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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 2nd 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 19th 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 19th day of December, 2016 with a copy of such Resolution being on file in the Administrative Office of said district.



Antwan Wilson