



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

MARCUS FOSTER EDUCATIONAL LEADERSHIP COMPLEX (ELC) 1025 2nd Ave & Ethel Moore Building



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Deputy Chief Facilities Planning & Bond Development

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Executive Summary

The Board of Education directed staff to further develop the rehabilitation option of the 1025 2nd Avenue Site for the Educational Leadership Complex (ELC) currently housed at 1000 Broadway. This development is in alignment with the BOE's Core Values. The following summarizes the major elements of this option.

Scope Options:

- #1. The Rehabilitation of 1025 Second Ave, Ethel Moore & New Dewey MPR
- #2. The Rehabilitation of 1025 Second Ave, Ethel Moore, New Dewey MPR and New Office Space
- #3. The Rehabilitation of 1025 Second Ave, Ethel Moore, New Dewey MPR, New Office Space and New Parking Structure

Budget:

- #1. \$49.5 million
- #2. \$55.5 million
- #3. \$75 million

Timeline:

The rehabilitation of 1025 Second Ave./Ethel Moore estimated completion:	August 2019
New construction of Dewey MPR	2020
New office space	2020
Parking Structure	2021

Funding: Measure J and potential New Bond

Core Values & Background

Core Values:

- Support all schools, neighborhoods, and communities by providing centralized Core Services and Community Resource Enrollment Center.
- Maximize the use of all of OUSD real estate assets, where school programs and real assets are clearly aligned to improve student outcomes
- Continue to support linked learning pathways

Background:

In January 2013 the Paul Robeson Administration Building at 1025 Second Ave. had water leak causing flooding on all four floors and significant damage to the entire building. This caused the district administration functions to relocate on a temporary basis to several district facilities. However, this temporary relocation required the move of current district administrative functions to the Trans Pacific Center at 1000 Broadway. This lease is set to expire in August of 2019, thus the Board of Education has requested staff to analyze options for the housing of core district functions.

ELC Core Values

1. Support all schools, neighborhoods, and communities by providing centralized Core Services at 1025 2nd Ave. and Community Resource Enrollment Center at E. Moore.
 - a) The goal of Family-Community Resource Centers is to help all children succeed, and we do that by removing barriers and connecting families with available community resources.
 - b) Help can come in many forms: anything from student homework help and school supplies to health services and dental care, clothing, food, emergency housing, job assistance, early childhood education, assistance with GED preparation and more.
2. Maximize the use of all of OUSD real estate assets, where school programs and real assets are clearly aligned to improve student outcomes.
3. Continue to support linked learning pathways using Measure J and Dewey MPR Culinary Education Program/ Laney College dual Enrollment Program.

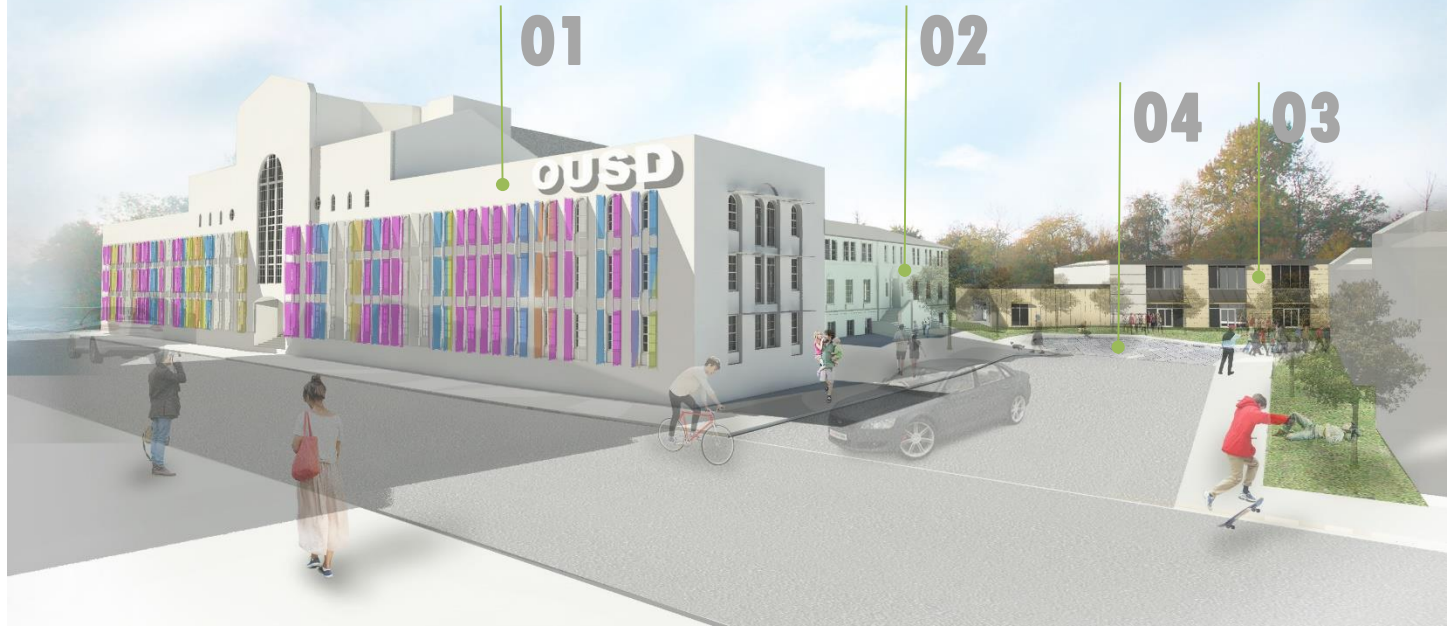
ELC Core Values

- ✓ 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

ELC Rehabilitation of 1025 & Ethel Moore Building

- The Rehabilitation/Construction at 1025 Second Ave, Ethel Moore would provide 86,000 Sq Ft. of open concept office space.
- New office building would provide approximately 8,000 Sq. ft. of open office space.
 - The rehabilitation completion date of 1025/Ethel Moore is currently estimated at August of 2019.
 - The New office building is construction completion date is estimated to 2020.
- Total cost for this option is approximately \$46.5 million; this includes the new office building and rehabilitation of 1025 Second Ave and Ethel Moore.
- Total cost without the new office option is approximately \$40.5 million
- The construction of the Multipurpose Room (MPR) for Dewey (8,000-10,000 sq. ft.) will provide Laney/Dewey Linked Learning Culinary Program opportunities. Funding will be Measure J bond; the cost of the MPR is estimated at \$9m.
- We anticipate current staffing and departments housed at 1000 Broadway can be accommodated (pending space planning analysis).
 - Other departments such as those currently housed at Cole and Lakeview will most likely not be accommodated. This will require further analysis across underutilized sites across the district by network. (e.g. Network Superintendents and I.T.)
- The total project cost would be approximately \$55.5 Million; inclusive of rehabilitation of 1.) 1025 Second Ave and 2.) Ethel Moore, 3.) New office building, and 4.) MPR for Dewey or \$49.5 Million excluding the new office building.

LEED Compliant



\$40.5 million for 1025 and Ethel Moore Building Rehab Only

\$49.5 million for 1025, Ethel Moore CRC and Dewey Multi-Purpose Room

- 01** 1025 Education Leadership Complex – Core Services
- 02** E. Moore Community Resource Enrollment Center
- 03** Dewey MPR & Linked Learning Culinary Program/Student Café.
- 04** Student Courtyard (Park Setting)



Ethel Moore interior



1025 2nd ave interior



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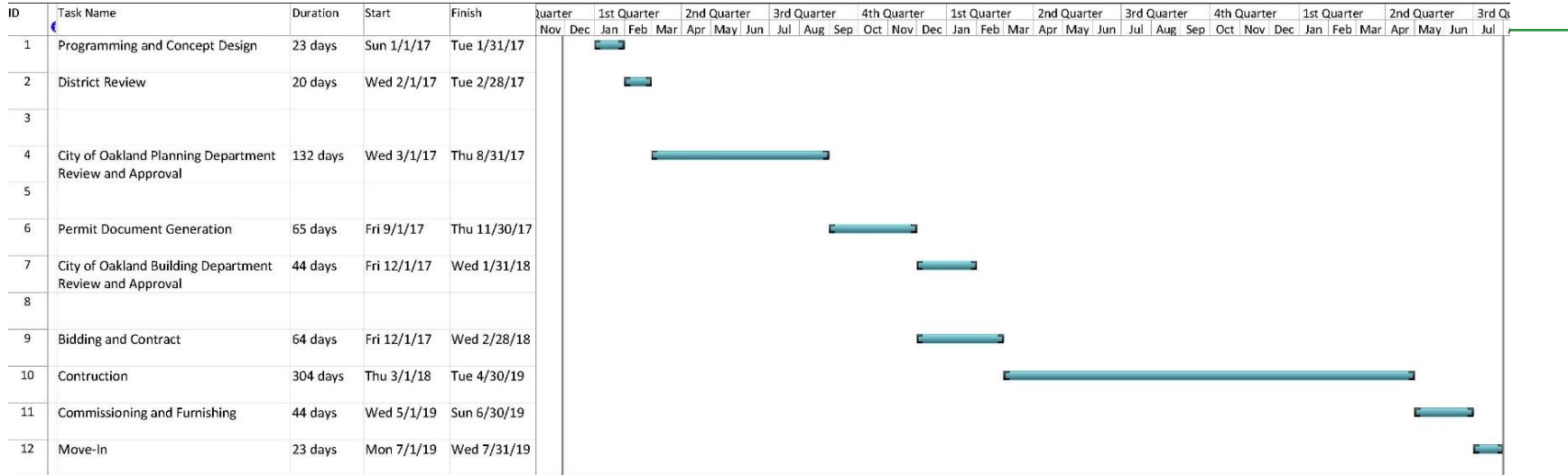
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1025/E. Moore Rehab and Dewey MPR

Project Approach	1025 / ETHEL MOORE REHAB	DEWEY MPR
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Scope	1025/E Moore	New Office Bldg	DEWEY MPR
Permitting	City Permitting		DSA Permitting
Responsibility	OUSD	OUSD	OUSD
Square footage	86,000 SF	8,000 SF	8000 – 10,000 SF approx
Price	\$40.5M	\$6M	\$9M
Funding Source	Measure J Bond	Measure J and New Bond Issue	Measure J Bond
Timeline	July 2019	January 2020	April 2020
Benefits	District owned facility and direct control of the project. Centralized operation. Least schedule impact.	District owned facility and direct control of the project. Centralized operation.	New MPR including career tech.
Risks	New Office Building CEQA schedule is uncertain.		Property Entitlement. CEQA Process
Parking	New parking structure is not required per code, but ideal to serve function.	New parking structure will be required to construct new office building.	N/A

1025/Ethel Moore Rehab

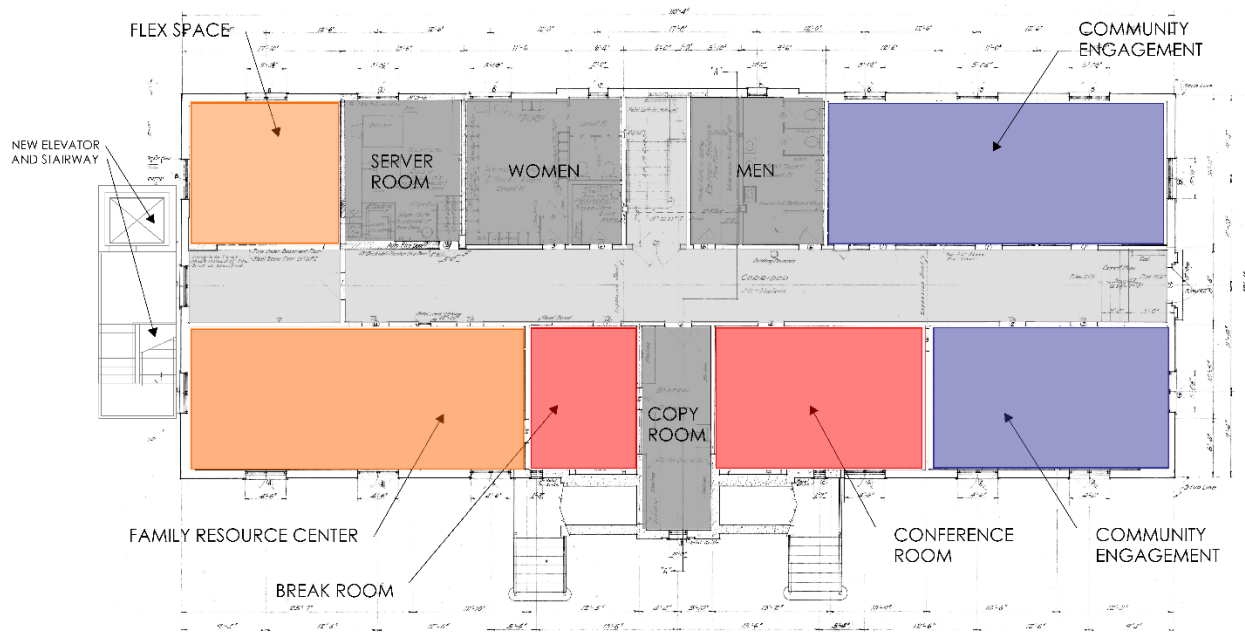


1025 SECOND AVENUE AND ETHEL MOORE MEMORIAL BUILDING PROJECT SCHEDULE

KEY POINTS:

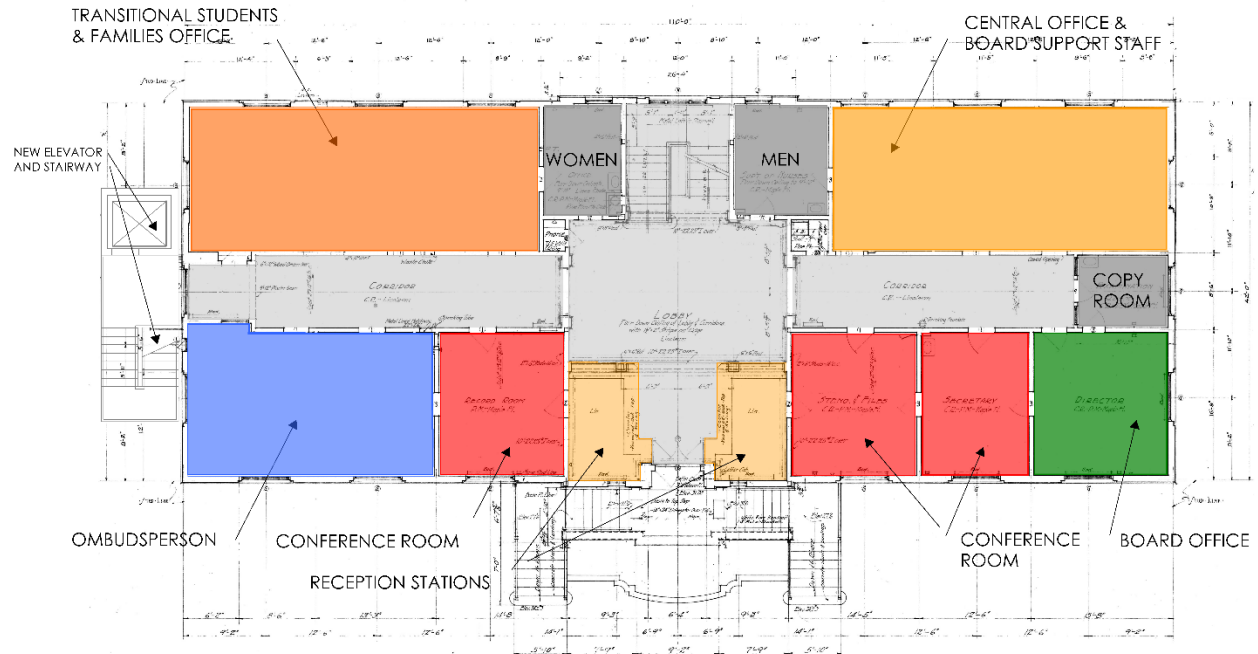
THE CITY OF OAKLAND WAS SELECTED AS THE REGULATORY AGENCY SINCE THE TWO BUILDINGS WERE ORIGINALLY PERMITTED THROUGH THE CITY AND THE TWO BUILDINGS ARE NOT REQUIRED TO BE UNDER THE DIVISION OF THE STATE ARCHITECT (DSA) APPROVAL PROCESS. THE CITY OF OAKLAND WOULD ALLOW THE USE OF THE CALIFORNIA HISTORICAL BUILDING CODE AS THE GOVERNING CODE.

SCHEDULING OF COMPLETION CORRESPONDS TO HAVING STAFF MOVE-IN PRIOR TO THE BEGINNING OF THE SCHOOL FOR FALL 2019.



FIRST FLOOR PLAN

ETHEL MOORE MEMORIAL BUILDING

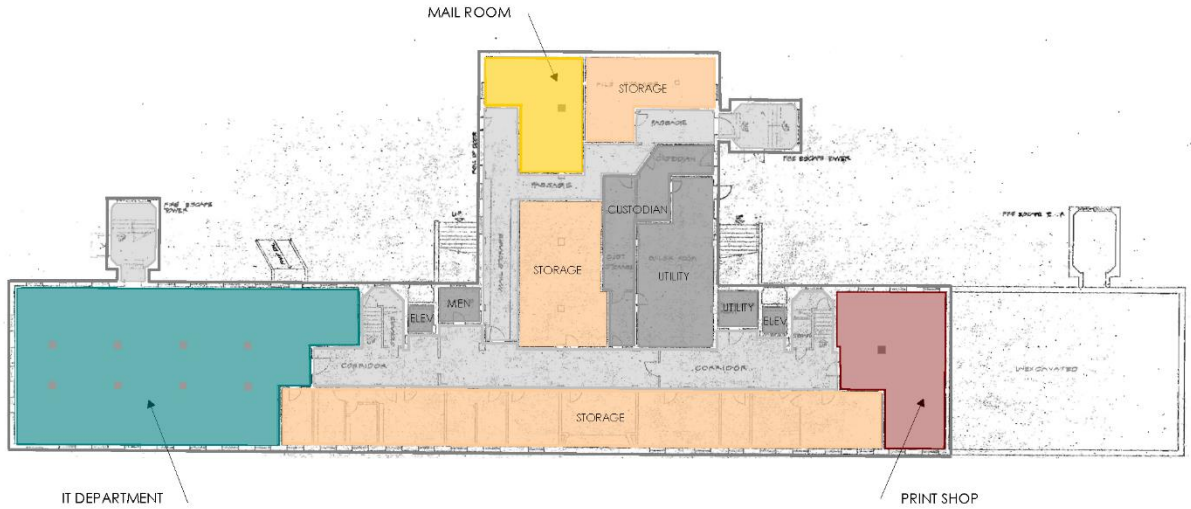


SECOND FLOOR PLAN
 ETHEL MOORE MEMORIAL BUILDING



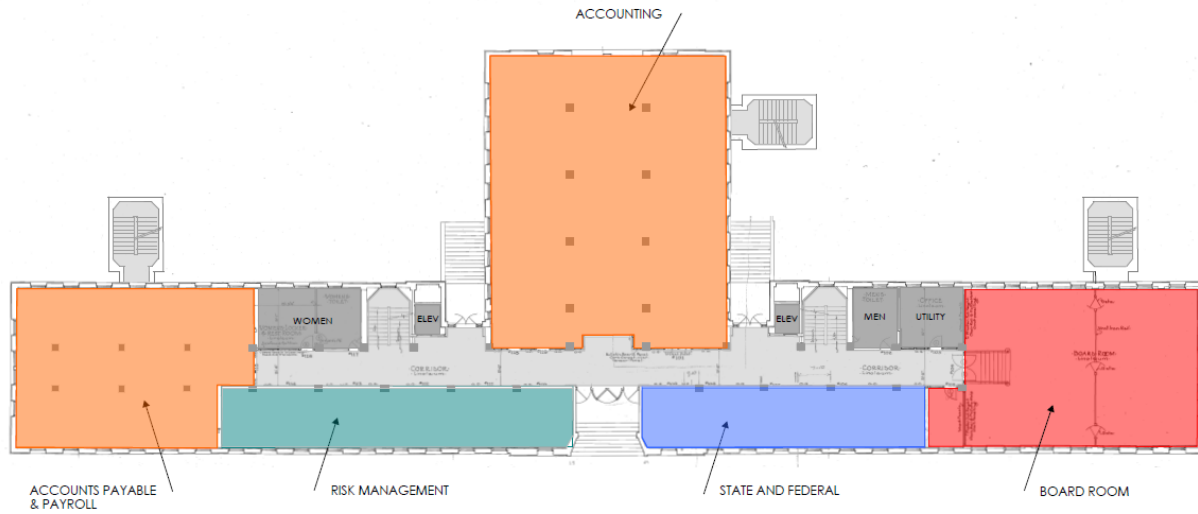
THIRD FLOOR PLAN

ETHEL MOORE MEMORIAL BUILDING

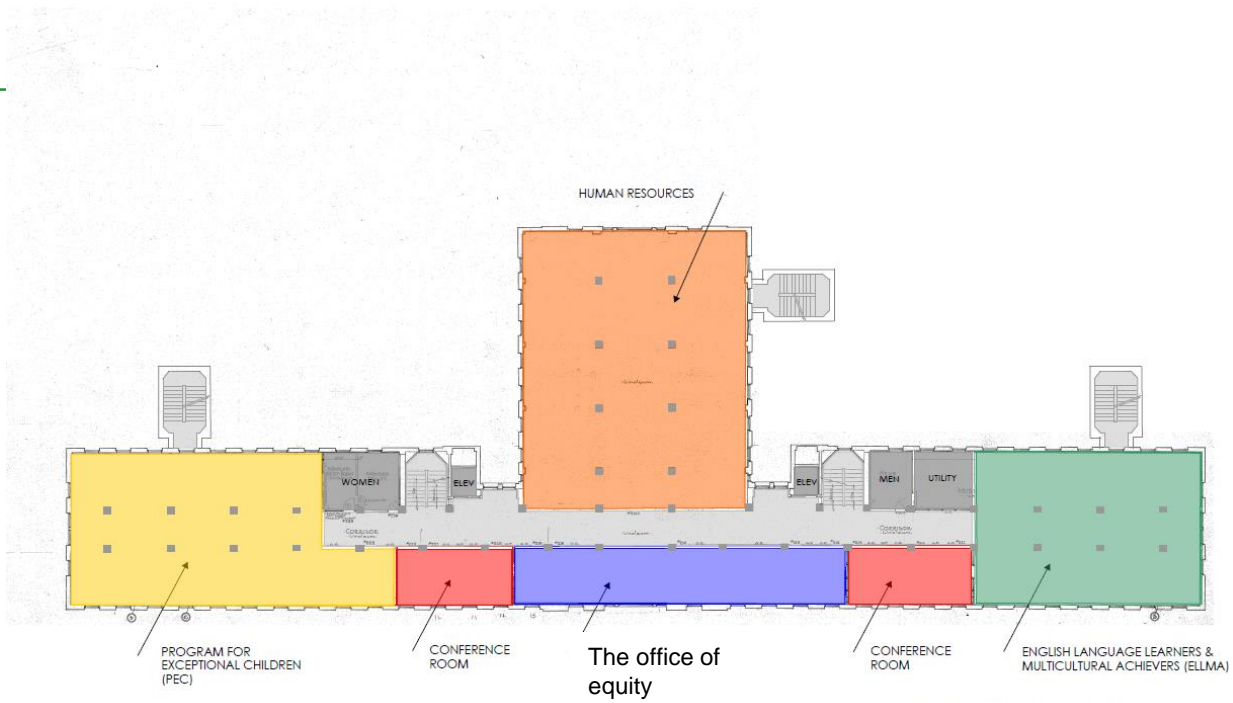


BASEMENT FLOOR PLAN

PAUL ROBESON BUILDING

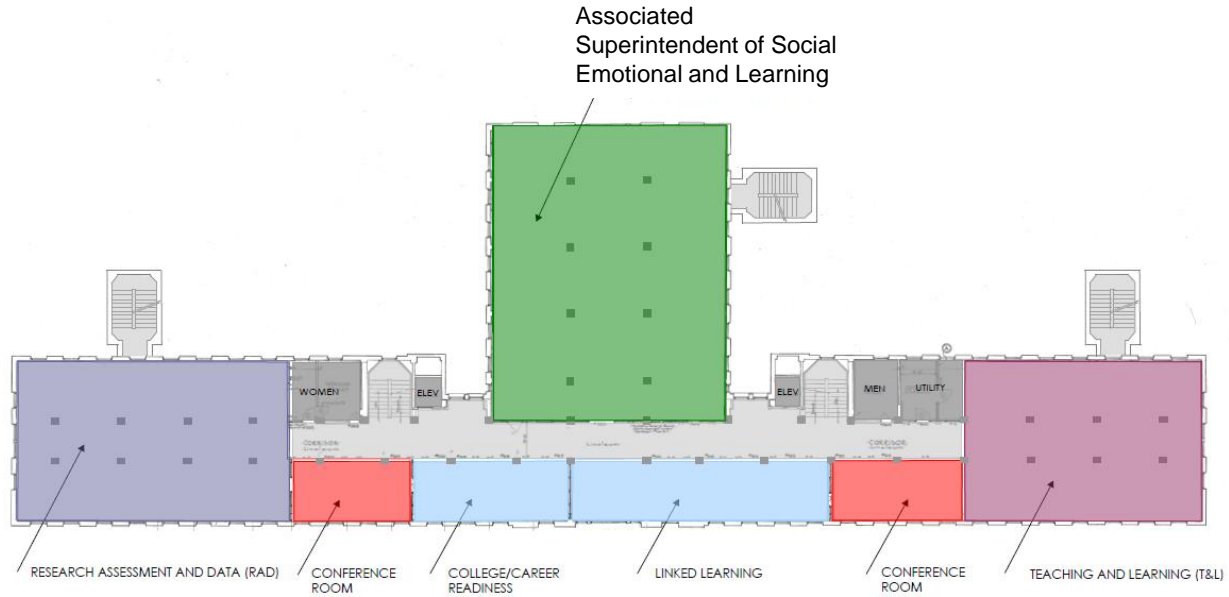


FIRST FLOOR PLAN
PAUL ROBESON BUILDING



SECOND FLOOR PLAN

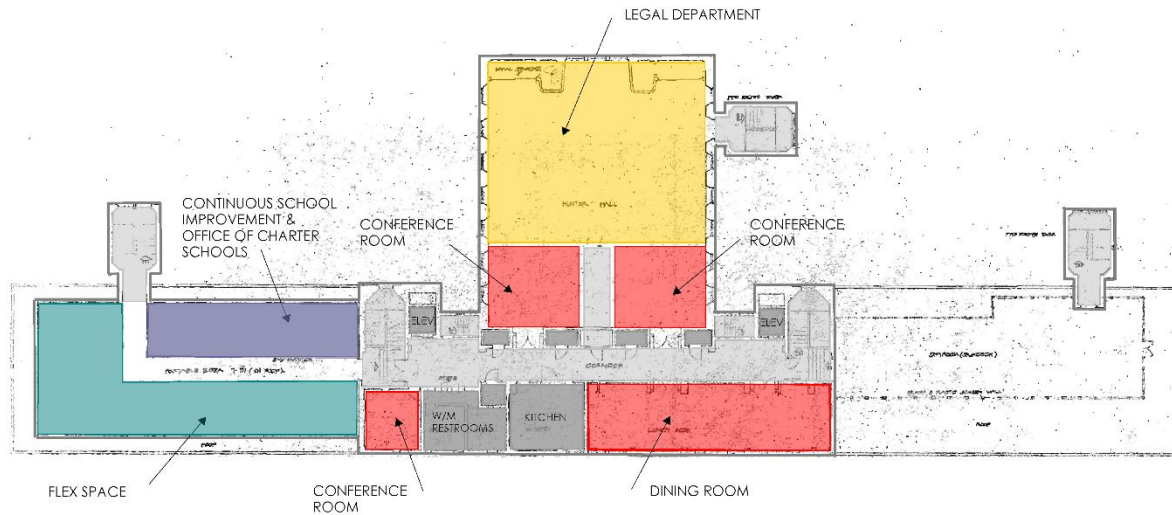
PAUL ROBESON BUILDING



Associated
Superintendent of Social
Emotional and Learning

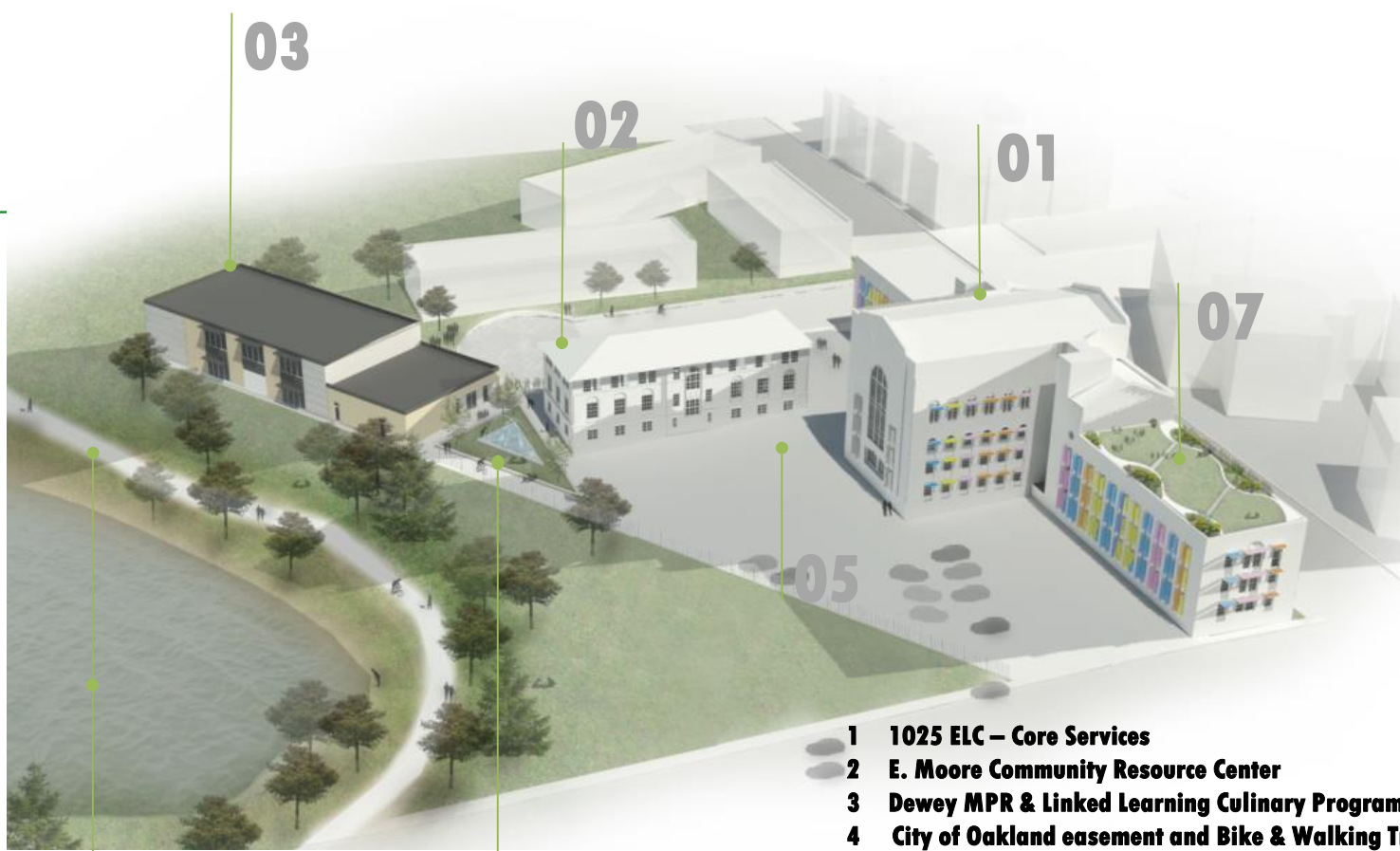
THIRD FLOOR PLAN

PAUL ROBESON BUILDING



FOURTH FLOOR PLAN

PAUL ROBESON BUILDING



- 1 1025 ELC – Core Services**
- 2 E. Moore Community Resource Center**
- 3 Dewey MPR & Linked Learning Culinary Program/Student Café.**
- 4 City of Oakland easement and Bike & Walking Trail (Park Setting)**
- 5 Parking Approximately 50 stalls**
- 6 Marcus Foster Memorial Fountain & Garden**
- 7 Roof Top Collaborative Flex Space**

Roof Top Collaborative Space





PARKING OPTIONS

- 01** Existing district offices parking ±50 spaces
- 01a** Additional street parking ±10 spaces
- 02** La Escuelita parking ±45 surplus spaces ; based on current staffing level
- 03** Potential site acquisition ±35 spaces (Church Parking/vacant Lots)
- 04** acquire Laney overflow with shuttle ±150 spaces
- 05** acquire Caltrans underpass with shuttle ±
- 06** Laney College practice field

* Commuter Tax Benefits ; cost/benefit analysis ongoing



AC TRANSIT & BART LOCATIONS

- 01 BART – 10 minute walk
- 02 Lines 1 & 801 – 5 minute walk
- 03 Lines 17, 18, 26, & 618 – 5 minute walk
- 04 Lines 40 & 840 – 8 minute walk
- 05 Line 62 – 8 minute walk
- 06 Lines 11 & 62 – 10 minute walk

Dewey Multi-Purpose Room – CHPs Certified







MPR Interior | Dining

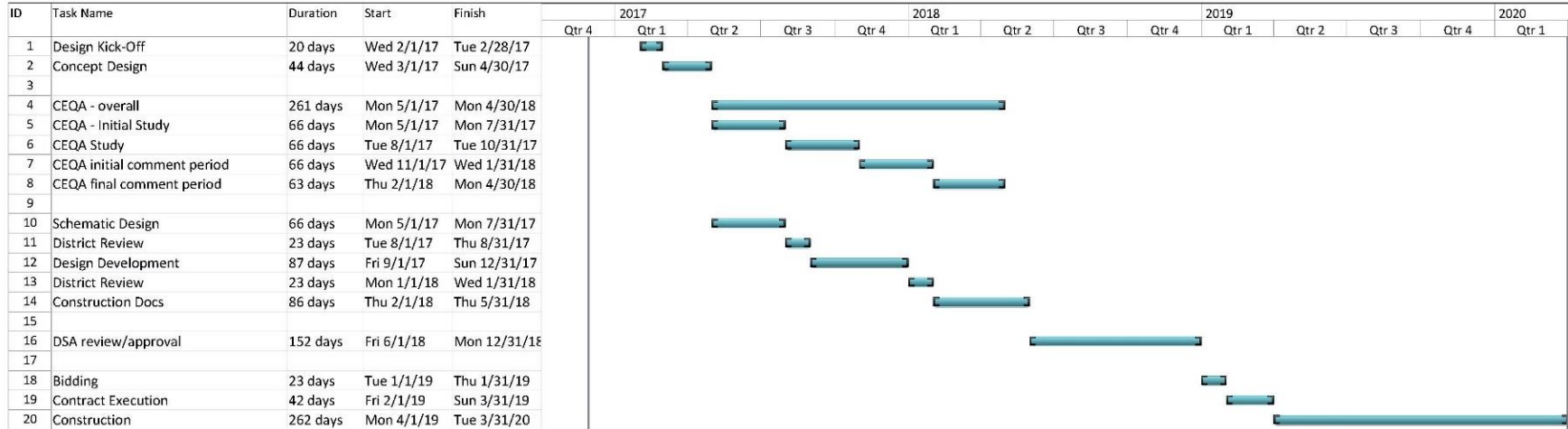


MPR Interior | Performing Arts



MPR Interior | Athletics

Dewey Multi-Purpose Room



DEWEY ACADEMY MULTI-PURPOSE BUILDING PROJECT SCHEDULE

KEY POINTS:

PROJECT DURATION IS CONSERVATIVE DUE TO CEQA PROCESS. IT IS ANTICIPATED THAT A NUMBER OF JURISDICTIONS RELATED TO LAKE MERRITT CHANNEL WILL BE PROVIDING COMMENTS THAT WILL AFFECT THE PROJECT.

DESIGN PROCESS IS SCHEDULED TO RUN CONCURRENTLY WITH THE CEQA PROCESS.



Next Steps

- **Board Approval of Rehab of 1025/Ethel Moore & M.P.R. for Dewey Academy.**
- **RFQ for Architectural Services Team for Design**
- **CEQA Consultant Services**
- **City Permitting/Entitlement Process**
- **Parking Analysis**

- **Space Planning Analysis – New Office Space/Underutilized Sites**
 1. Compile information – compare spreadsheets
 2. Meetings with leadership and appropriate departments to verify data
 3. Adjustments to programming data to reflect current conditions
 4. Confirm space requirements with leadership
 5. Decentralize program space by Network