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Memo

To Board of Education **ADOPTED AMENDMENT INCORPORATED INTO FILE 24-1312**

From **Facilities Committee**
Valarie Bachelor, Chair
Clifford Thompson, Member
Jorge Lerma, Member

Staff
Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems & Services Officer, Facilities Planning and Management
Kenya Chatman, Executive Director, Facilities Planning and Management

Meeting Date May 22, 2024

Subject Cole Administrative Center Budget Increase \$5 Million – May 22, 2024 – Division of Facilities Planning and Management

Action Adoption by the Board of Education, upon recommendation of the Facilities Committee, of Resolution No. 2324 -0214 Cole Administrative Center Project - Budget Increase \$5 Million (May 22, 2024).*

Background Significant change orders and scope changes resulted from the following: Board funding deliberations delayed the project four years. There was an additional delay between the bid date 4/14/2021, the NTP (Notice to proceed) 11/1/21, and the actual start of Construction 1/23/2023. This was due to the contaminated soil that needed to be removed as part of the Remedial Action Workplan (RAW). This delay resulted in increased labor and material escalation costs that impacted all of the subcontractors and material suppliers. Additionally, there were impacts of COVID on the supply chain material shortages. Furthermore, Cole was changed from a fully built-out 2-storey building with a separate Multipurpose building on the site to a 2-storey building with the 1st floor remaining as shell space. This resulted in revisions to the egress/exiting requirements and the addition of a 3rd stairwell. Also, the Community requested that the Basketball court that was previously a mainstay of the site and frequently in use be replaced. Finally, there were updates to the building code requirements, OUSD standards, installation of future Solar conduits, building vandalism, and scope added by the City of Oakland, along with changes required by PG&E and EBMUD that resulted in additional unforeseen costs.

Recommendation Approval of the Cole Administrative Center Budget Increase of \$5 Million, May 22, 2024. This budget increase allows the project to be completed while incorporating additional scope mandated by the City of Oakland and absorbing the additional costs for soil remediation, extended schedule, and pandemic related escalation.

Fiscal Impact \$5 Million to be allocated and Cole Administrative Center project out of the Measure Y Bond Program Contingency Fund

Attachment(s)

- Resolution No. 2324-0214
- Exhibit A – Cole Administrative Center Budget Increase – May 22, 2024

*Proposed Amended Language To Facilities Committee recommendation moved by Director Bachelor, seconded by Director Brouhard; adopted by Board and then incorporated into main motion. See final Legislative File No. 24-1312; Adopted As Amended.

REDLINE

**RESOLUTION
OF THE
BOARD OF EDUCATION**

OF THE OAKLAND UNIFIED SCHOOL DISTRICT

Resolution No. 2324 -0207

Cole Administrative Center Budget Increase May 22, 2024

WHEREAS, overview: three Bids were received, this indicates a competitive, market value bid;

WHEREAS, an extraordinary spike in construction costs over the past year has resulted in bids that exceed the Measure Y allocation for this project;

WHEREAS, the Inflation Rates for construction have increased costs over 25% 2019 rates;

WHEREAS, Staff have analyzed the options for rebidding and scope reduction and recommend proceeding with the project by increasing the budget by \$5 million out of the **Measure Y Bond Program Contingency**;

NOW, THEREFORE, BE IT RESOLVED; the Board hereby adopts the Approval Cole Administrative Center Budget Increase of \$5 million, May 22, 2024.

***BE IT FURTHER RESOLVED**, no money shall be expended on discretionary items so that the Measure Y Bond Program Contingency is dedicated to other projects that have a direct impact on schools and students.

***BE IT FURTHER RESOLVED**, that any expenditure of the contingency funding must be directly related to the objectives outlined herein and must be documented thoroughly, with appropriate justification provided for each expenditure;

***BE IT FURTHER RESOLVED**, that the Facilities Committee and CBOC shall receive a report on the utilization of the contingency funding to ensure transparency and accountability in its expenditure;

***AMENDMENT ADOPTED AND INCORPORATED INTO MAIN MOTION - FILE ID 24-1312** -by the Board of Education of the Oakland Unified School District this 22nd day of May, 2024; by the following vote, to wit:

PREFERENTIAL AYE: None

PREFERENTIAL NAY: None

PREFERENTIAL ABSTAINED: None

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

NAYS: None

ABSTAINED: Mike Hutchinson

RECUSED: None

ABSENT: Anevay Cruz (Student Director), Vida Mendoza (Student Director)

CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of an Amendment to Resolution No. 2324 -0207 passed and then incorporated into Legislative File No. 24-1312 (Main Motion) at a Regular Meeting of the Board of Education of the Oakland Unified School District held on May 22, 2024.

OAKLAND UNIFIED SCHOOL DISTRICT



Benjamin Davis, President, Board of Education



Kyla Johnson-Trammell
Superintendent and Secretary, Board of Education