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OAKLAND UNIFIED  
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Hello OUSD Community,

I want to extend my thanks once again for the patience you've shown in the wake of the flooding and subsequent closure of OUSD's Paul Robeson Administration Building (1025 Second Avenue). We are still determining the extent of the damage, what repairs are needed and whether the investment required to make them would be warranted.

These long-term decisions will be made under the guidance of the Board of Education, but we are operating under the assumption that:

1. The Administration Building will be out of commission for at least two years.
2. Present central office configurations (alternative housing in 2111 International, Cole, KDOL, Lakeview and Tilden) will last for the remainder of the 2012-13 school year. Office listings can be found at: <http://www.ousd.k12.ca.us/Page/9851> (list is also accessible through a link on the OUSD homepage)

Restoration Management, the technical contractor we are using to remediate the water damage in the Robeson Building, has completed its initial assessment of the condition of the building, and produced a work plan that anticipates necessary abatement on all four floors, plus, to a lesser extent, the basement.

The work, if ultimately approved by the Board on Wednesday, February 13th, will move from the top of the building downward, focusing on one floor at a time. With the average time spent per floor estimated at between one and two weeks (depending on severity of the damage), this work is expected to last at least six weeks (if everything goes perfectly) and longer if issues arise, as they often do in these circumstances.

The first \$250,000 of this abatement work will be paid directly from OUSD's self-insurance (Fund 67) monies, with the remainder to be paid by the District's property insurance Joint Powers Authority, Northern California ReLiEF.

At this point, no solid estimates can be made about the cost of returning the building to a serviceable condition. Realistic assessments of the estimated cost to rebuild will only be possible when the majority of abatement work is completed. The abatement is necessary to stabilize the building, regardless of its ultimate use. Even if a decision were made not to rebuild and re-occupy, this is the bare minimum of work required to prevent the secondary damage that would occur if the building were not completely dried.

The abatement is necessary because of flooding which took place on the night of January 7th into the morning of January 8th. Our investigation has determined that the flood began when a substitute custodian left water running in a sink on the fourth floor of the Main Administration Building. We believe this was result of an honest accident that occurred as the custodian was emptying her dirty water and placing the hose in the sink. Since the sink drained slowly, she did notice that the water was still running.

The sink can produce up to six gallons of water a minute and the plumber who found the source of the flood described the flow of the water coming from the hose as consistent with the volume of water that had traveled through the building during the night. By the time the water was stopped in the morning, the building had sustained significant structural damage, exactly how much will be determined by the ongoing assessment.

We will keep you updated on the progress of this work and other changes related to central office services. In the meantime, we appreciate your continued patience during this inconvenient time, and pledge to not only maintain service, but also to use this opportunity to re-examine and improve our systems and the services we provide.

Sincerely,

Tony Smith