

OAKLAND UNIFIED SCHOOL DISTRICT
OFFICE OF THE STATE ADMINISTRATOR

November 23, 2007

To: Vincent C. Matthews, Interim State Administrator
Board of Education

From: Tim White, Assistant Superintendent – Division of Facilities Planning & Management, Buildings & Grounds and Custodial Services

Subject: Authorizing and Approving a Building Cost Budget for Construction of Educational Facilities Creating a Permanent Campus for La Escualita Elementary School, Centro Infantil and Yuk Yau Child Development Centers and Met West High School

ACTION REQUESTED

Approval of Resolution 0708-0131 Authorizing and Approving a Building Cost Budget for Construction of Educational Facilities Creating a Permanent Campus for La Escualita Elementary School, Centro Infantil and Yuk Yau Child Development Centers and Met West High School.

SUMMARY

The District desires to authorize and approve a Building Cost Budget to finance the construction of permanent quality educational facilities to house its La Escualita Elementary School, Yuk-Yau Child Development Center, Centro Infantil Child Development Center, and Met West High School educational programs (“Downtown Educational Facilities”) on the District’s downtown property.

DISCUSSION

The school facilities that currently house the La Escualita Elementary School, Yuk-Yau Child Development Center, Centro Infantil Child Development Center, and Met West High School are inadequate and must be replaced. The District made a commitment to the Oakland Community, particularly the La Escualita parents and students long ago to build a permanent campus that provides a positive learning environment for our students.

The District set aside \$22 million in Measure A funds several years ago to finance the construction of the La Escualita Elementary School. These Measure A funds and any additional Measure A funds that may be remaining, along with the interest derived from said funds, can be shared to support construction of the Downtown Educational Facilities. Facilities Counsel has provided a legal opinion advising that the La Escualita Elementary School and Child Development Centers are included in the Measure B Project and as such, are eligible for

Measure B funding. Attached hereto is a legal opinion from Facilities Counsel supporting the use of school facilities bond funds for financing the construction of the Downtown Educational facilities.

BACKGROUND

The basic facility needs of students, such as proper lighting, functional roofs, noise control, adequate play space and well maintained buildings conveys the message that we value our students and teachers. Such an environment may also foster a sense of school pride and community ownership which may support and encourage the advancement of learning.

The mission of the Oakland Unified School District is to provide a high quality education for the children of the City of Oakland as well as adult education programs that promote learning and academic success in a clean, safe and stable environment in keeping with the District's fiduciary duty to responsibly carry out the task of providing first class education and manage the public funds, property and other resources dedicated to this purpose.

RECOMMENDATION

Approval of Resolution No.0708-0131 Authorizing and Approving a Building Cost Budget for Construction of Educational Facilities Creating a Permanent Campus for La Escualita Elementary School, Centro Infantil and Yuk Yau Child Development Centers and Met West High School.

FUNDING SOURCE:

Measure A and B General Obligation Bonds.

ATTACHMENTS:

Resolution No. 0708-0131 Authorizing and Approving a Building Cost Budget for Construction of Educational Facilities Creating a Permanent Campus for La Escualita Elementary School, Centro Infantil and Yuk Yau Child Development Centers and Met West High School.

TEW:TAN:MEB

**RESOLUTION
OF THE
STATE ADMINISTRATOR AND THE BOARD OF EDUCATION
OF THE OAKLAND UNIFIED SCHOOL DISTRICT
NO. 0708-0131**

**AUTHORIZING AND APPROVING A BUILDING COST BUDGET FOR CONSTRUCTION
OF EDUCATIONAL FACILITIES CREATING A PERMANENT CAMPUS FOR LA
ESCUALITA ELEMENTARY SCHOOL, CENTRO INFANTIL AND YUK YAU CHILD
DEVELOPMENT CENTERS AND MET WEST HIGH SCHOOL**

WHEREAS the mission of the Oakland Unified School District is to provide a high quality education for the children of the City of Oakland as well as adult education programs that promote learning and academic success in a clean, safe and stable environment in keeping with the District's fiduciary duty to responsibly carry out the task of providing first class education and manage the public funds, property and other resources dedicated to this purpose; and

WHEREAS, the school facilities that currently house the La Escualita Elementary School, Yuk-Yau Child Development Center, Centro Infantil Child Development Center and Met West High School are inadequate and must be replaced; and

WHEREAS, the District desires to construct permanent quality educational facilities to house its La Escualita Elementary School, Yuk-Yau Child Development Center, Centro Infantil Child Development Center and Met West High School educational programs on the Downtown Property ("Downtown Educational Facilities"); and

WHEREAS, the District desires to commence the planning and construction of the Downtown Educational Facilities campus in keeping with a commitment made to the Oakland Community and particularly the La Escualita parents and students; and

WHEREAS, the Measure B General Obligation Bonds approved by the City of Oakland voters and Measure A funds may be used to finance the construction of the Downtown Educational Facilities. However, administrative space must be demolished to make way for the construction of the educational facilities and school bond funds cannot be used to construct administrative space. Therefore economical approaches to relocating District administrative offices should be explored to seek a cost effective and responsible approach to the District's administrative space requirements; and

WHEREAS, District staff has requested that the State Administrator and Board of Education approve a budget for the design and construction of the Downtown Education Facilities campus, including the demolition of existing buildings sited where the Downtown Educational Facilities will be located; and

NOW THEREFORE BE IT RESOLVED, that the State Administrator and the Board of Education of the Oakland Unified School District hereby authorizes and approves a Building Cost Budget in the amount of \$75,500,000 (Seventy-Five Million Five Hundred Thousand Dollars) for the design and construction of the Downtown Educational Facilities campus and related demolition of existing District buildings, which new construction shall include

RESOLUTION AUTHORIZING AND APPROVING A PROJECT BUDGET FOR CONSTRUCTION OF EDUCATIONAL FACILITIES
CREATING A PERMANENT CAMPUS FOR LA ESCUALITA ELEMENTARY SCHOOL, CENTRO INFANTIL AND YUK YAU CHILD
DEVELOPMENT CENTERS AND MET WEST HIGH SCHOOL

permanent facilities for La Escualita Elementary School, Yuk-Yau Child Development Center, Centro Infantil Child Development Center and Met West High School. A line item Building Cost Budget showing the main components of the Downtown Educational Facilities project costs is attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED that the State Administrator and the Board of Education of the Oakland Unified School District hereby authorize District staff to conduct an investigation and analysis of cost effective and responsible approaches to the relocation and accommodation of the District's administrative and operational space requirements during the design phase of the Downtown Educational Facilities.

AYES:

NAYS:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution passed at a meeting of the Board of Education of the Oakland Unified School District held December 19, 2007.

Edgar Rakestraw Jr.
Secretary of the Board of Education

EXHIBIT A

OAKLAND UNIFIED SCHOOL DISTRICT

DOWNTOWN EDUCATIONAL FACILITIES

Building Cost Budget: \$75,500,000

Cost per Building:

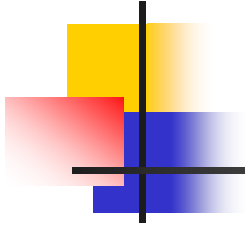
La Escuelita \$40,100,000

MetWest \$13,000,000

Centro Infantil \$11,200,000

Yuk Yau \$11,200,000

Oakland Unified School District



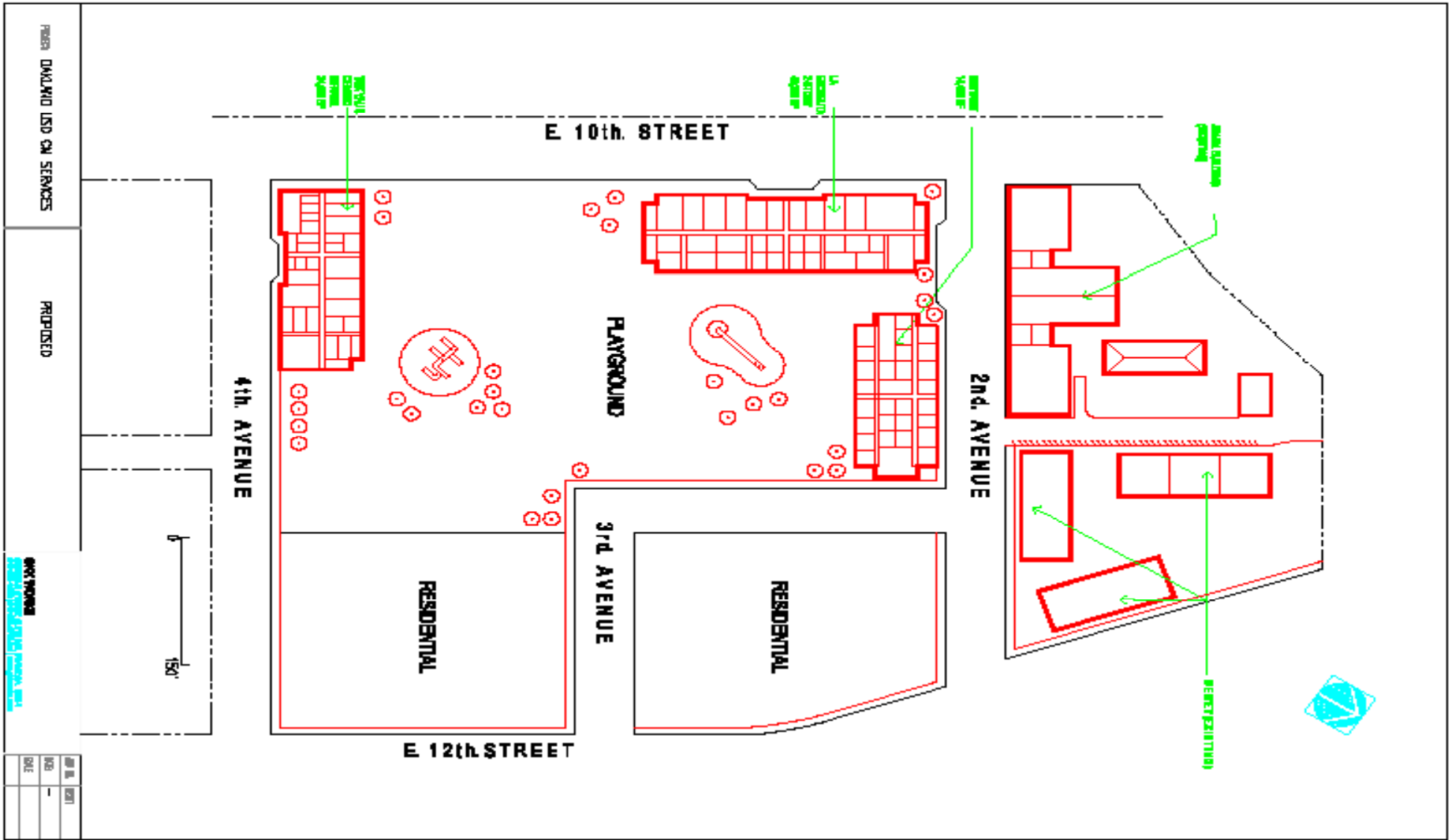
Proposed Development of Downtown Educational Complex

Presented by:

Mr. Timothy E. White, Assistant Superintendent
Division of Facilities Planning and Management



PROPOSED DEVELOPMENT





PRIMARY QUESTIONS

- ENOUGH DOLLARS TO FUND?
- WHAT GETS DELAYED?



AVAILABLE FUNDING SOURCES

ESTIMATED AVAILABLE FUNDS

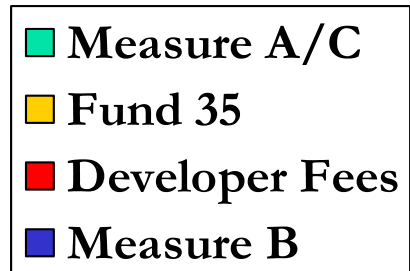
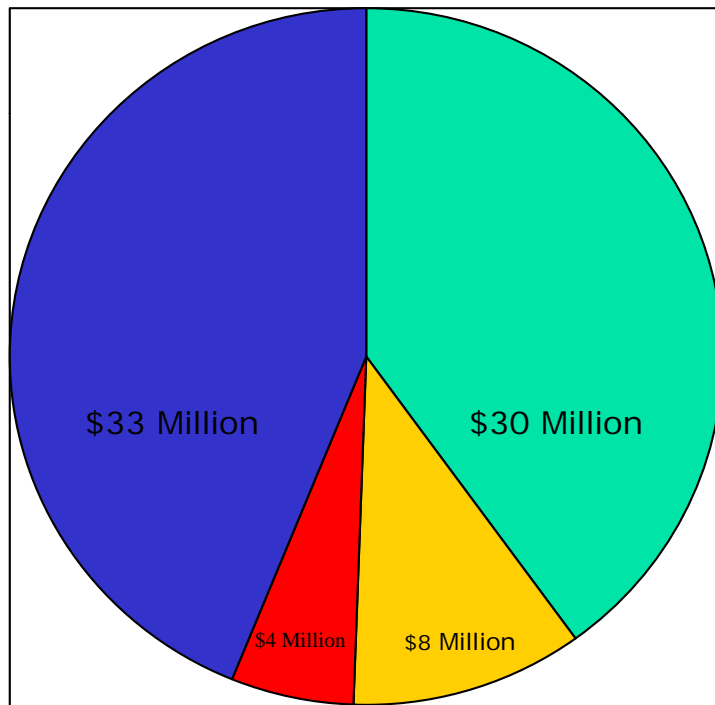
GENERAL OBLIGATION BONDS A & C	\$ 33 MILLION
GENERAL OBLIGATION BOND B	\$260 MILLION
FUND 35	\$ 8 MILLION
DEVELOPER FEES	\$ 7.5 MILLION



PROJECT FUNDING SOURCES

FUNDING SOURCE	BUDGET
MEASURE A/C	\$30 MILLION
FUND 35	\$ 8 MILLION
DEVELOPER FEES	\$ 4 MILLION
MEASURE B	\$33 MILLION
TOTAL FUNDS	\$75 MILLION

PROJECT FUNDING SOURCES



**TOTAL PROJECT COSTS
\$75 MILLION**



WHAT GETS DELAYED

■ MEASURE B	\$439 MILLION
■ APPROVED PROJECTS	\$180 MILLION
■ UNPROGRAMMED	\$260 MILLION

Until all project costs and funding sources are known, the State Administrator cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.