> 4:00-7:00 p.m.	<b>ELC2 Committee Retreat- Final feedback on presentation &amp; report preparation</b>
<b>Tues. April 21, 2015</b>	Submit all documents (PPT deck, Board memo, and Report) with recommended (3) conceptual designs to the Board of Education for May 13, 2015 agenda
<b>Thurs. April 30, 2015</b>	Host Board engagements 3:1 to answer board questions about the report with OUSD staff
<b>Mon. May 4, 2015</b> 4pm-5pm	Review final 3 conceptual designs, timelines and cost analysis with the Superintendent & Obtain final recommendation from Superintendent to include in the final report
<b>Tues. May 4, 2015</b> 5:30-7:30 p.m.	<b>ELC2 Presentation practice Meeting-</b> Practice Presentation
<b>Wed. May 6, 2015</b>	<b>Post final presentation and report to the Board Agenda 7 days prior to board meeting for public review</b>
<b>Thurs. May 7, 2015</b> 4:30-5:30pm	<b>ELC2 Committee Meeting- Feedback and Presentation Review</b>
<b>Wed. May 13, 2015</b> 5:00 p.m.-Until	Board presentation at Regular Board Meeting (pending Board approval)
<b>Tues. May 19, 2015</b> 5:30-7:00 p.m.	Debriefing the Board Meeting, Presentation and Process Celebration & Appreciations

April 2015  
ELC2 Reflection and Identity Activity

What are MY own values and priorities for the Educational Leadership Campus?	What are the COMMUNITY values and priorities for the Educational Leadership Campus?

Why did I volunteer to serve on the ELC2 Committee?

The charge of the ELC2 Committee was:

(1) Ensuring that an integral and comprehensive community engagement process was in place to obtain community values & priorities. *What did I do as a member of the committee to ensure this took place?*

(2) Considering all the city projects that impact the Educational Leadership Campus Project and the surrounding area. *What did I do to make sure we were all aware of the projects in the surrounding area?*

(3) Reviewing the previous RFQ & all pertinent documents, to understand the historical context of this project. *What did I do to understand the history of the project?*

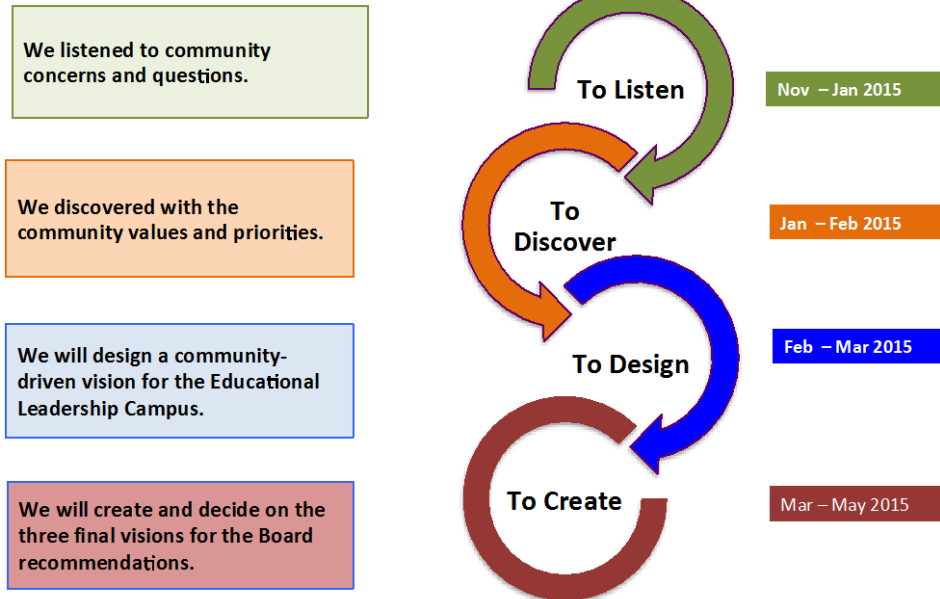
(4) Participating in community engagement activities associated with the 2nd Avenue Project, including design charrettes. *Did I attend any events? Did I participate?*

(5) Providing feedback and pros/cons on conceptual designs that will inform the Superintendent's recommendation to the Board. *Did I engage in this conversation? What was the most valuable input I provided?*

(6) Attending all ELC2 Committee Meetings. *Did I attend all the meetings?*

(7) Providing 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 Educational Leadership Campus. *What did I do to ensure this was happening?*

# Educational Leadership Campus on 2<sup>nd</sup> Ave Community Engagement 2.0 Process



The 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.

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Date: October 16, 2014

To: Board of Education

From: David Kakishiba

Re: **Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue**

#### **Legislative Action Requested**

The Board of Education hereby establishes its intent to construct an Education Leadership Complex at the 1025 and 1105 Second Avenue property to: 1) House all OUSD central administrative and leadership functions and employees, including relocating all offices and employees stationed currently at various school campuses; and 2) Retain and enhance the Dewey Academy High School facility in a manner consistent with OUSD's vision of high schools preparing all students to succeed in college, career, and community. Furthermore, the Board of Education's intent is to complete construction of this Education Leadership Complex by January 2019.

The Board of Education hereby directs 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 below.
2. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned 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.
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.