



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# EDUCATIONAL LEADERSHIP COMPLEX (ELC) BOARD OF EDUCATION UPDATE



Presented By: Joe Dominguez  
Chief Deputy Facilities Planning & Bond Development

# Educational Leadership Complex Update

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## 1025/Ethel Moore Work Completed

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- Abatement and cleanup in process
- Historical Survey Completed at Ethel Moore, 1025 Second Ave. in process
- Site Survey of 1025, Ethel Moore and Dewey campus completed
- Structural Analysis and Architectural planning on going
- Staff programming completed with the existing 75,000 Sq. Ft.
- Conceptual Cost estimates completed; currently under \$49 million for the entire program of 1025, E. Moore and Dewey's Multi-Purpose Room. (MPR)
- Proposed plan for the MPR includes an energy-efficient, economical, and attractive building components.
- Programing for Dewey's Link learning culinary program at Dewey's MPR
- Conceptual planning completed with open flexible office space

# ELC Core Values

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1. Support all schools, neighborhoods, and communities by providing centralized Core Services at 1025 2<sup>nd</sup> Ave. and Community Resource Enrollment Center at E. Moore.
  - a) The goal of Family-Community Resource Centers is to help all children succeed, and we do that by removing barriers and connecting families with available community resources.
  - b) Help can come in many forms: anything from student homework help and school supplies to health services and dental care, clothing, food, emergency housing, job assistance, early childhood education, assistance with GED preparation and more.
2. Maximize the use of all of OUSD real estate assets, where school programs and real assets are clearly aligned to improve student outcomes
3. Continue to support linked learning pathways using Measure J and Dewey MPR Culinary Education Program/ Laney College dual Enrollment Program.

# ELC Core Values

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- ✓ Parking & Accessibility to Public Transit
- ✓ Leveraging Existing Assets
  - Redesign/Reuse
- ✓ Thoughtful about impact on future students/communities
- ✓ Provide Community Meeting Space
- ✓ Reduce our carbon footprint
- ✓ Proximity to OUSD/Educational Partners
- ✓ Enhanced Amenities/Healthy Lifestyle
- ✓ Efficient Timeline (avoid delays)
- ✓ Take up less space
- ✓ Central Location, centrally visible and accessible to parents/community
- ✓ Thoughtful about Community Needs & Perception
- ✓ Thoughtfulness about the Underserved Families
- ✓ Financial Responsibility

## Scope of Work Comparison: Existing Vs. New Scope

Preserve façade at 1025 and build behind (Previous Proposal)					Renovation of 1025 and E. Mooore (New Preposal)				
Program	SF	\$/SF	Total		Program	SF	\$/SF	Total	
Renovation and restoration (Ethel Moore)	13,860.00	\$300	\$4,158,000		Renovation and restoration (Ethel Moore)	13,860.00	\$300	\$4,158,000	
Demo Structure behind façade	66,000.00	\$25	\$1,650,000		Renovation of 1025	66,000.00	\$315	\$20,790,000	
Seismic Retrofit and bracing of façade	66,000.00	\$250	\$16,500,000						
New Building	96,140.00	\$425	\$40,859,500		New Building MPR (DEWEY)	10,000.00	\$490	\$4,900,000	
Sitework	80,000.00	\$50	\$4,000,000		Sitework	60,000.00	\$50	3,000,000	
			\$ -					\$ -	
<b>Sub-total Construction Costs</b>			\$67,167,500		<b>Sub-total Construction Costs</b>			\$32,848,000	
Soft Costs		30%	\$20,150,250		Soft Costs		19%	\$6,241,120	
CEQA		1.50%	\$898,125		CEQA		1.50%	\$898,125	
FF&E	110000	\$11.25	\$1,237,500		FF&E				
Escalation	4.50%	18.40%	\$16,437,058		Escalation	4.50%	10.00%	\$9,525,920	
<b>Sub-total Soft Costs</b>			\$38,722,933		<b>Sub-total Soft Costs</b>			\$16,665,165	
<b>Total Project Cost</b>			\$105,890,433		<b>Total Project Cost</b>			\$49,513,165	

## Rehabilitation of 1025 Complex – Conceptual Plans



**\$49.5 million for 1025, Ethel Moore Community Resource Center (CRC ) and Dewey Multi-Purpose Room**

- 01 1025 Education Leadership Complex – Core Services
- 02 E. Moore Community Resource Enrollment Center
- 03 Dewey MPR & Linked Learning Culinary Program/Student Café.
- 04 City of Oakland easement and Bike & Walking Trail (Park Setting)



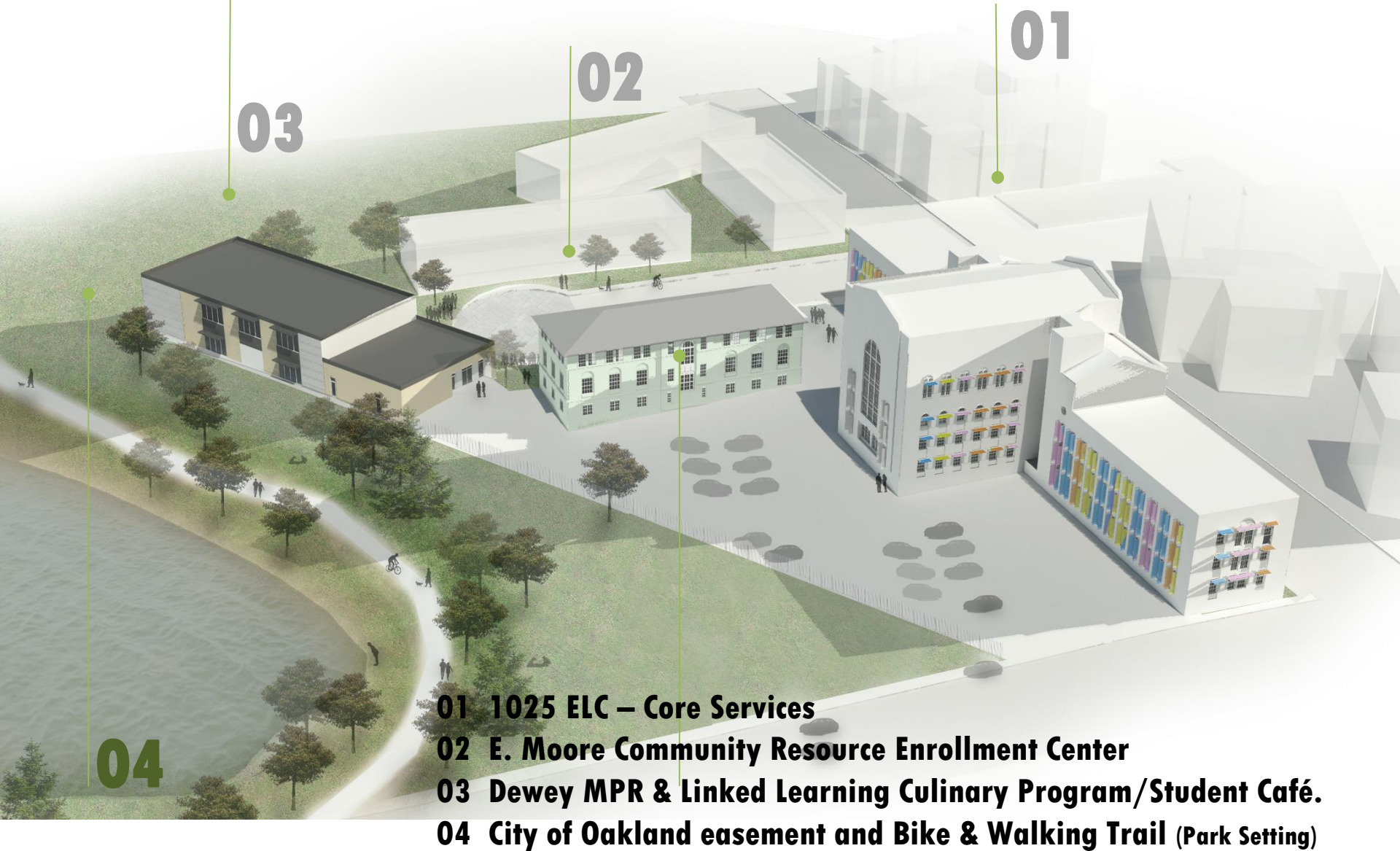
# Rehabilitation of 1025 Complex – Conceptual Plans



- 01 1025 ELC – Education Leadership Complex - Core Services
- 02 E. Moore Community Resource Enrollment Center
- 03 Dewey MPR & Linked Learning Culinary Program/Student Café.
- 04 City of Oakland easement and Bike & Walking Trail (Park Setting)



# Rehabilitation of 1025 Complex – Conceptual Plans



# Rehabilitation of 1025 Complex – Conceptual Plans



## 1025 2<sup>nd</sup> Ave - Proposed Interior



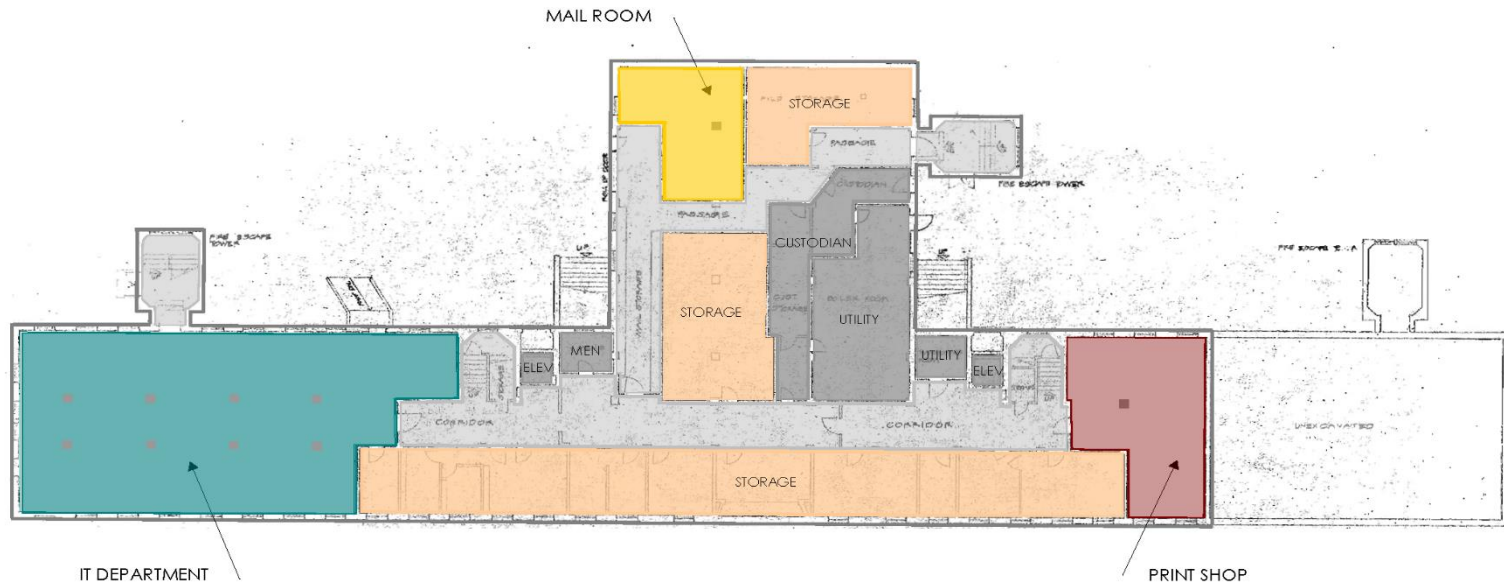


# Rehabilitation of 1025 Complex – Conceptual Plans



## 1025 2<sup>ND</sup> AVE - PROPOSED INTERIOR

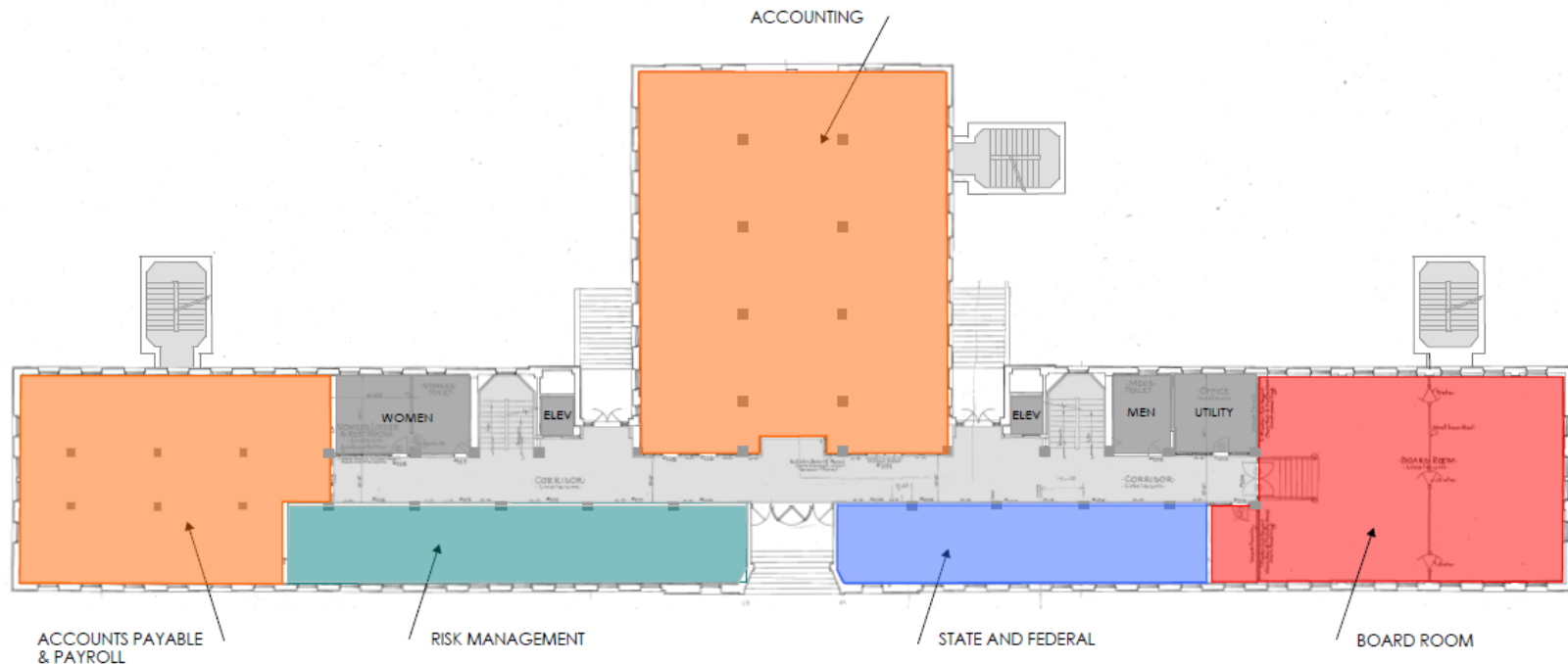
# Rehabilitation of 1025 Complex – Floor Plan



BASEMENT FLOOR PLAN

PAUL ROBESON BUILDING

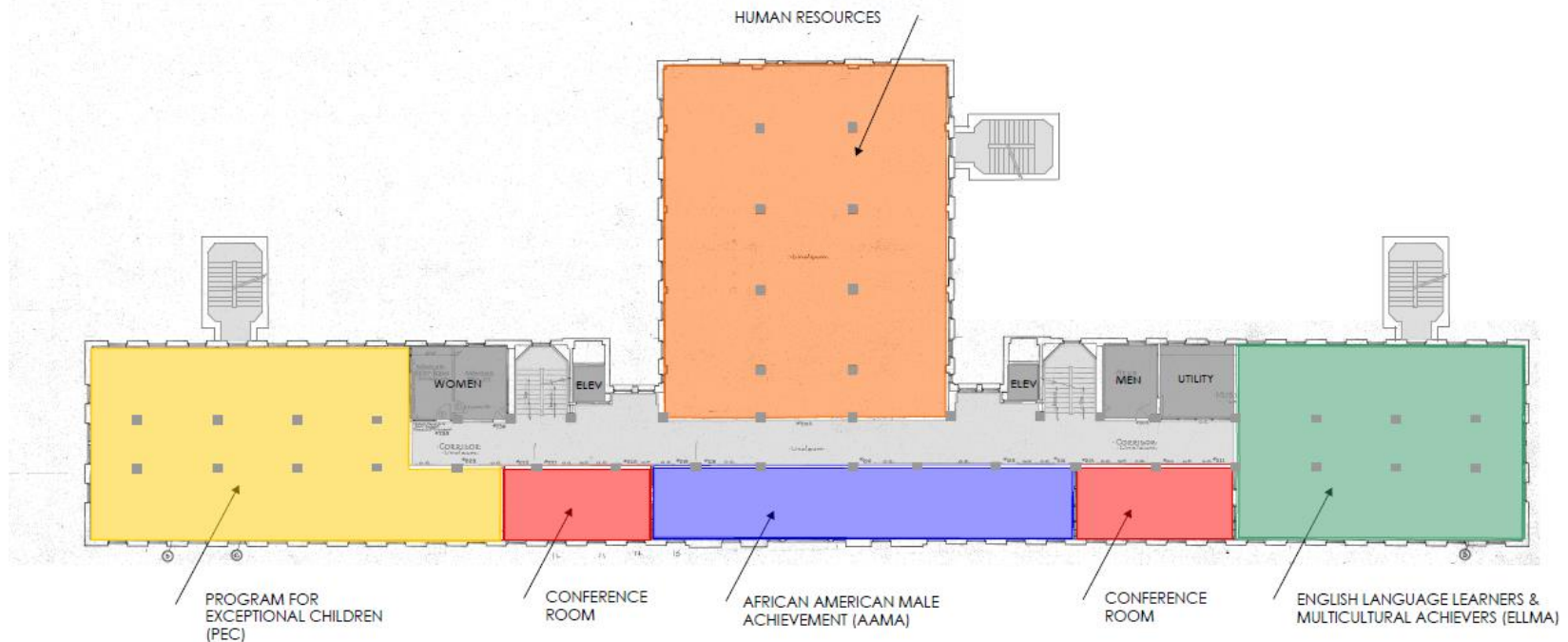
# Rehabilitation of 1025 Complex – Floor Plan



FIRST FLOOR PLAN

PAUL ROBESON BUILDING

# Rehabilitation of 1025 Complex – Floor Plan

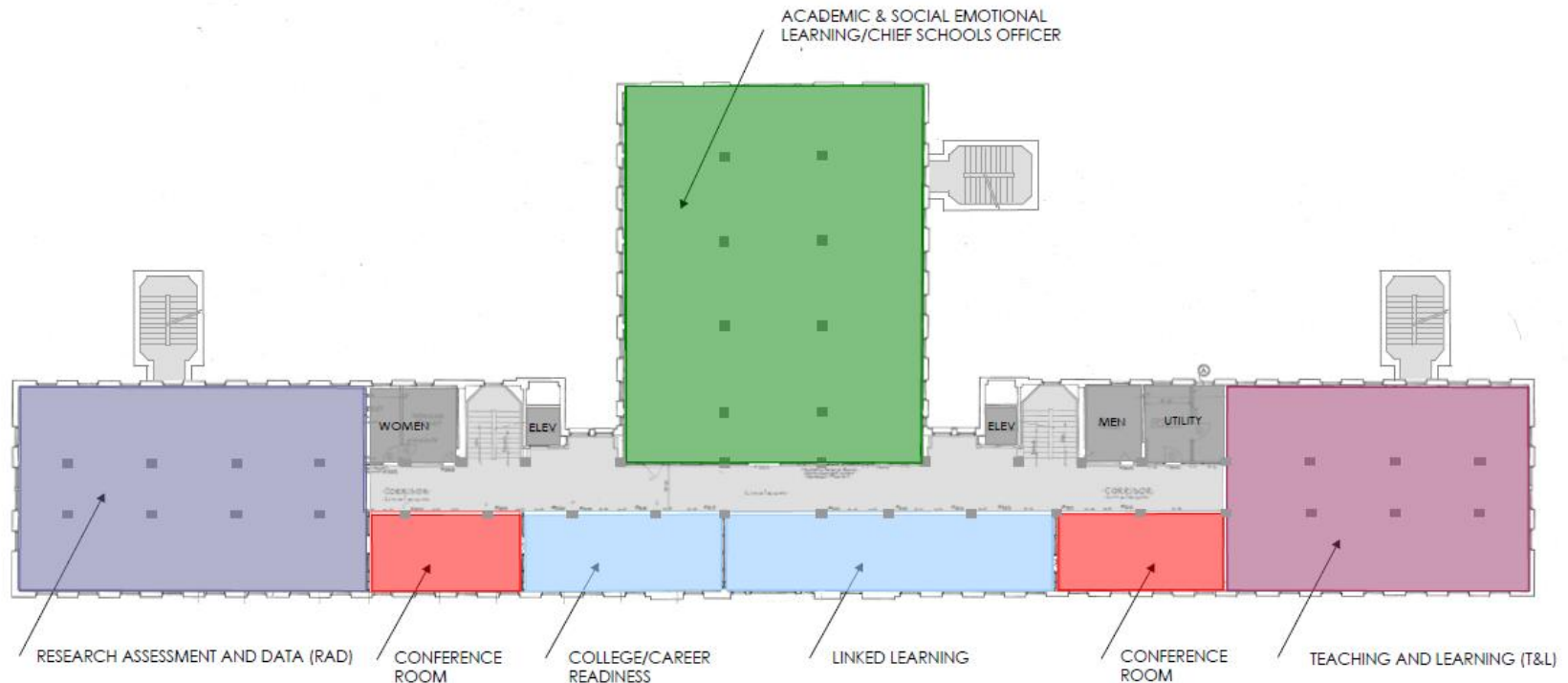


## SECOND FLOOR PLAN

PAUL ROBESON BUILDING



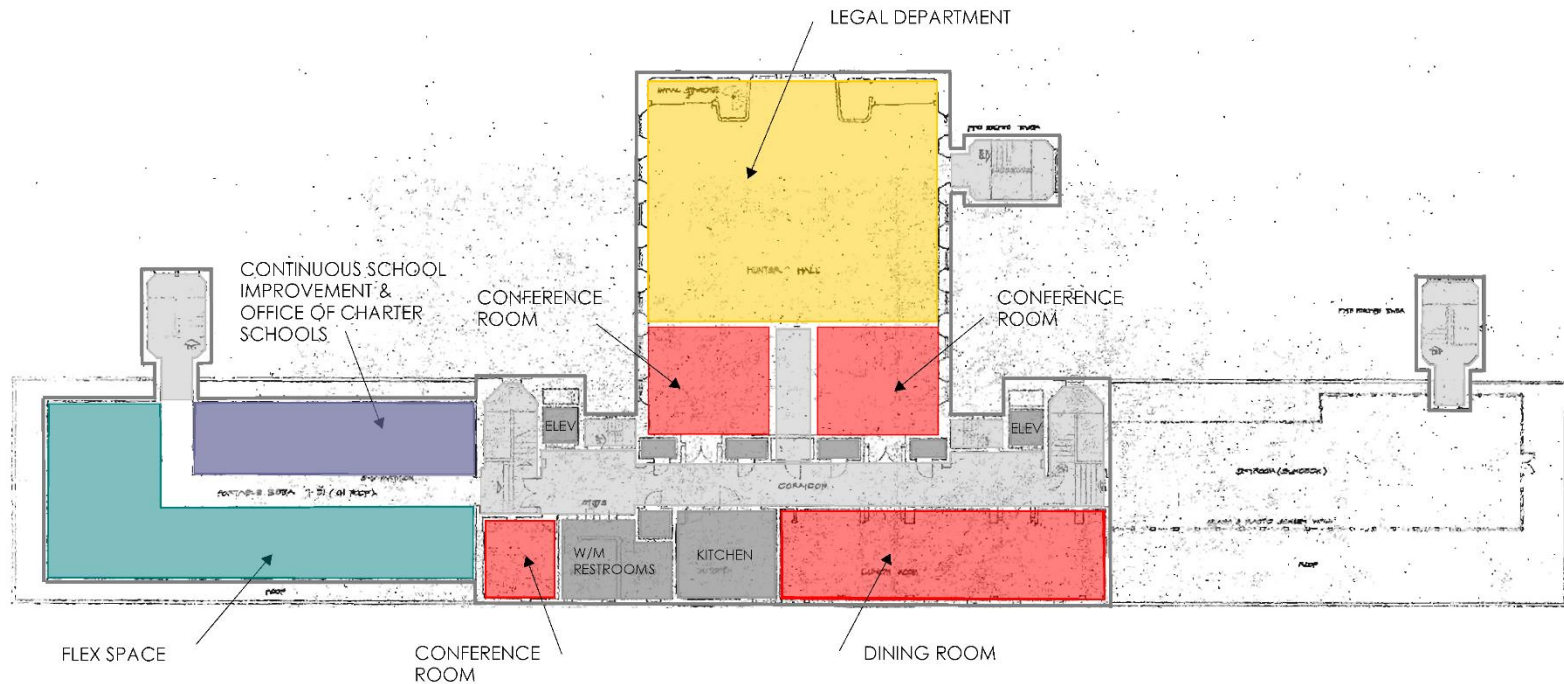
# Rehabilitation of 1025 Complex – Floor Plan



## THIRD FLOOR PLAN

PAUL ROBESON BUILDING

# Rehabilitation of 1025 Complex – Floor Plan



## FOURTH FLOOR PLAN

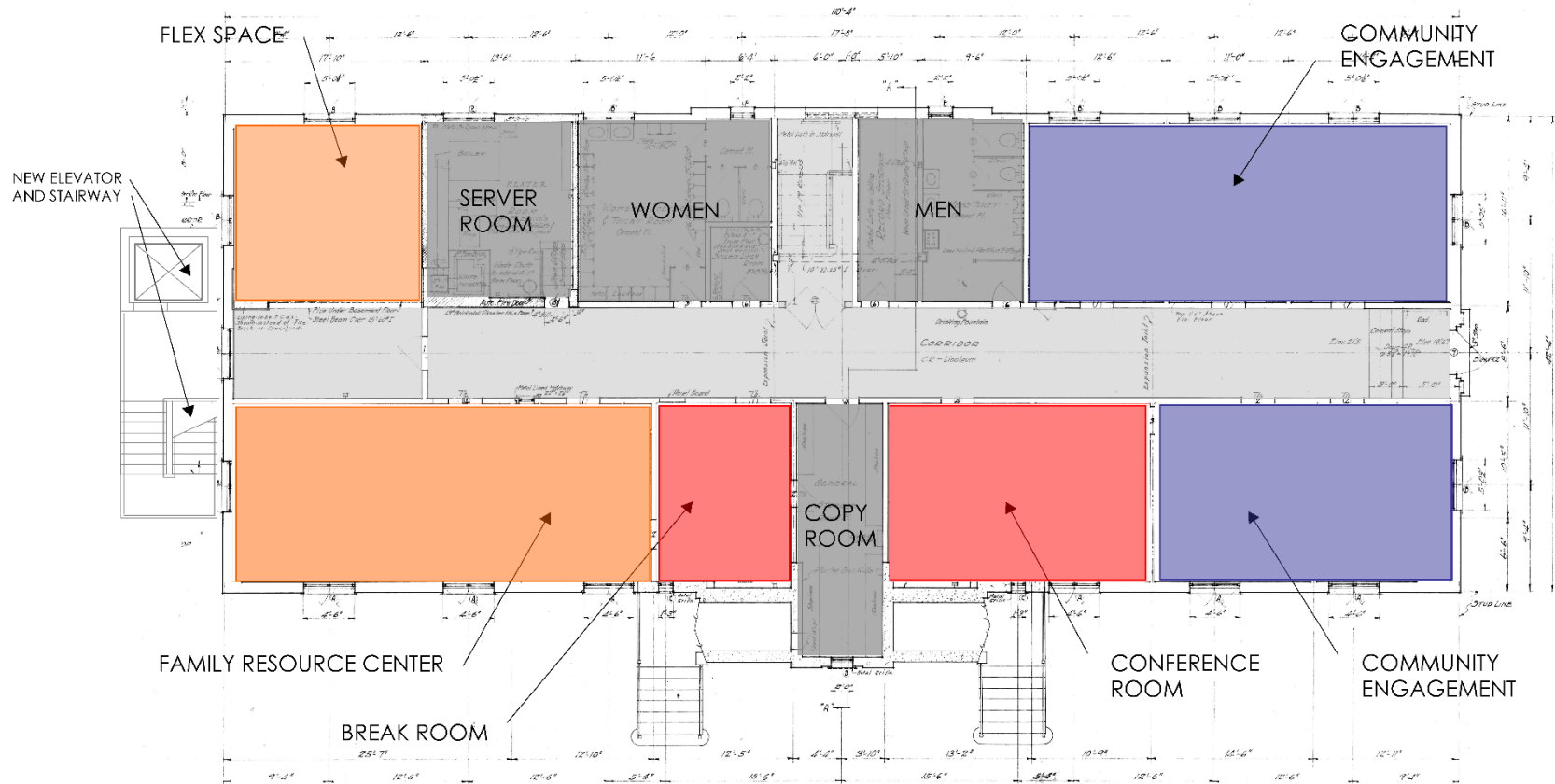
PAUL ROBESON BUILDING

# Rehabilitation of Ethel Moore – Conceptual Plans



Ethel Moore Interior

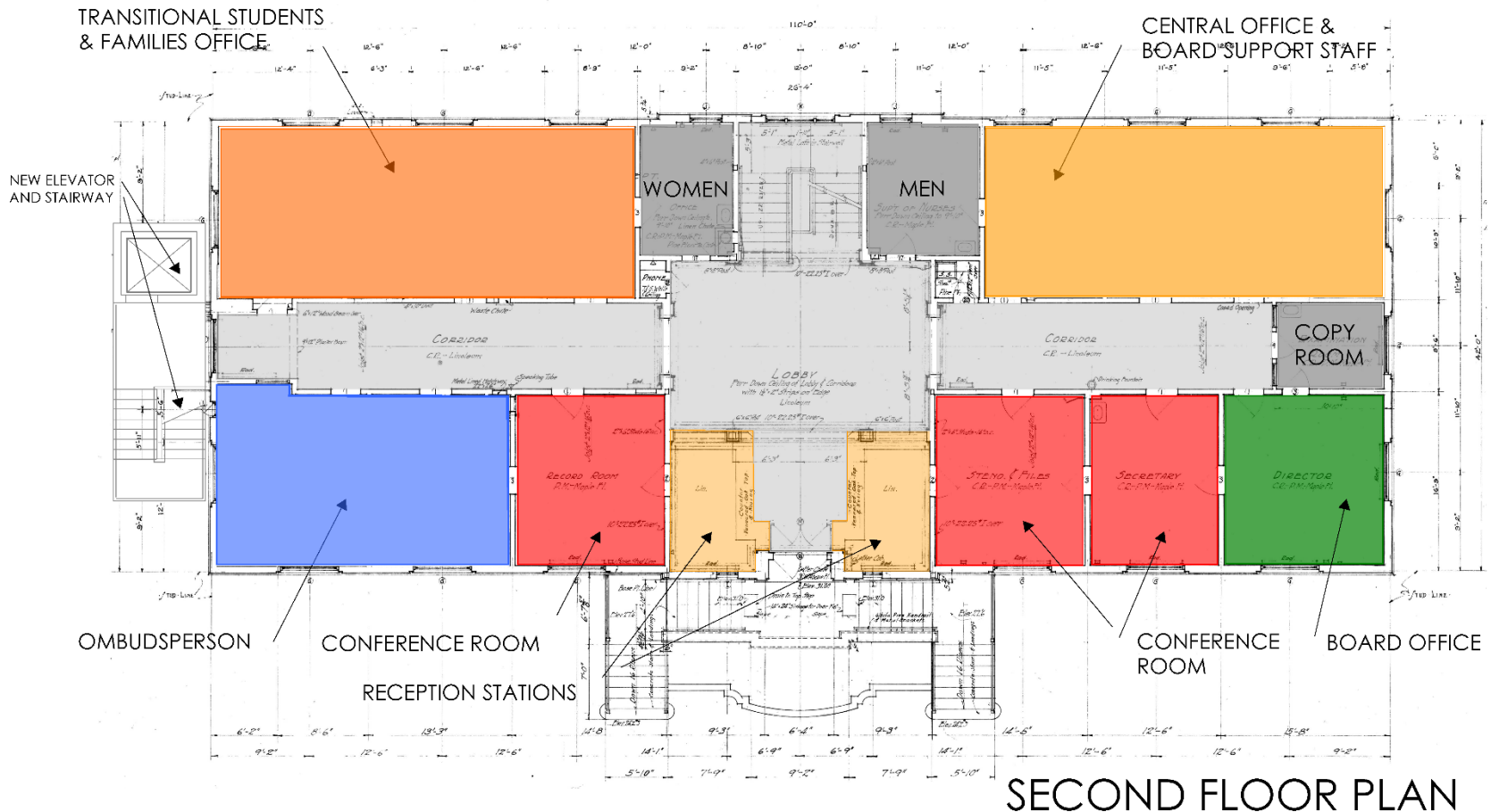
# Rehabilitation of Ethel Moore – Floor Plan



## FIRST FLOOR PLAN

ETHEL MOORE MEMORIAL BUILDING

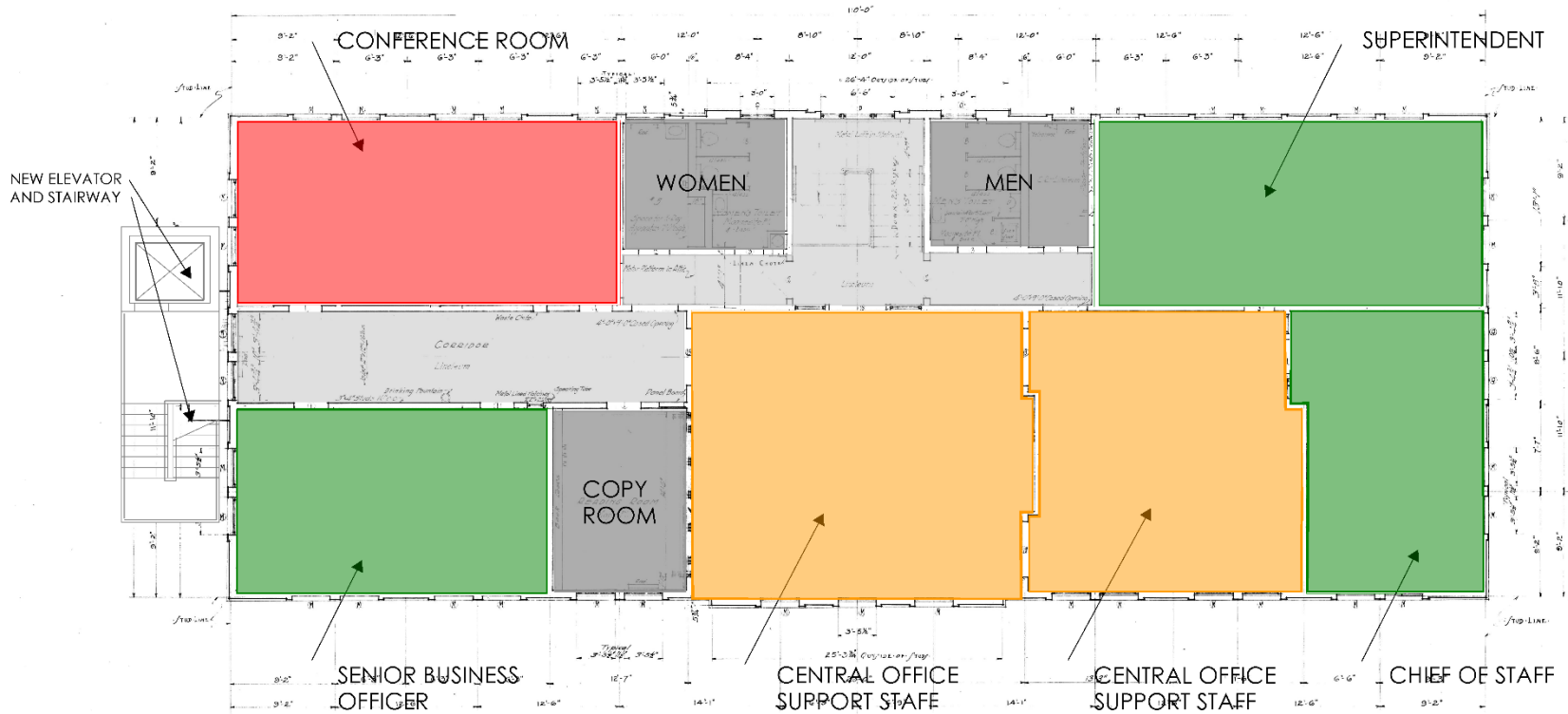
# Rehabilitation of Ethel Moore – Floor Plan



## SECOND FLOOR PLAN

ETHEL MOORE MEMORIAL BUILDING

# Rehabilitation of Ethel Moore – Floor Plan

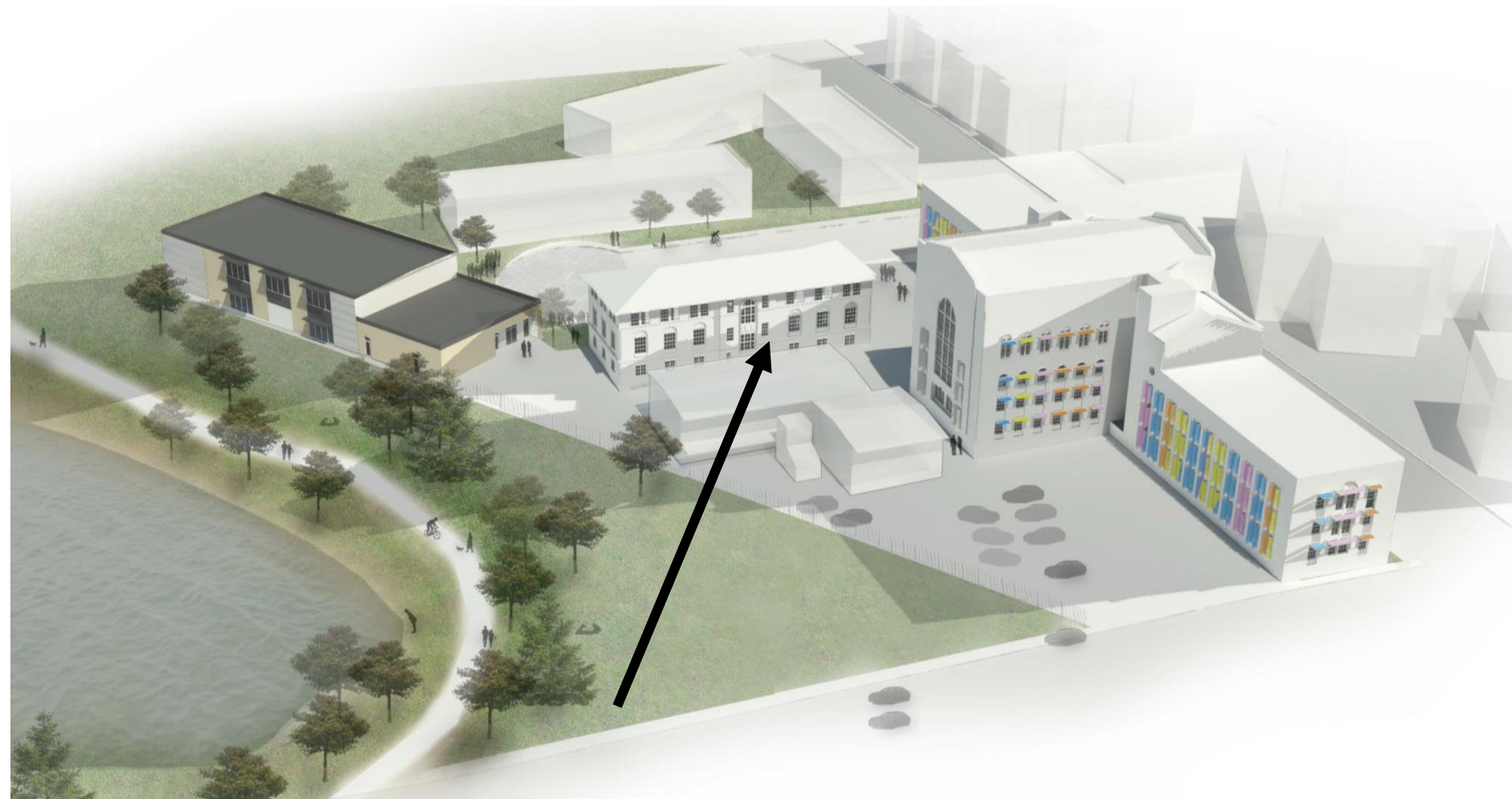


## THIRD FLOOR PLAN

ETHEL MOORE MEMORIAL BUILDING



## Educational Leadership Complex - \$75M Option

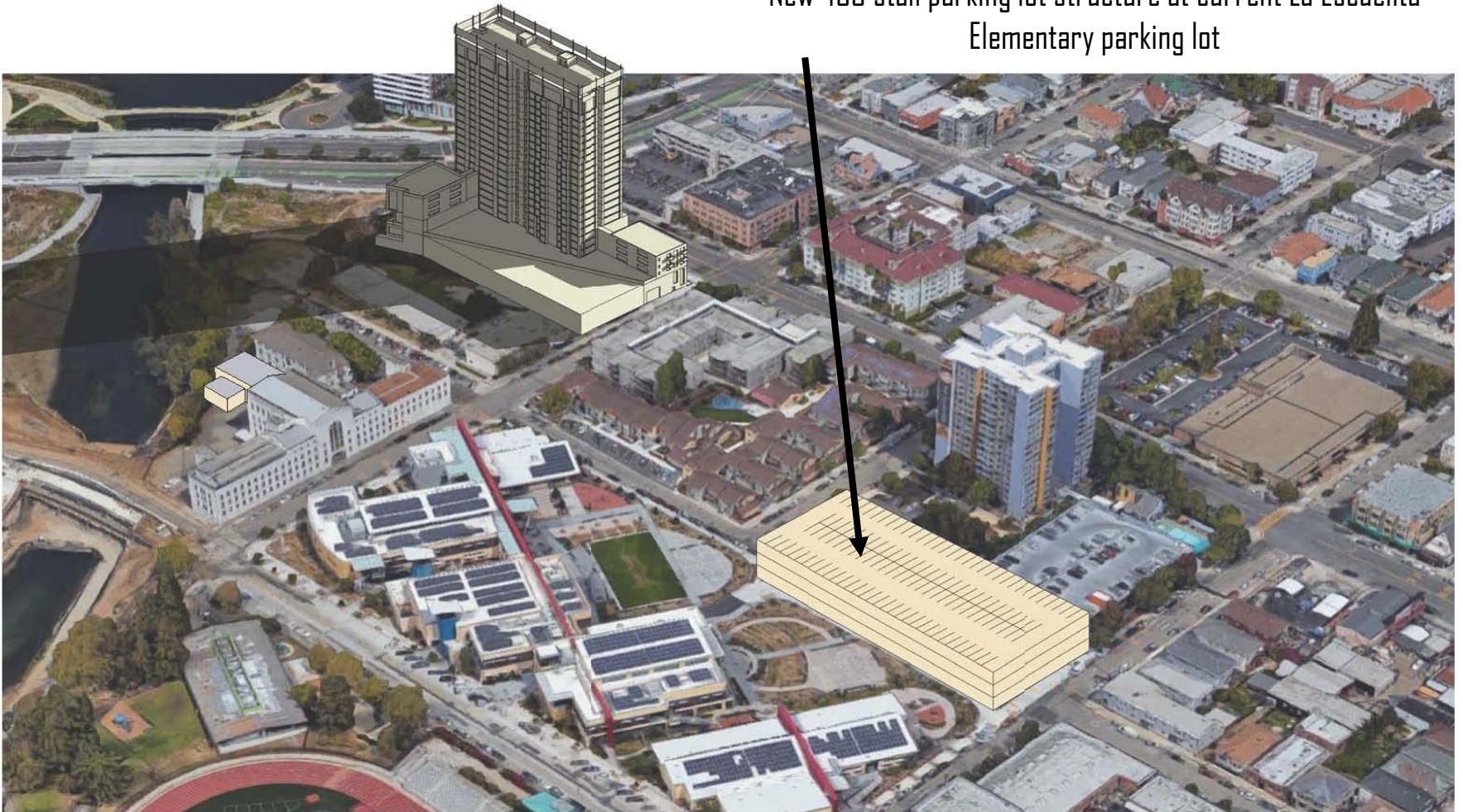


*What can the District accomplish with an estimated \$75M budget?*  
**New 8,500 sq. ft. building to add additional central services**

# Educational Leadership Complex - \$75M Option

## **La Escuelita Multi-Level Parking Structure**

New 400 stall parking lot structure at current La Escuelita Elementary parking lot





## Educational Leadership Complex - \$75M Option



Multi-level Parking Structure located at La Escuelita's current parking lot

## Dewey Academy Multi-Purpose Room – Conceptual Plans





## Dewey Academy Multi-Purpose Room – Conceptual Plans



# Dewey Academy Multi-Purpose Room – Conceptual Plans

## MPR Exterior





# Dewey Academy Multi-Purpose Room – Conceptual Plans



# Dewey Academy Multi-Purpose Room – Conceptual Plans

## **MPR Interior I Dining Room**





# Dewey Academy Multi-Purpose Room – Conceptual Plans

## **MPR Interior** | Performing Arts



# Dewey Academy Multi-Purpose Room – Conceptual Plans

## MPR Interior | Athletics



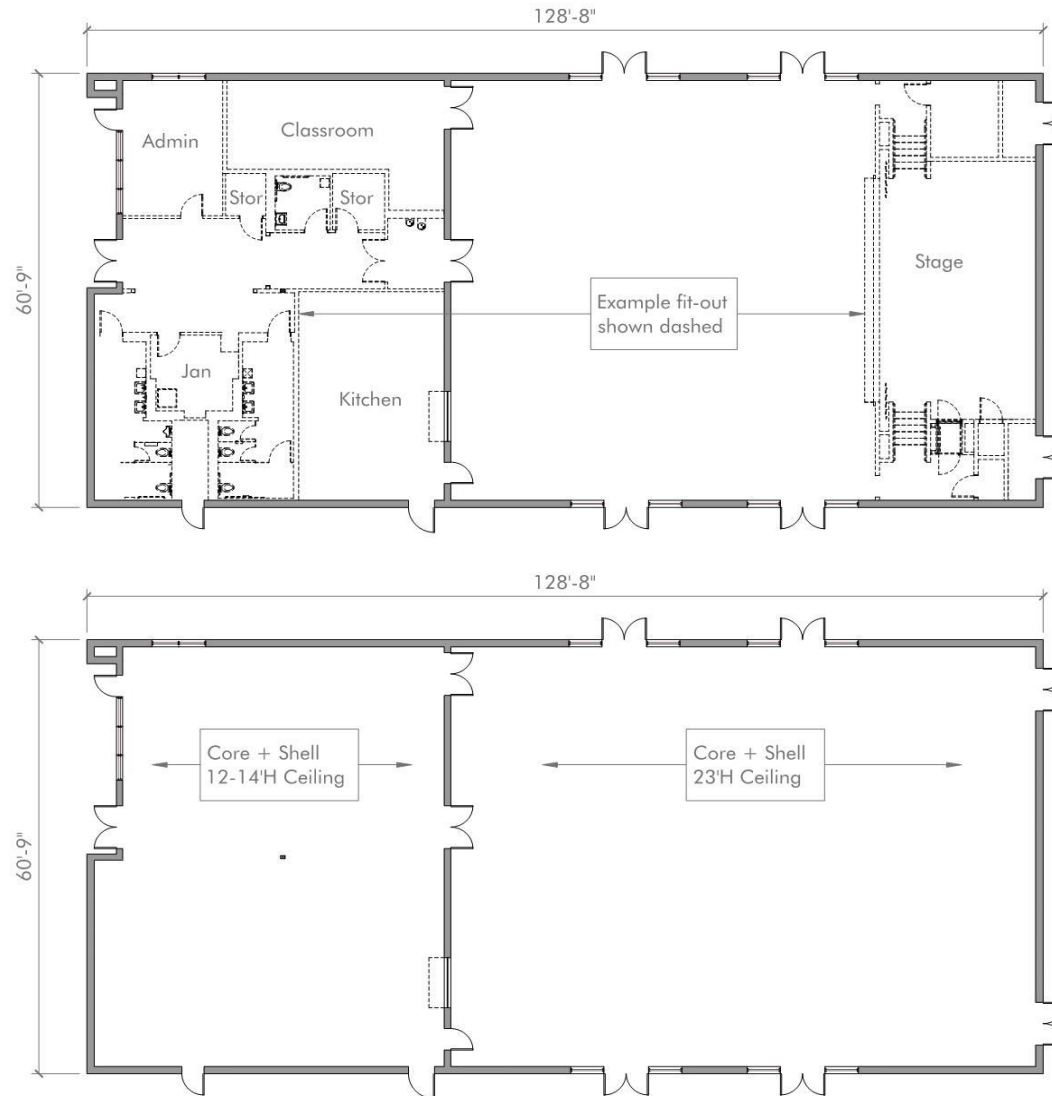


# Dewey Academy Multi-Purpose Room – Conceptual Plans

## MPR Interior | Dining



# Dewey Academy Multi-Purpose Room – Floor Plans





## TIMELINE: KEY ACTIVITIES ALREADY IN PROGRESS

Activities	School Year 2016-17					
FOCUS	Aug	Sep	Oct	Nov	Dec	Jan
Pro's & Con's Draft ready for internal review Pro's & Con's Draft ready for internal review Present to Superintendent Sept. 26 Closed Session Presentation to BOE						
Conceptual Cost/Price Analysis draft completed based on current industry standards for similar tenant improvements Site Visit of Kaiser Civic Building Completed						
Construction Completed for Ethel Moore	2017		2018		Completed-2019	
Construction Completed for 1025	2017		2018		Completed 2019	
Dewey New MPR	2017		2018		*2020	
* Estimated Timeline to be longer due to 5 regulatory agencies						



# ELC Options – Rehab/Purchase/Lease

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## Rehab & Dewey MPR:

Budget and scope of the Rehabilitation of 1025/E. Moore with open office floor plan. This includes a new Multi-Purpose Room for Dewey Academy.

## Purchase:

Several properties have been reviewed to purchase. These properties range in purchase price, cost of tenant improvements, location and overall capacity. Some of the properties include: *1500 Broadway, Dufwin Tower, 7700 Edgewater, 1750 Broadway and Tribune Tower.*

## Lease:

OUSD has completed an analysis of 1000 Broadway long term lease and cost, this option is not feasible. Recently the District has been presented the City of Oakland – Orton Development Kaiser Civic Center – Land Lease Swap option.

# Orton Development - Kaiser Proposal

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- 75,000 SF of general office space with 150 parking stalls
- 66 years/potentially 99 years long term lease
- Cost of \$50m, includes Tenant Improvements and all future lease payments
- Proposed completion date of Kaiser building is August 2019
- Funding sources: Measure J or COPs funded by RDA in General Fund

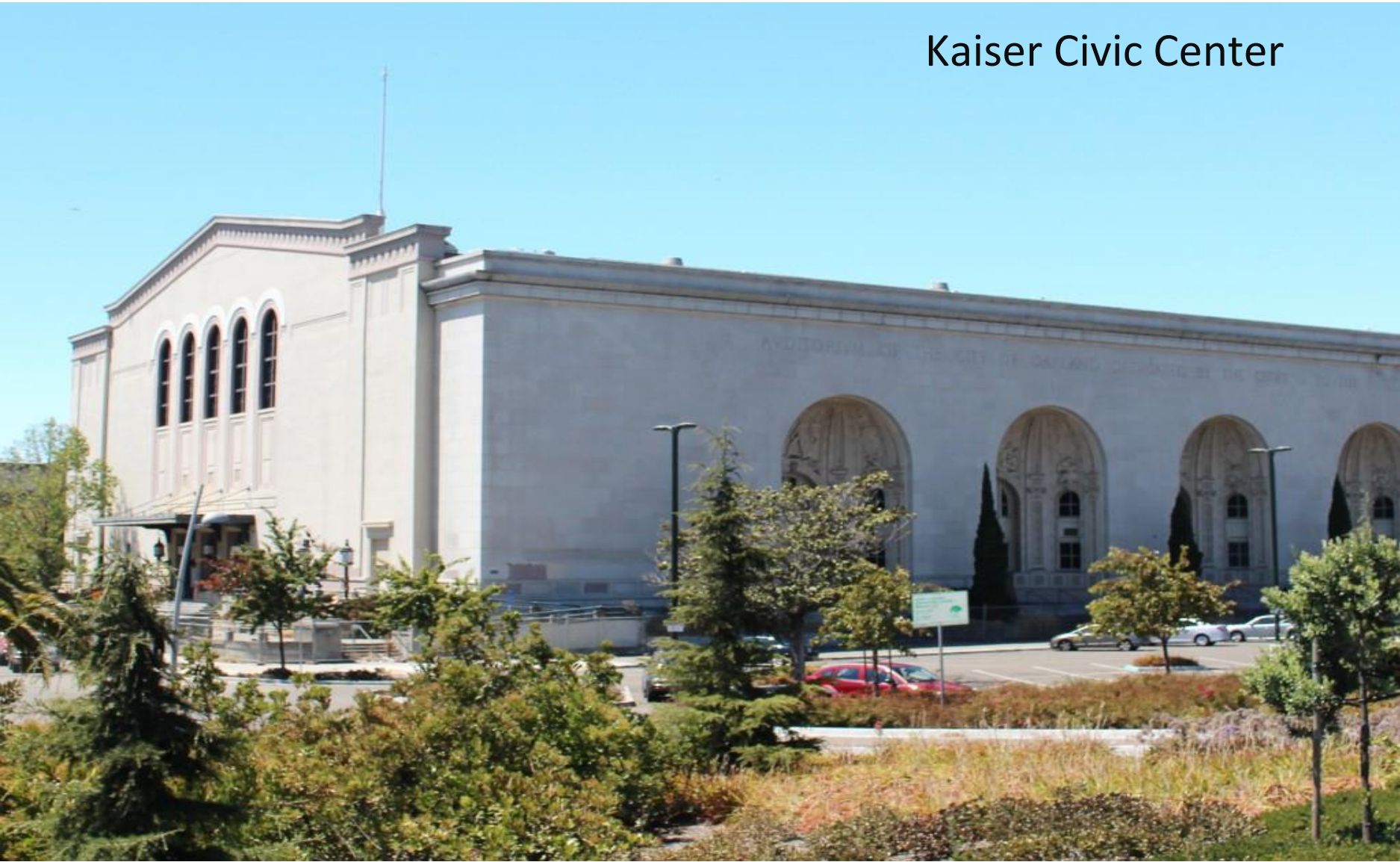
## Additional Option:

- Land swap of 1025 and E. Moore to Orton
- Orton develops on 1025/E. Moore what we want (Educator Housing, etc.)
- Appraisal value of 1025/E. Moore to be taken off the cost of Kaiser building deal
- Any revenue generated from 1025/E. Moore project is kept by Orton over the 66yrs/99yrs lease

**\* All scenarios include Dewey's Multi-Purpose Room**

# Orton Development – Kaiser Proposal

## Kaiser Civic Center





# Orton Development – Kaiser Proposal

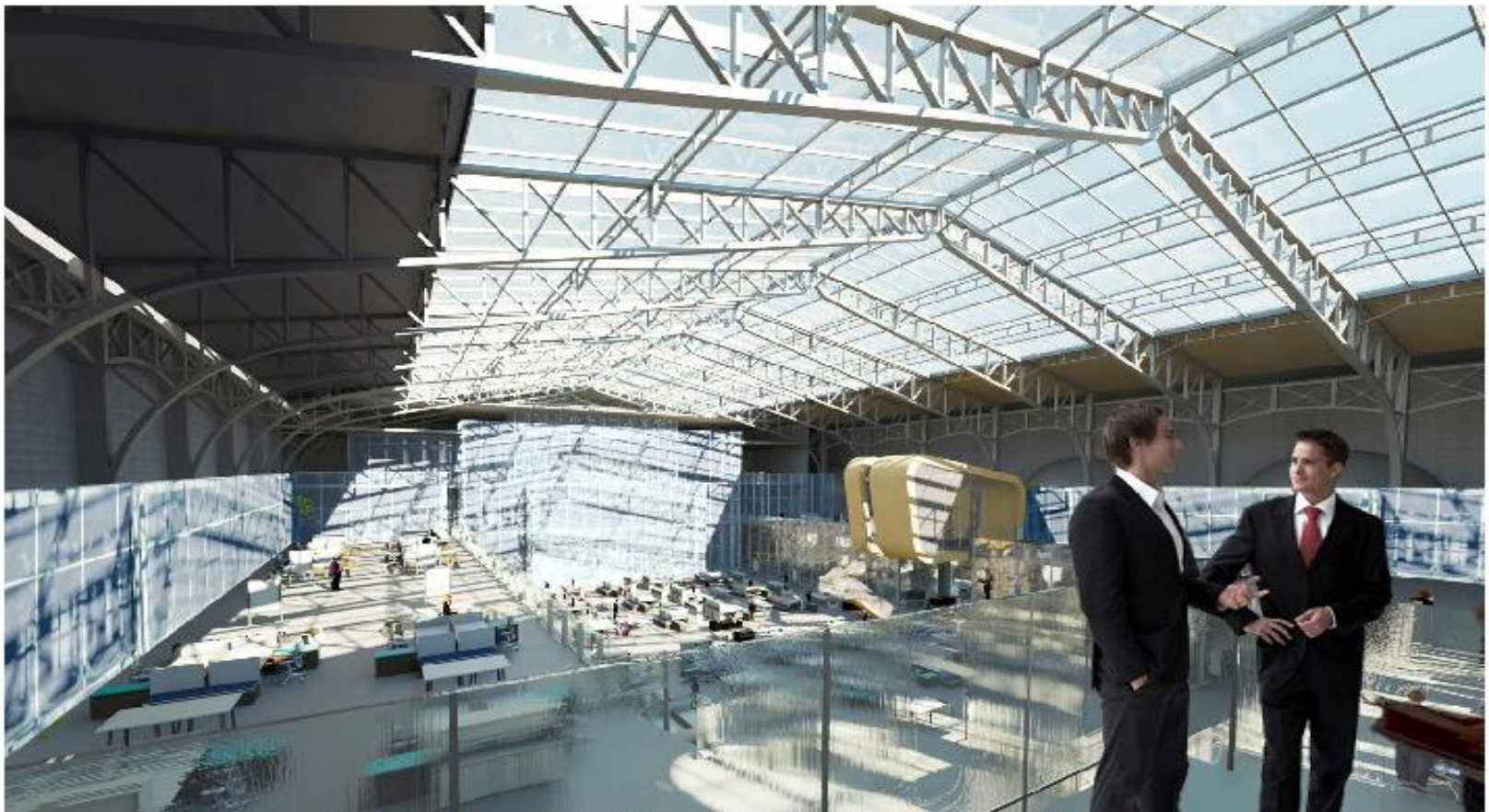
## Kaiser Civic Center





# Orton Development – Kaiser Proposal

## I. OAKLAND UNIFIED SCHOOL DISTRICT EDUCATIONAL LEADERSHIP COMPLEX



View from the mezzanine level into ground floor of the Educational Leadership Complex.

# Orton Development – Kaiser Proposal

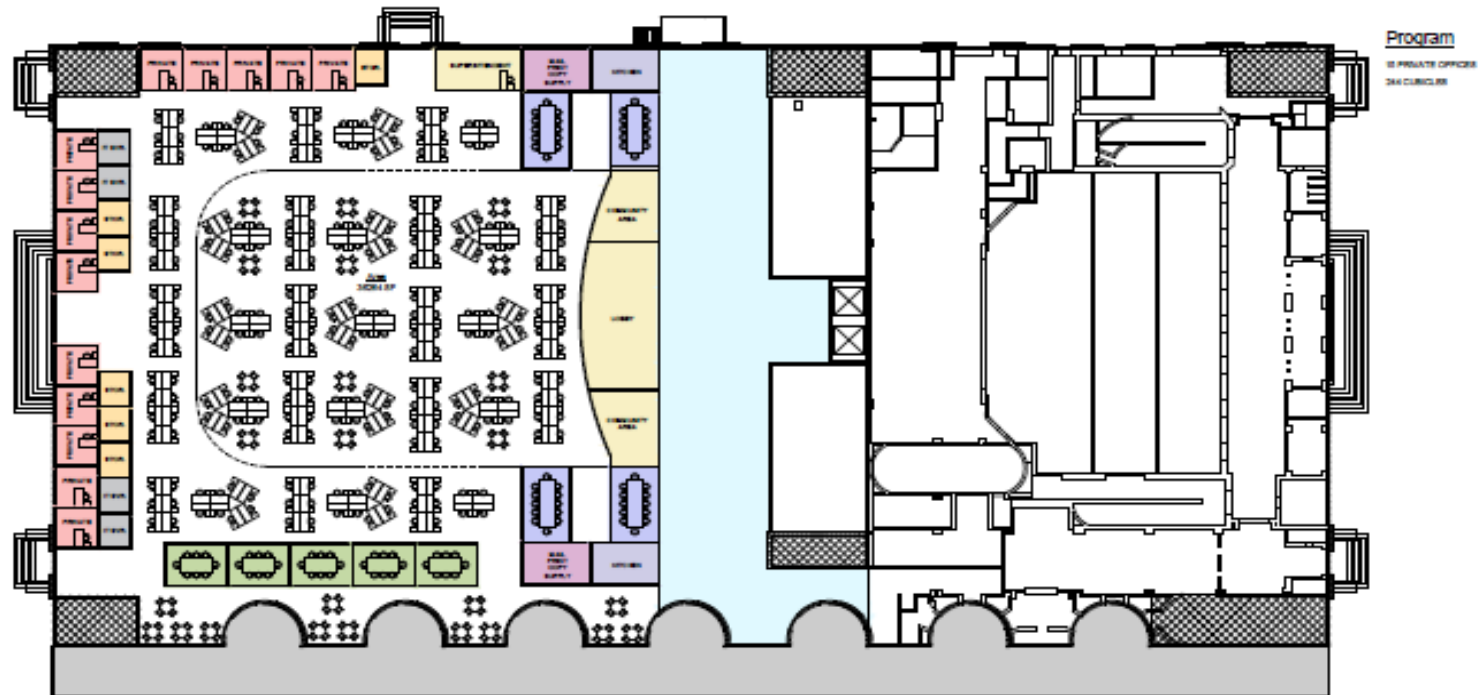
Architectural Rendering | **Educational Leadership Complex**



Ground floor view of open offices in the Educational Leadership Complex.

# Orton Development – Kaiser Proposal

## Educational Leadership Complex Test Fit | Ground Level



1/22, 2016  
1"=1'-0"  
34'

DEVELOPMENT

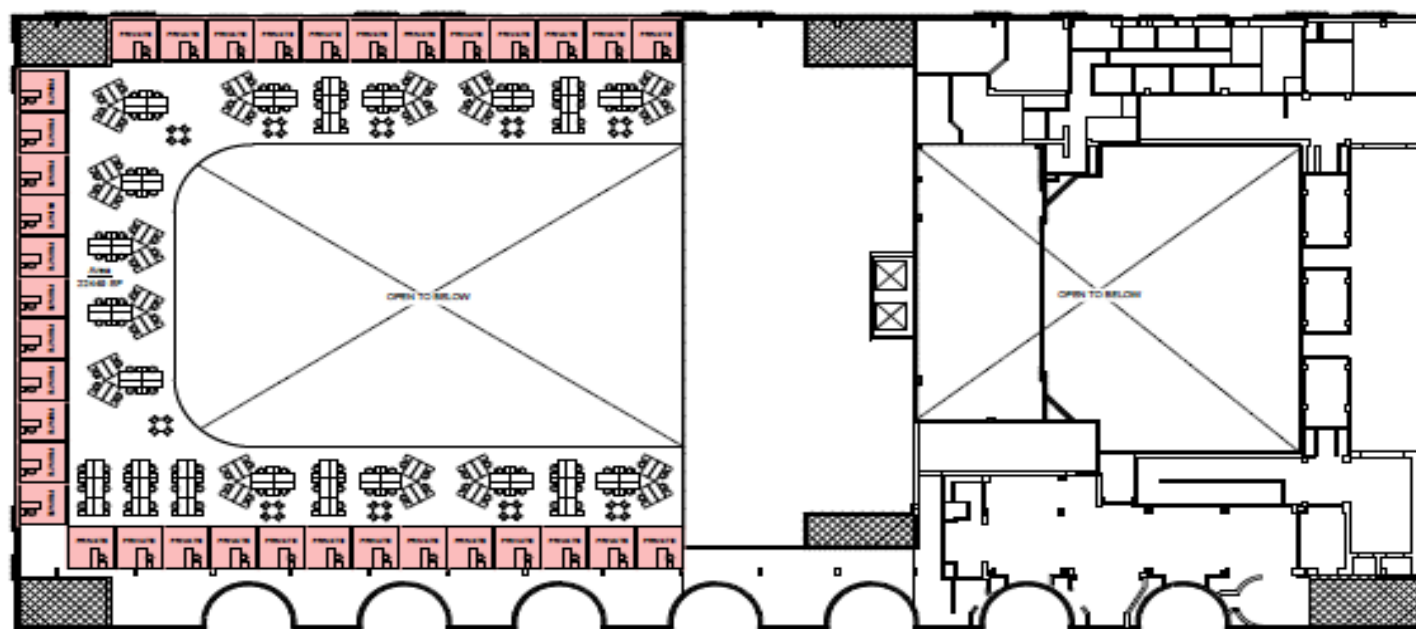
HENRY J. KAISER CENTER  
OAKLAND, CA

OUSD TEST FITS  
GROUND FLOOR PLAN  
HELLER MANUS  
ARCHITECTS



# Orton Development – Kaiser Proposal

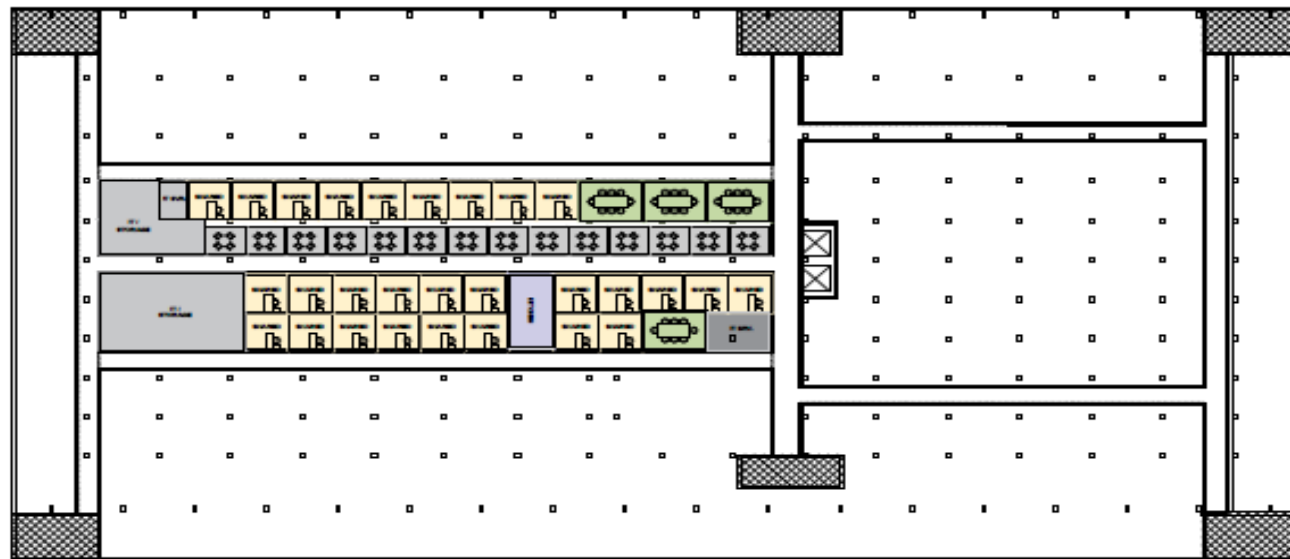
## Educational Leadership Complex Test Fit | **Second Level**



Program  
38 PRIVATE OFFICES  
146 COUNCILS

# Orton Development – Kaiser Proposal

## Educational Leadership Complex Test Fit | Basement Level



### Program

- 38 IN-SERVICE OFFICES
- 14 SMALL CONFERENCE ROOMS
- 4 MEDIUM CONFERENCE ROOMS

016  
54'  
DEVELOPMENT

HENRY J. KAISER CENTER

OAKLAND, CA

OUSD TEST FIT  
BASEMENT PLAN

HELLER MANUS  
ARCHITECTS





**Pros & Cons****1025/E.Moore****Kaiser Civic**

Create Educator Housing	No, but can be developed at other vacant district sites.	Yes, 100- 400 unit complex at 1025/E.Moore rehab/demo.
Maintenance	Yes, District would maintain	Yes, District or management company would maintain
Funding	Measure J Bond	COPs, potential Measure J Bond
Parking	Yes, limited potential Parking Structure and Laney College shared parking	Yes, limited potential for more, Laney College shared parking
Accessible to Public Transit (Madison Bart/Bus Lines)	Yes, 10min walk from Bart Station, 5min walk 5th/International Bus Stop	Yes, 6min walk from Bart Station, 5min walk 10th Bus Stop
Near other Educational/Civic Inst.	Yes	Yes
Provides 75,000 sq ft Open Space	Yes, potential to add additional space to centralize all staff	Yes, and up to 90,000 sq ft, potential to centralize all staff
Fall 2019 Completion	Yes	Yes
Construction Cost Risk	Low	Low
Shared & Flex Space	Yes	Yes
Efficient Open Space	Yes	Yes
Abundance Natural Light	Yes	Yes
Affordable food service within building	Yes, Dewey MPR will have a Culinary Program and Café	Yes, food vendor will also be leasing space in the building
Dewey Culinary Program Onsite MPR	Yes	Yes

# Next Steps

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- **Board Approval**
- **Architectural Services for Design**
- **Meeting with City to review expedited process**
- **ELC Programming (3 – 6 weeks)**
  1. Compile information – compare spreadsheets
  2. Meetings with leadership and appropriate departments to verify data
  3. Adjustments to programming data to reflect current conditions
  4. Confirm space requirements with leadership

# **EVERY STUDENT THRIVES!**



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