



OFFICE OF FACILITIES PLANNING & MANAGEMENT

To: OUSD Board of Education
From: Joe Dominguez, Deputy Chief of Facilities Planning & Management
Subject: **Education Leader Complex (ELC)**
Date: November 2, 2016

Core Values:

1. Support all schools, neighborhoods, and communities by providing centralized Core Services and Community Resource Enrollment Center.
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

Background:

In January 2013 the Paul Robeson Administration Building at 1025 Second Ave. had water leak causing flooding on all four floors and significant damage to the entire building. This caused the district administration functions to relocate on a temporary basis to several district facilities. However, this temporary relocation decentralized many district functions which required the move of current district administrative functions to the Trans Pacific Center at 1000 Broadway. This lease is set to expire in August of 2019, thus the board of education has requested staff to analyze options for the housing central district functions. Among those options are the purchase of a new building; the rehabilitation of existing OUSD facilities and most recently the long term lease agreements/swap land proposal by Orton. Purchase options have been previously analyzed. The intent of this presentation is to compare the rehabilitation of 1025 Second Ave. and the Kaiser Building by Orton.

Option 1

Rehabilitation Paul Robeson Administration Building at 1025 Second Ave and Ethel Moore. This would provide approximately 75,000 Sq. ft. of refurbished open office/flex space concept. This options also includes a 8,000-10,000 Sq. ft. Multi-Purpose Room for Dewey, Laney/Dewey Linked Learning Culinary Program. Total cost for this options is approximately \$49.5 million. The construction completion date is currently estimated at August of 2019

Option 2

Orton Development Kaiser Proposal which would provide Approx. 75,000 SF of general office space. This would also require a Land swap of 1025 and E. Moore to Orton for development of Educator Housing 66 years/potentially 99 years long term lease. District total move in cost is approximately \$50 million, includes Tenant Improvements/Rent. Credit on \$50 million tenant improvement cost based on appraisal of 1025/E. Moore buildings. Financing necessary of \$50 million for Tenant Improvements of Kaiser Building (District staff considering options to utilize bond funds, RDA funds, COP, or other revenue sources). Orton Proposed completion date of Kaiser Building is August 2019.