

Board Office Use: Legislative File Info.	
File ID Number	21-0833
Introduction Date	4/14/2021
Enactment Number	
Enactment Date	

See Page 8 for Final Adoption

Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Joshua R. Daniels, General Counsel

Meeting Date April 14, 2021

Subject Extension of Lease at 1000 Broadway

Ask of the Board Adoption of Resolution No. 2021-0153 - Directing Staff to Negotiate an Extension of the District Lease at 1000 Broadway

Background The Board of Education (“Board”) first approved a lease for space at 1000 Broadway (“Lease”) on June 26, 2013. The Lease was for four (4) years plus two (2) optional one-year extensions. The Lease, which has since been amended multiple times, will expire by its terms on August 2022. The District has temporarily housed the majority of its Central Office staff at 1000 Broadway during the term of the Lease.

The base rent is currently \$243,393.94 per month and will increase to \$250,695.76 per month starting September 2021 through the end of the Lease. The cost of the Lease has, to this point, been paid for with Measure J funds.

Discussion The Resolution would direct the Superintendent and General Counsel (or designees) to begin negotiations of an extension of the Lease, but also to also explore other lease options starting on or about August 2022. The Resolution also notes that the funding source for a lease extension or a lease for a new location will be the General Fund.

Fiscal Impact Not known at this time.

Attachment(s)

- Resolution No. 2021-0153 - Directing Staff to Negotiate an Extension of the District Lease at 1000 Broadway

**RESOLUTION
OF THE
BOARD OF EDUCATION
OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

Resolution No. 2021-0153

Directing Staff to Negotiate an Extension of the District Lease at 1000 Broadway

WHEREAS, the Board of Education (“Board”) first approved a lease for space at 1000 Broadway (“Lease”) on June 26, 2013, with a move-in date of July 15, 2013 and a term of four (4) years plus two (2) optional one-year extensions;

WHEREAS, the Board approved amendments to the Lease on or about March 12, 2014, and May 12, 2015 to modify the scope of the lease (i.e., include more square footage);

WHEREAS, the Board approved another amendment of the Lease on or about August 28, 2019 to modified the scope (i.e., decrease square footage) and extended the term through August 2022;

WHEREAS, the base rent is currently \$243,393.94 per month and will increase to \$250,695.76 per month starting September 2021 through the end of the Lease;

WHEREAS, the cost of the Lease has, to this point, been paid for with Measure J funds; and

WHEREAS, the District has temporarily housed the majority of its Central Office staff at 1000 Broadway during the term of the Lease.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby directs the Superintendent and General Counsel (or designees) to begin negotiations of an extension of the Lease;

BE IT FURTHER RESOLVED, the Board hereby directs the Superintendent and General Counsel (or designees) to also explore other lease options starting on or about August 2022;

BE IT FURTHER RESOLVED, the Board directs the Superintendent and General Counsel to report back to the Board on the negotiations as well as other lease options in closed session to the extent legally permissible; and

BE IT FURTHER RESOLVED, the Board acknowledges that the funding source for a lease extension at 1000 Broadway or a lease for a new location will be the General Fund and directs that the District’s multiyear projections now incorporate the estimate cost of a lease extension at 1000 Broadway or a lease for a new location.

PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this ____ day of _____, 2021, by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on _____, 2021.

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BOARD OF EDUCATION
OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

Resolution No. 2021-0153

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WHEREAS, the base rent is currently \$243,393.94 per month and will increase to \$250,695.76 per month starting September 2021 through the end of the Lease;

WHEREAS, the cost of the Lease has, to this point, been paid for with Measure J funds; and

WHEREAS, the District has temporarily housed the majority of its Central Office staff at 1000 Broadway during the term of the Lease.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby directs the Superintendent and General Counsel (or designees) to begin negotiations of an extension of the Lease;

BE IT FURTHER RESOLVED, the Board hereby directs the Superintendent and General Counsel (or designees) to also explore other lease options starting on or about August 2022;

BE IT FURTHER RESOLVED, in the interest of reducing space needed at 1000 Broadway (or an alternate site), the Board directs the Superintendent or her designee to reassess Central Office staff interest in ongoing work-from-home options and report back to the Board on the anticipated need for office space at 1000 Broadway (or an alternate site) within 60 days;

BE IT FURTHER RESOLVED, in the interest of reducing space needed at 1000 Broadway (or an alternate site), the Board directs the Superintendent or her designee to analyze the site upgrades necessary to accommodate Central Office staff at school sites and the anticipated time frame for the necessary upgrades at those sites and to report back to the Board within 60 days;

BE IT FURTHER RESOLVED, the Board directs the Superintendent and General Counsel to report back to the Board on the negotiations as well as other lease options in closed session to the extent legally permissible; and

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PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

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RECUSED:

ABSENT:

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OAKLAND UNIFIED SCHOOL DISTRICT

Shanthi Gonzales
President, Board of Education

Kyla Johnson-Trammell

By:	
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Board Office Use: Legislative File Info.	
File ID Number	21-0833
Introduction Date	4/14/2021
Enactment Number	21-0608
Enactment Date	4/14/2021 lf



Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Joshua R. Daniels, General Counsel

Meeting Date April 14, 2021

Subject Extension of Lease at 1000 Broadway

ADOPTED AS AMENDED

Ask of the Board Adoption of Resolution No. 2021-0153 - Directing Staff to Negotiate an Extension of the District Lease at 1000 Broadway

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Discussion The Resolution would direct the Superintendent and General Counsel (or designees) to begin negotiations of an extension of the Lease, but also to also explore other lease options starting on or about August 2022. The Resolution also notes that the funding source for a lease extension or a lease for a new location will be the General Fund.

Fiscal Impact Not known at this time.

Attachment(s)

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**RESOLUTION
OF THE
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OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

Resolution No. 2021-0153

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BE IT FURTHER RESOLVED, the Board directs the Superintendent and General Counsel to report back to the Board on the negotiations as well as other lease options in closed session to the extent legally permissible; and

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PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this 14th day of April, 2021, by the following vote:

PREFERENTIAL AYE: None

PREFERENTIAL NOE: None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSED: None

AYES: Aimee Eng, VanCedric Williams, Mike Hutchinson, Vice President Benjamin “Sam” Davis,
President Shanthi Gonzales

NOES: None

ABSTAINED: Gary Yee, Clifford Thompson

RECUSED: None

ABSENT: Samantha Pal (Student Director), Jessica Ramos (Student Director)

CERTIFICATION


We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on April 14, 2021.

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File ID Number:	21-0833
Introduction Date:	4/14/2021
Enactment Number:	21-0608
Enactment Date:	4/14/2021
By:	If

OAKLAND UNIFIED SCHOOL DISTRICT



Shanthi Gonzales
President, Board of Education



Kyla Johnson-Trammell
Superintendent and Secretary, Board of Education