

Central Administration Center at Cole Campus

Citizen's Bond Oversight Committee



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Overview

- Review current project exposure
- Review of Current Lease with Extension Option
- Overview of Cole Project Timeline

Current Project Exposure

CENTAL ADMINISTRATIVE CENTER AT COLE CAMPUS										10/27/2022
OPTION A- 6 MONTH LEASE EXTENSION						As of:	9/28/2022			
Object Code	Description	Current Budget	Committed	Expended	Remaining	Projected Exposure	Delta	Recommended Budget		
A	Site Costs	\$ 341,533	\$ 341,533	\$ 98,604	\$ 242,929	\$ 650,000	\$ (308,467)	\$ 650,000		
6270	Hazardous Materials	\$ 341,533	\$ 341,533	\$ 98,604	\$ 242,929	\$ 650,000	\$ (308,467)	\$ 650,000		
B	Planning Costs	\$ 4,824,618	\$ 4,824,617	\$ 4,175,605	\$ 649,013	\$ 5,511,500	\$ (686,882)	\$ 5,511,500		
6215	Architectural/ Engineering Fees	\$ 3,890,875	\$ 3,890,875	\$ 3,242,107	\$ 648,768	\$ 4,300,000	\$ (409,125)	\$ 4,300,000		
6222	DSA Fees	\$ 377,804	\$ 377,803	\$ 377,803	\$ 1	\$ 600,000	\$ (222,196)	\$ 600,000		
6262	Other Costs- Planning	\$ 551,324	\$ 551,324	\$ 551,080	\$ 244	\$ 600,000	\$ (48,676)	\$ 600,000		
2000	Management Salaries	\$ 4,064	\$ 4,064	\$ 4,064	\$ -	\$ 10,000	\$ (5,936)	\$ 10,000		
3000	All Benefits	\$ 551	\$ 551	\$ 551	\$ -	\$ 1,500	\$ (949)	\$ 1,500		
C	Construction Costs	\$ 36,296,238	\$ 36,226,487	\$ 7,359,858	\$ 28,936,380	\$ 46,330,000	\$ (10,033,762)	\$ 46,330,000		
6271	Main Construction Contractor	\$ 35,752,816	\$ 35,752,816	\$ 7,039,932	\$ 28,712,884	\$ 44,750,000	\$ (8,997,184)	\$ 44,750,000		
6274	Other Costs- Construction	\$ 128,545	\$ 128,545	\$ 128,405	\$ 140	\$ 400,000	\$ (271,455)	\$ 400,000		
6276	Moving Expenses	\$ 37,897	\$ 37,897	\$ 37,897	\$ -	\$ 280,000	\$ (242,103)	\$ 280,000		
6289	Construction Consultants	\$ 376,980	\$ 307,229	\$ 153,624	\$ 223,356	\$ 900,000	\$ (523,020)	\$ 900,000		
D	Construction Testing & Inspection	\$ 1,746,343	\$ 1,440,422	\$ 831,918	\$ 914,425	\$ 2,370,000	\$ (623,657)	\$ 2,370,000		
6235	Inspectors	\$ 731,578	\$ 731,758	\$ 419,796	\$ 311,782	\$ 1,270,000	\$ (538,422)	\$ 1,270,000		
6265	Construction Tests	\$ 1,014,765	\$ 708,664	\$ 412,122	\$ 602,643	\$ 1,100,000	\$ (85,235)	\$ 1,100,000		
E	Furniture & Equipment Costs	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ (500,000)	\$ 500,000		
F	Project Contingency	\$ 13,791,268	\$ -	\$ -	\$ -	\$ 4,488,500	\$ 9,302,768	\$ 4,488,500		
6299	Project Contingency	\$ 13,791,268	\$ -	\$ -	\$ -	\$ 4,488,500	\$ 9,302,768	\$ 4,488,500		
G	Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ 2,150,000	\$ (2,150,000)	\$ 2,150,000		
	Lease Costs- 1000 Broadway					\$ 1,800,000	\$ (1,800,000)	\$ 1,800,000		
	Temp Facilities Modifications					\$ 350,000	\$ (350,000)	\$ 350,000		
		\$ 57,000,000	\$ 42,833,059	\$ 12,465,985	\$ 30,742,747	\$ 62,000,000	\$ (5,000,000)	\$ 62,000,000		

1000 Broadway Lease

- Current lease expiration date to be **August 31, 2023**
- Option to extend for an additional period of **6 months** with the **same terms as existing lease** with **no right to extend the term beyond the 6 months**
- Tenant shall exercise option between **6-9 months** before the existing Lease Expiration Date

Cole Project Completion Timeline

Schedule	Activities
7/15/2022	DTSC Approval of Removal Action Work Plan (RAW)- done
7/18/2022	Contractor Re-Mobilization on Site/Assess DTSC Approved Plan- done
8/8/2022	Cafeteria Foundation Demolition/Remediation- done
9/6/2022	Offsite Fill- done
10/24/2022	Final Site Grading- done

Schedule	Activities
10/24/2022	Building Construction begins
3/1/2023	Foundation complete
9/1/2023	Building Envelope/Elevator Install/TPO (roof)
11/30/2023	Server Move/IT
4-6/2024	Substantial Completion - Staff moves into Cole-Hybrid working



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