

Board Office Use: Legislative File Info.	
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# Board Cover Memorandum

**To** Board of Education

**From** Facilities Committee  
Gary Yee, Board Member  
Sam Davis, Vice President  
Clifford Thompson, Board Member

**Meeting Date** April 14, 2021

**Subject** Central Administration Building Project

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**Ask of the Board** Further discuss Facilities Committee recommendations and, if desired, adopt Resolution No. 2021-0154 - Directing Further Analysis of Dispersed Options for Central Office Housing

**Background** The District's main Central Office is temporarily located at 1000 Broadway in Downtown Oakland. The current lease expires August 2022. The base rent at the end of the lease will be slightly more than \$250,000 per month. This cost is currently paid for with Measure J funds. Any long term extension of the lease past August 2022 would likely need to be paid for by the General Fund.

The current Board-adopted plan for the permanent main Central Office involves demolishing Cole Elementary and construct a new two-story facility. This is anticipated to be complete by August 2022, in time to move out of 1000 Broadway.

The Central Office project at Cole is explicitly contemplated as a Measure Y project. When the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the "utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions." While Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford.

The estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million. As part of the Board's discussion, this number was reduced to \$50 million.

Based on this more limited budget, facilities staff developed a revised plan to house the main Central Office at Cole Elementary, titled "Baby Cole." The revised plan maintains the basic physical structure of the Original Cole project so that the project can continue to meet the August 2022 timeline. (A new structure would restart the timeline because the new plan would need to be resubmitted to the state for review.) Baby Cole focuses exclusively on redesigning the second floor using a "WeWork"-type collaborative model that would accommodate the staff currently located at 1000 Broadway. (The first floor would not be built out at all, which is where the costs savings stems from.)

Staff has presented the Baby Cole plan to Board members individually and has gone before the Facilities Committee and the Citizens Bond Oversight Committee multiple times. Most recently, staff has presented the Baby Cole plan as well as a multiple of other Central Office alternatives to the Facilities Committee. The Facilities Committee has recommended Baby Cole and an alternative that would further disperse Central Office staff to Brookfield Elementary School, Markam Elementary School or Montera Middle School, 900 High Street, and Frick Middle School.

#### **Discussion**

On March 24, 2021, the Board was presented with the two recommended options from the Facilities Committee. Based on that discussion, it appeared that a Board majority wanted to pursue the more dispersed model. To that end, staff has drafted Resolution No. 2021-0154 (Directing Further Analysis of Dispersed Options for Central Office Housing), which would direct staff to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the Lowell campus, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021.

By adopting this resolution, the Board is effectively stating that Central Office staff will not be able to vacate 1000 Broadway by August 2022 and will need to remain in 1000 Broadway beyond the term of the existing lease for that space.

#### **Fiscal Impact**

N/A

**Attachment(s)**

- Resolution No. 2021-0154 - Directing Further Analysis of Dispersed Options for Central Office Housing
- Resolution No. 1415-1166 (Authorization To Move Forward With Establishing A Project Committee To Refining And Scope The New Educational Leadership Campus, Initiate The CEQA Process, Provide A Progress Report In Early Fall Of 2015, And Name The Project In Honor Former Superintendent Dr. Marcus Foster) and associated Memo (June 4, 2015)
- 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
- Resolution No. 1819-0211 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.) and associated Memo (June 5, 2019)

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

**Resolution No. 2021-0154**

**Directing Further Analysis of Dispersed Options for Central Office Housing**

**WHEREAS**, on or about June 10, 2015, the Board of Education (“Board”) adopted Resolution No. 1415-1166 (Authorization To Move Forward With Establishing A Project Committee To Refining And Scope The New Educational Leadership Campus, Initiate The CEQA Process, Provide A Progress Report In Early Fall Of 2015, And Name The Project In Honor Former Superintendent Dr. Marcus Foster), which initiated a process to construct buildings at 1025 Second Avenue and 1105 Second Avenue to serve as the “Dr. Marcus Foster Educational Campus,” which would include space for the District’s Central Office;

**WHEREAS**, on or about December 19, 2016, the Board adopted 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), which partially rescinded Resolution No. 1415-1166 but otherwise maintained the direction to “[p]roceed with the proposal to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District’s Administrative Center”;

**WHEREAS**, on or about June 5, 2019, the Board approved Resolution No. 1819-0221 (Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.), which rescinded Resolution No. 1617-0007 and approved a proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District’s Administrative Center and to remain at 1000 Broadway as interim administrative housing until the project at the Cole Campus is complete;

**WHEREAS**, the Central Office project at Cole is explicitly contemplated as a Measure Y project;

**WHEREAS**, when the Board discussed the Measure Y project list in June 2020, a central office project was explicitly included and the final voter-approved Measure Y project list includes improving the “utilization of unused or under-used assets, including, but not limited to . . . sites or parts of sites to house administrative functions”;

**WHEREAS**, while Measure Y does not include costs for each project, the Board discussion of what to include in the project list did include a discussion of how much each project was estimated to cost (at the time) so as not to overcommit the District to projects that it cannot afford;

**WHEREAS**, while the estimated Measure Y cost of the main Central Office project at Cole Elementary was \$71 million, this number was reduced to \$50 million as part of the Board's discussion of the Measure Y project list;

**WHEREAS**, based on this more limited budget, facilities department staff developed a scaled down plan, referred to as "Baby Cole," to house the main Central Office on the Cole Campus by utilizing a "WeWork"-type collaborative model that would accommodate the staff currently located at 1000 Broadway while still meeting the August 2022 timeline;

**WHEREAS**, staff has previously presented the Baby Cole plan to the Facilities Committee and the Citizens Bond Oversight Committee multiple times;

**WHEREAS**, most recently, staff presented the Baby Cole plan as well as other Central Office alternatives to the Facilities Committee on February 12, 2021, and March 12, 2021;

**WHEREAS**, the Facilities Committee has recommended Baby Cole and an alternative that would further disperse Central Office staff to Brookfield Elementary School, Markam Elementary School or Montera Middle School, 900 High Street, and Frick Middle School; and

**WHEREAS**, the Board held an initial discussion of both recommendations on March 24, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby directs the Superintendent (or designee) to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the Lowell campus, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021; and

**BE IT FURTHER RESOLVED**, the Board hereby directs the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 and/or "Baby Cole" (which may include the cancellation of existing bid processes), and acknowledges that doing so will postpone the expected completion date for such construction until after August 2022.

**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.

Legislative File	
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By:	



Chief Operations Officer

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## MEMO

**To:** OUSD Board of Education Directors

**From:** Antwan Wilson, Superintendent  
Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities, Planning and Management

**Date:** June 4, 2015

**Re:** Dr. Marcus Foster Educational Leadership Campus

- I. **Action:** Authorization by the Board of Education for the Superintendent of Schools or his designee to proceed with further development of Conceptual Design 1 of the proposed Dr. Marcus Foster Education Leadership Campus; to name the campus in honor of Dr. Marcus Foster; to establish a project committee per Board Policy on Community Engagement 7155; to initiate the California Environmental Quality Act (CEQA); to conduct further study on the transportation, parking, and financing options.
- II. **Background:** On November 19, 2014, the Board of Education directed the Superintendent to:
  - a. Defer any recommendation for Board of Education action on the formal responses to the Request For Qualification for development of 1025 Second Avenue and 1105 Second Avenue until the completion of the Board's action stated in Item #4 below.
  - b. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned goals of the Board of Education. Each conceptual design shall include a project implementation timeline; total anticipated cost; and financing options, including the use of Measure J Bond funds.
  - c. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
  - d. Present all conceptual designs and a legislative recommendation to the Board of Education for its deliberation and action at its Regular Meeting on April 22, 2015.

On May 27, 2015, the Educational Leadership Committee presented a 55 page written report, which included a section on Board Considerations, a presentation on the community process and community values of the community, project implementation steps and timeline, and financing options to fund the project.

- III. **Discussion:** In order to initiate the multiple steps involved in a major construction project of this magnitude and to set the course for timeline implementation of this project,



## Chief Operations Officer

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it is recommended that the Board of Education authorize the Superintendent and staff to do the following:

- Establish this as a project and begin to develop the project committee
- Initiate the California Environmental Quality Act (CEQA) process
- Research more efficient ways to address parking and conduct a transportation study
- Research the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees
- Explore the financing options more deeply and solidify a plan to finance the project
- Limit bond exposure for this project and address as many of the values, priorities, and interest of the community that a reduced budget can afford

### **IV. Recommendation**

Approval by the Board of Education for the Superintendent of Schools or his designee to proceed with further development the proposed Dr. Marcus Foster Education Leadership Campus and name the campus in honor of Dr. Marcus Foster.

### **V. Fiscal Impact**

The limited use of bond funds not to exceed \$75M and the use of other funding options as appropriately secured to fund any remaining balanced of a final project.



**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1415-1166**

**AUTHORIZATION TO MOVE FORWARD WITH ESTABLISHING A PROJECT  
COMMITTEE TO REFINING AND SCOPE THE NEW EDUCATIONAL  
LEADERSHIP CAMPUS,  
INITIATE THE CEQA PROCESS,  
PROVIDE A PROGRESS REPORT IN EARLY FALL OF 2015,  
AND  
NAME THE PROJECT IN HONOR FORMER SUPERINTENDENT DR. MARCUS  
FOSTER**

**WHEREAS**, at the May 27, 2015 meeting of the Board of Education, the Superintendent of Schools, presented an updated Property Asset Management Report on the proposed Dr. Marcus Foster Education Leadership Campus;

**WHEREAS**, the Superintendent recommended that the District proceed with utilizing Conceptual Design 1 as the design that most closely reflects the diverse community values, priorities, and interests for the Dr. Marcus Foster Educational Campus;

**WHEREAS**, as provided in the Board Policy on Community Engagement 7155, the Superintendent recommended that he establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision;

**WHEREAS**, the Superintendent also recommended that the District initiate the California Environmental Quality Act (CEQA) process and provide a progress report to the Board of Education in early fall of 2015;

**WHEREAS**, the Superintendent further recommended that the Board of Education provide clear budget parameters for the project and allow the staff to solidify through more analysis and study the best funding sources for financing the project;

**WHEREAS**, in addition, the Superintendent recommended that the new campus be named the "Dr. Marcus Foster Educational Leadership Campus" in honor of Dr. Marcus Foster who was assassinated at the site of the proposed new campus in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center;

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the recommendation that the new education campus be named in honor of her father;

**WHEREAS**, the Oakland Tribune wrote at Dr. Foster's death in 1973, "Dr. Foster believed that all students could learn. He was committed to the vision of students being enriched by teaching and then passing on that treasure to future generations. ... "It was no castle of dreams he built in this city. It was a solid edifice fashioned, brick by brick, of academic improvement, of trust among people, of inspiration and enthusiasms and confidence;"

**WHEREAS**, naming the new educational leadership campus for Dr. Foster is a fitting tribute to a man who said, in a message to all OUSD employees “when the pieces are in place, when we are done with the temporary preoccupation and the catchphrases, when we feel the power and exhilaration of real movement toward our objectives, then will come an important realization. Our success will come not because of Board directives, or the Superintendent’s notions, or the staff’s creativity, or the community’s yearning. We will make it because we have the common need to draw on each other, and the audacity to believe that in concert, we are equal to the great tasks;”

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Education of the District hereby authorizes the District to:

1. Proceed with utilizing Conceptual Design 1 as a starting point to developing and scoping out a project that represents the community values, priorities, and interests for the Dr. Marcus Foster Educational Campus.
2. Direct the Superintendent to establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision.
3. Initiate the California Environmental Quality Act (CEQA) process.
4. Provide a progress report to the Board of Education in early fall of 2015;
5. Work within specific budget parameters and solidify through more analysis study the best funding sources for financing the project.
6. Name the new campus the “Dr. Marcus Foster Educational Leadership Campus” in honor of Dr. Marcus Foster who was assassinated at the site in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 10<sup>th</sup> day of June, 2015, by the following vote, to wit:

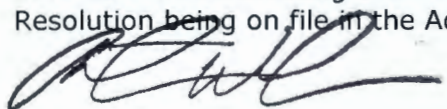
**AYES: Aimee Eng, Jumoke Hinton Hodge, Nina Senn, Roseann Torres, Shanthi Gonzales, Vice President Jody London, President James Harris**

**NOES: None**

**ABSTAINED: None**

### **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 10<sup>th</sup> day of June, 2015 with a copy of such Resolution being on file in the Administrative Office of said district.



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Antwan Wilson

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



Antwan Wilson



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Enactment Date	6/5/2019 lf

# Memo

STAFF SUPPLEMENTAL MEMO AND RESOLUTION - POSTED MAY 21, 2019

To Board of Education

From Kyla Johnson-Trammell, Superintendent  
Timothy White, Deputy Chief of Facilities

Board Meeting Date May 22, 2019; June 5, 2019

Subject Resolution to approve a new permanent location and interim location for Central Housing, and a revision of the Measure J Spending Plan to include the reference of the new permanent housing location.

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Action Approval of Resolution No. 1819-0211- Authorization to move forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally, to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.

Background This recommendation was initially presented to the Facilities Committee for consideration on April 26, 2019 and for a vote on May 10, 2019. For more background on the history and considerations impacting the recommendation in this resolution, please see attached memo from the April 26 Facilities Committee Meeting.

## Clarifications Regarding Facilities Committee & Current Board Documents

This particular May 22, 2019 Board memo differs from that presented previously to the Facilities Committee in that the “Fiscal Impact” of the prior memo was in error because that prior memo made mistaken reference to (a) dollar figures applicable to (b) the 1025 Second Avenue; Ethel Moore; and

Dewey Academy facilities. The actual fiscal impact is that represented in this May 22<sup>nd</sup> Board memo, as the Committee voted to approve the rehabilitation of the Cole facility to serve as the District's Administrative Center through the use of Measure J and future bond funds. However, the attached resolution is the same as the resolution that was voted on and approved by the Facilities Committee on May 10<sup>th</sup>. (Staff includes the previous iteration of the Board memo that was considered at the May 10<sup>th</sup> Facilities Committee meeting for context in this regard.)

Further, the May 22, 2019 Board memo (referred to in Board documents as a "Report") included as part of this agenda packet, which discusses the history, housing options and other matters regarding housing of the District's administrative offices, is also updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. Accordingly, the current May 22<sup>nd</sup> report differs from the prior report by, for example, reflecting the updated estimated cost for the rehabilitation of 1025 Second Avenue. (Staff includes the previous iteration of the Board memo/Report – which has a date of April 26<sup>th</sup> – that was considered at the May 10<sup>th</sup> Facilities Committee meeting.)

Finally, the current (May 22<sup>nd</sup>) Presentation (*i.e.*, deck or powerpoint) included as part of this agenda packet has also been updated to reflect additional and current information that was requested by, provided to, and that came out of the Facilities Committee. For instance, the May 22<sup>nd</sup> Presentation has been updated to reflect a summary of supplemental informational documents that were requested by and provided to the Facilities Committee by staff. (Staff includes the previous iteration, as well as the referenced supplemental informational documents, that were all considered at the prior Facilities Committee meetings.

## Discussion

The Board of Education has passed two relevant resolutions which would need to be rescinded prior to adopting a new plan for permanently housing OUSD's central administration.

1. **The Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed 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, and

2. The Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project (“Project”).

#### Fiscal Impact

Measure J and future bond funds

#### Attachment

- [April 22, 2019 Facilities Committee Memo: Background information on history and considerations for this recommendation](#)
- [Resolution No 1617-0007](#), which is being rescinded
- [Resolution No 1415-1166](#)
- [Measure J Spending Plan](#), to update the permanent housing location

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# Memo

**To** OUSD Board of Education Facilities Committee

Timothy White, Deputy Chief of Facilities

**Committee Meeting Date** April 26, 2019

**Subject** Central Administration Housing Update

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**Action** Present an update to the Facilities Committee on the permanent and interim housing proposals for central office, and request that the Facilities Committee make a recommendation to the OUSD Board of Education President, Aimee Eng.

**Background** **History of District's Central Office Housing**

## **Why did central office move from 1025 2nd Ave?**

Sometime during the night of January 7, 2013 a substantial water leak occurred on the top floor of the District's central office building located at 1025 2nd Avenue, causing excessive flooding on all four floors and significant damage to the entire structure.

## **Where did the central office move?**

As a result of this water damage, the administrative building was vacated and staff temporarily relocated to numerous District sites including Cole Middle School, Lakeview Elementary School, Tilden Elementary, and 2111 International Avenue, while the District assessed its new permanent options for staff housing.

In June of 2013, the District signed a four-year lease at 1000 Broadway. Under the original lease, the District leased a total of 52,323 rentable square feet of office space.

### **Why was 1000 Broadway selected?**

1000 Broadway was ultimately selected as a result of its price, current build-out, availability, parking, building access, and proximity to public transit. At the final negotiated rate of \$2.10 psf. per month, 1000 Broadway was the lowest priced downtown option available at the time.

### **How was it paid for?**

The District's insurance broker, Keenan & Associates, advised the District that the insurance Memorandum of Coverage (MOC) provides for payment of all reasonable extra expenses and additional costs incurred in order to continue, as nearly as possible, the normal conduct of the District's operations had the flood not occurred, until the District's operations are at the level prior to the loss. When OUSD signed the initial lease for 1000 Broadway, a staff memo noted that, the MOC was likely to cover 36 month's rent.

### **When did OUSD expand its 1000 Broadway lease?**

In April 2015, the BOE approved an expansion of the space leased to include Suite 150 with 25,333 square feet and Suite 600 with 21,771 square feet. The combined monthly lease payment is \$102,251.50, with 3 percent annual increase.<sup>1</sup> The additional space allowed for reuniting most District administration employees displaced as a result of the water damage, and as provided in the Board Asset Management Policy (BP 7155). The former Tilden school site stopped being used as administrative space.

### **How has OUSD paid for its 1000 Broadway lease?**

According to a staff memo to the Board at the time,

*“Based upon the best information available from District architects, estimators, brokers, risk managers and legal counsel, the insurance settlement related to the water damage at 1025 Second Avenue will likely cover the cost of the current and additional lease payments for 14 months or until May, 2016. Thereafter, lease payments shall be made from a combination of unrestricted funds and permissible restricted funds, until such time as District administrative staff can be re-housed at 1025 2nd Avenue.”*

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<sup>1</sup> The expansion lease terms were: 1) for Suite 600, \$1.90 per rentable square foot, with one month free rent, with the term commencing June 15, 2015; and 2) for Suite 150, \$2.40 per rentable square foot with two months free rent, with the term commencing on November 1, 2015, with the entire Office Lease, including the expansion lease terminating on August 31, 2019. In addition, the Landlord, at its expense, will undertake certain agreed to tenant improvements.

## **What prior actions has the Board taken or explored regarding housing central office?**

This item has many associated actions. For a full list, see Appendix A. Since 2016, the Facilities Committee and the full Board have taken the following actions:

- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) with completion scheduled by 08/2019. To be paid for by Measure J. Report required to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE to update on 1025 2nd Ave progress (reported as on track for 08/2019 move in date)
- 07/2017 - District issues New RFP for rehabilitating 1025 Second Avenue.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8 and 12/3 - Updates on Facilities Committee on expenditures and use of Measure J Funds to rehabilitate 1025. (documents not available).
- Throughout this period the Citizens Bond Oversight Committee has been receiving updates on use of bond funds and asking questions about Central Office site

## **What were the Board's priorities in housing central office?**

In 2014, the Board established the following priorities for housing central office:

- 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

## **What options has staff explored in the past, prior to the current set of options?**

Over the past six years, staff has explored a number of options, but has focused on rehabilitating 1025 Second Avenue. There have been several variations offered to the Board as options with different elements such as parking, a multi-purpose room for Dewey, scaled-down rehabilitation, explorations of teacher housing, and revenue generation. Staff has also brought forth options to purchase sites or engage in long-term leases at the Oakland Civic Center and agreements with private developers. Each option has encountered significant issues with lack of community engagement, alignment to Board priorities, and/or financial feasibility.

The Board adopted a scaled down plan to rehabilitate 1025 Second Avenue in 2016 with a move in date of Fall 2019. However, in 2018, staff determined that the prior cost estimate of ~\$50M was too low, and the project was not on track for a Fall 2019 occupancy. The cost estimate increased to \$85 million when a full set of plans and specifications was developed (which also met the requirements of redeveloping a historical site). In August 2018, staff informed the Board that there were not sufficient funds to complete all projects on the bond list at that time. Due to the increased cost of the 1025 project and competing school-based priorities, staff recommended that the project be reduced and predominantly deferred until a potential subsequent bond measure.

## Discussion

### **What options for permanently housing central office did staff explore?**

Staff has evaluated a number of options during its latest round of exploration. Informed by the Board's priorities and previous experience, the following four options for permanently housing Central Office become the most viable options (other options explored included space owned by the City at Frank Ogawa Plaza, and the Zhone Building owned by the Alameda County Office of Education ACOE):

1. Using existing district facilities (not centralized);
2. Leasing at the Supply Bank (Lease agreement with a non-profit organization located near airport);
3. Rebuilding the Cole Campus ("Cole");
4. Rehabilitating 1025 2nd Ave.

In Table A, below, we compare the timeline for completion, cost estimates, and pros and cons of each proposal (at a high level).

*Continued on next page...*

**Table A: Comparing options for permanently housing Central Administration**

	<b>1. Existing OUSD Facilities</b>	<b>2. Supply Bank</b>	<b>3. Cole Campus</b>	<b>4. Rehab 1025</b>
<b>Time</b>	Sept. 2020 (some earlier, some later)	Jan. 2021	Sept. 2022	Aug. 2021
<b>Cost</b>	<p>~\$23-24M, Varies by options</p> <p>-Unless the Measure J spending plan is reprioritized, needs to be paid for by general fund for initial construction- requiring more reductions</p> <p>Or, wait for a new bond which would delay the construction and move in date</p>	<p>~60 year lease at 416K - 500K annually.</p> <p>(~\$25- \$30M in rental for entire lease)</p> <p>-Some move in upgrades required.</p>	<p>~\$55M Total</p> <p>-\$10M with Measure J (Current Bond)</p> <p>-\$45M with new Bond in 2020</p> <p>-\$4.35 M to move other programs out of Cole</p> <p>-requires a new bond unless Measure J spending plan is reprioritized</p>	<p>-\$76 M to \$100 M or more. Includes land acquisition</p> <p>-Requires a new bond unless Measure J spending plan is reprioritized</p>
<b>Pro</b>	<p>-Move into our own buildings</p> <p>-Less expensive option</p>	<p>-Less expensive than Cole</p> <p>-Can house all central office admin</p>	<p>-Our own building and on our own land</p> <p>-Capacity for all staff and conference rooms</p> <p>-Nonconforming DSA - educational space not negatively impacted</p>	<p>-Central Location</p> <p>-Central office in single location</p> <p>-Can design to suit needs</p> <p>-Use of existing facilities</p>
<b>Con</b>	<p>- Central office spread across city. Will impact collaboration,</p>	<p>-Property in not on our own land</p> <p>-Lease ends in 60 years</p>	<p>-Only \$10 out of \$55 million cost is set aside for project.</p>	<p>-Prohibitively expensive</p> <p>-Historical property</p>



	coordination, and efficiency  -May negatively impact space available for students of district or charter schools.	-Not centrally located	-Dependent on getting a 2020 Bond -not centrally located	-Relies on revenue increase (2020 bond, etc)
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## What is the staff recommendation for permanently housing Central Office?

Staff recommends rebuilding the Cole Campus to permanently house the Central Office. The primary advantages of rebuilding Cole are that:

1. It is less expensive than rehabilitating 1025 2nd Ave
2. OUSD develops its own property rather than leasing from a third party; and
3. The property is a large enough to reunify the Central Office, allowing for more efficient operations.

Two considerations for the Board to weigh during its deliberations:

1. **Timely completion of the project is dependent on identifying additional revenues** such as passing a facilities bond in 2020, selling surplus property, and/or funding via the general fund. If this funding is not identified then the project will not be completed. To be clear, this is true of other options as well except for leasing Supply Bank.
2. **Cole is not centrally located.** Even though Cole is near the West Oakland BART station, there may be impacts regarding the accessibility of the site for members of the public.

## What options have been explored for housing Central Office between now and completion of permanent location (“Interim Housing”)?

The Central Office requires interim housing between now and the opening of permanent housing because there are no move-in ready options available. Some key consideration in evaluating our interim housing options:

- There are no move in ready options for 2019-20 for a permanent Administrative Building for Central Staff
- Lease extension at 1000 Broadway for temporary Central Staff housing will be at a cost of approximately \$3M per year .
- District faces a funding shortfall to cover lease payments.
- A fiscally sound strategy to meet both short-term needs and a permanent solution is needed.
- Recommended approach is to minimize cost by reducing amount of leased space and implement staff consolidation plan at 1000 Broadway.
- Concurrently create a capital project for a permanent Administrative Building on

- District-owned property or designated sites.
- Any move to a temporary building as interim housing will require it is paid for by the general fund.
- Legally, the District can't sell or privately lease properties that have been improved with bond funds

We look OUSD's interim housing needs in two phases.

**Phase I: Sept. 2019-Aug 2020:** Staff recommends that for the 2019-2020 school year, the central office remain in 1000 Broadway, reduce our office space, and place ~25 staff into other facilities. It will cost approximately ~\$1.5 million to reduce our office space. Without this reduction, our rent expense would increase significantly. The fastest option for permanent housing--existing OUSD facilities--would be available at the end of this lease period.

**Phase II: Sept 2020- Sept 2022:** If the Board develops the Cole campus, it will not be ready until Sept of 2022. Phase II offers options for the additional two years required to complete that project. Staff has explored two options:

1. **Option 1: 290 people Remain in 1000 Broadway and move ~20 people to off-site locations:** OUSD would maintain its lease for two additional years. With reduced office space, lease is ~\$3.0 million annually. The estimated costs to move a subset of staff to an off-site location is \$1.5M.
2. **Option 2: Interim Relocation to Existing OUSD facilities:** Move all central office employees to existing district facilities for two years prior to completing the Cole campus.

The pros and cons of these two approaches are reviewed in Table B below.

**Table B: Interim housing for Sept 2020-Sept. 2022**

	Stay in 1000 Broadway	Move to Existing OUSD Facilities
Cost	~\$6.0 M in rent	~\$23.8M TO \$24.1M. - \$3.5 M to move a special education program to Golden Gate Childhood Development Center (cost \$3.5 M) and moving - \$850 K to OUSD Police Dept.

<b>Pro</b>	<ul style="list-style-type: none"> <li>● Meet demand by some to move out of 1000 Broadway and stop using any funds (bond or general funds) on rent</li> <li>● No disruption to current operations</li> <li>● Allows all staff to stay centralized for duration of transition</li> <li>● General obligation bond eligible with Board-approved permanent housing plan</li> </ul>	<ul style="list-style-type: none"> <li>● Move out sooner than later- we would not have to rent for two more years</li> <li>● Even if we need to move again- we will not have to pay move out costs or pay rent while we wait to move</li> <li>● Can move core teams to same locations (e.g., HR).</li> <li>● The restoration can benefit the temporary location and overall improvement for other long term use (it will not be wasted money)</li> </ul>
<b>Con</b>	<ul style="list-style-type: none"> <li>● Negative public perception</li> <li>● Expensive rent</li> <li>● Not accessible to staff or public</li> </ul>	<ul style="list-style-type: none"> <li>● TEMPORARY MOVES MUST BE PAID BY GENERAL FUND</li> <li>● Significantly more expensive to move staff to new interim OUSD facilities (see above).</li> <li>● Central office spread across city. Will impact collaboration, coordination, and efficiency</li> <li>● Will have to pay for additional move to permanent housing once it is complete</li> </ul>

**Exit costs:** Regardless of when OUSD leaves 1000 Broadway, exit costs are estimated to be ~\$750,000 (\$500,000 to moving central office employees/equipment and ~250,000 to return 1000 Broadway back to its original condition [required by lease]).

### **What is the staff recommendation for interim housing?**

Staff recommends Central Office remain in 1000 Broadway until the completion of the Cole project in November of 2022.

Staff recognizes, and shares, a strong desire to move out of 1000 Broadway as soon as possible. However, staff is making this recommendation because remaining in 1000 Broadway will have a smaller immediately impact OUSD's general fund and allow OUSD to realize some of its long-term goals.

Two primary reasons we are not recommending OUSD move to existing facilities for interim housing are the following:

1. **Impact on General Fund:** The \$23.8 - \$24.1 million to make required facilities upgrades, plus \$4.35 M to move the special education program and OUSD PD will immediately impact the general fund. This would require ~\$28-30 m additional reductions to 2019-2020 year budget.
2. **Disruption of moving:** The disruption involved with moving the special education program and OUSD PD. These programs may eventually have to move, but waiting allows OUSD to develop additional options for the moves.

## Fiscal Impact

**Table C: Stay in 1000 Broadway until completion of Cole Campus**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$3.0 M Rent	-\$3.0 M Rent -\$750K Broadway Exit	
<b>Cole Project</b>	-\$10 M planning etc.		-\$3.5 M Move Sped Program -\$500 K Move OUSD PD	-Move in Costs

**Table D: Move into OUSD existing sites prior to Cole Completion**

Element	2019/20	2020/21	2021/22	2022/23
<b>1000 Broadway</b>	-\$3.0 M Rent	-\$750K Broadway Exit Cost		
<b>Cole Project</b>			\$3.5 M Move Sped Program -\$500 K Move OUSD PD	
<b>Upgrade OUSD Facilities</b>	\$~23/24 M Upgrades to OUSD Facilities	-Move into OUSD Building		-Move into Cole Costs

**Appendices:      Appendix A: BOE actions related to 1025 and Central Office**

The Board has considered a number of options.

- 6/23/2013 - Approved initial lease for 1000 Broadway
- 8/8/2013 - Contract with HY Architects for scope and renovation plans for 1025.
- 6/24/2014 - RFQ Issued, prioritized mixed use to off-set costs; Finalist to be selected by Sept 2014
- 7/30 - RFQ Updated, finalist selected by Nov 12, 2014
- Early proposal for development?
- 7/29/2014 - Contract with individual for community engagement
- 10/16/2014 - BOE adopts resolution "Intent to Construct an Education Leadership Complex at 1025 and 1105 Second Avenue" Requires (1) BOE action in formal responses to RFQ; (2) Community engagement; (3) two written progress updates; and (4) Present designs for BOE action by April 22, 2015.
- 01/14/2015 - Change to HY contract to provide conceptual designs for 1025.
- 04/15/2015 - Contract with Niam Group for community engagement.
- 04/20/2015 - BOE presented with three options for 1025.
- 05/13/2015 - Expand and extend 1000 Broadway lease to 08/2019
- 11/13/2015 - BOE presentation on three options for 1025
- 04/13/2015 - contract for historical assessment of 1025
- 10/13/2016 - Contract for design services for renovation of 1025
- 12/19/2016 - BOE approves plan to rehab 1025, cost of ~\$46.5 M (and dewey Multipurpose room ~\$10M) and completion by 08/2019. To be paid for by Measure J. Report to BOE by 08/2017 if 1000 Broadway lease is to be extended.
- 06/19/2017 - Report to BOE re update on 1025 progress (on track for 08/2019 move in date)
- 07/2017 - Issues New RFP for rehabing 1025.
- 02/28/2018 - Preliminary Lease-Leaseback agreement with Cahill/Focon Joint Venture
- 10/30/2018 - Update to BOE on 1000 Broadway Lease terms
- 11/8/2018 and 12/3/2018 - updates on facilities committee on expenditures and use of measure J Funds to rehab 1025. (documents not available).

Appendix B: Costs for Consolidating OUSD's 1000 Broadway Office Space

1000 BROADWAY CONSOLIDATION PLAN						<b>DRAFT</b>
	TENANT IMPROVEMENT COSTS	SUITE RESTORATION COSTS	MOVE OUT COSTS	MOVE IN COSTS	OFF-SITE STORAGE COST	TOTALS
SUITE 150	\$31,000			\$21,000		\$52,000
SUITE 295		\$130,000	\$90,000			\$220,000
SUITE 300	\$106,000			\$7,000		\$113,000
SUITE 398		\$118,000	\$57,000			\$175,000
SUITE 440	\$192,000			\$15,000		\$207,000
SUITE 450	\$1,000			\$1,000		\$2,000
SUITE 600		\$203,000	\$108,000			\$311,000
SUITE 640		\$64,000	\$31,000			\$95,000
SUITE 680		\$169,000	\$78,000			\$247,000
<b>TOTALS</b>	<b>\$330,000</b>	<b>\$684,000</b>	<b>\$364,000</b>	<b>\$44,000</b>	<b>\$85,000</b>	<b>\$1,507,000</b>

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
Introduction Date	12/19/2016
Enactment Number	16-1979
Enactment Date	12/19/2016

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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

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



Antwan Wilson

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	16-2625
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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

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



Antwan Wilson





Chief Operations Officer

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## MEMO

**To:** OUSD Board of Education Directors

**From:** Antwan Wilson, Superintendent  
Mia Settles-Tidwell, Chief Operations Officer  
Lance Jackson, Interim Deputy Chief of Facilities, Planning and Management

**Date:** June 4, 2015

**Re:** Dr. Marcus Foster Educational Leadership Campus

- I. **Action:** Authorization by the Board of Education for the Superintendent of Schools or his designee to proceed with further development of Conceptual Design 1 of the proposed Dr. Marcus Foster Education Leadership Campus; to name the campus in honor of Dr. Marcus Foster; to establish a project committee per Board Policy on Community Engagement 7155; to initiate the California Environmental Quality Act (CEQA); to conduct further study on the transportation, parking, and financing options.
- II. **Background:** On November 19, 2014, the Board of Education directed the Superintendent to:
  - a. Defer any recommendation for Board of Education action on the formal responses to the Request For Qualification for development of 1025 Second Avenue and 1105 Second Avenue until the completion of the Board's action stated in Item #4 below.
  - b. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned goals of the Board of Education. Each conceptual design shall include a project implementation timeline; total anticipated cost; and financing options, including the use of Measure J Bond funds.
  - c. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
  - d. Present all conceptual designs and a legislative recommendation to the Board of Education for its deliberation and action at its Regular Meeting on April 22, 2015.

On May 27, 2015, the Educational Leadership Committee presented a 55 page written report, which included a section on Board Considerations, a presentation on the community process and community values of the community, project implementation steps and timeline, and financing options to fund the project.

- III. **Discussion:** In order to initiate the multiple steps involved in a major construction project of this magnitude and to set the course for timeline implementation of this project,



## Chief Operations Officer

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it is recommended that the Board of Education authorize the Superintendent and staff to do the following:

- Establish this as a project and begin to develop the project committee
- Initiate the California Environmental Quality Act (CEQA) process
- Research more efficient ways to address parking and conduct a transportation study
- Research the costs of a fleet of electric vehicles and solar charging stations, as well as pre-tax transit vouchers for all employees
- Explore the financing options more deeply and solidify a plan to finance the project
- Limit bond exposure for this project and address as many of the values, priorities, and interest of the community that a reduced budget can afford

### **IV. Recommendation**

Approval by the Board of Education for the Superintendent of Schools or his designee to proceed with further development the proposed Dr. Marcus Foster Education Leadership Campus and name the campus in honor of Dr. Marcus Foster.

### **V. Fiscal Impact**

The limited use of bond funds not to exceed \$75M and the use of other funding options as appropriately secured to fund any remaining balanced of a final project.

**RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1415-1166**

**AUTHORIZATION TO MOVE FORWARD WITH ESTABLISHING A PROJECT  
COMMITTEE TO REFINING AND SCOPE THE NEW EDUCATIONAL  
LEADERSHIP CAMPUS,  
INITIATE THE CEQA PROCESS,  
PROVIDE A PROGRESS REPORT IN EARLY FALL OF 2015,  
AND  
NAME THE PROJECT IN HONOR FORMER SUPERINTENDENT DR. MARCUS  
FOSTER**

**WHEREAS**, at the May 27, 2015 meeting of the Board of Education, the Superintendent of Schools, presented an updated Property Asset Management Report on the proposed Dr. Marcus Foster Education Leadership Campus;

**WHEREAS**, the Superintendent recommended that the District proceed with utilizing Conceptual Design 1 as the design that most closely reflects the diverse community values, priorities, and interests for the Dr. Marcus Foster Educational Campus;

**WHEREAS**, as provided in the Board Policy on Community Engagement 7155, the Superintendent recommended that he establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision;

**WHEREAS**, the Superintendent also recommended that the District initiate the California Environmental Quality Act (CEQA) process and provide a progress report to the Board of Education in early fall of 2015;

**WHEREAS**, the Superintendent further recommended that the Board of Education provide clear budget parameters for the project and allow the staff to solidify through more analysis and study the best funding sources for financing the project;

**WHEREAS**, in addition, the Superintendent recommended that the new campus be named the "Dr. Marcus Foster Educational Leadership Campus" in honor of Dr. Marcus Foster who was assassinated at the site of the proposed new campus in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center;

**WHEREAS**, Dr. Foster's daughter, Dr. Marsha Foster Boyd supports the recommendation that the new education campus be named in honor of her father;

**WHEREAS**, the Oakland Tribune wrote at Dr. Foster's death in 1973, "Dr. Foster believed that all students could learn. He was committed to the vision of students being enriched by teaching and then passing on that treasure to future generations. ... "It was no castle of dreams he built in this city. It was a solid edifice fashioned, brick by brick, of academic improvement, of trust among people, of inspiration and enthusiasms and confidence;"

**WHEREAS**, naming the new educational leadership campus for Dr. Foster is a fitting tribute to a man who said, in a message to all OUSD employees “when the pieces are in place, when we are done with the temporary preoccupation and the catchphrases, when we feel the power and exhilaration of real movement toward our objectives, then will come an important realization. Our success will come not because of Board directives, or the Superintendent’s notions, or the staff’s creativity, or the community’s yearning. We will make it because we have the common need to draw on each other, and the audacity to believe that in concert, we are equal to the great tasks;”

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Education of the District hereby authorizes the District to:

1. Proceed with utilizing Conceptual Design 1 as a starting point to developing and scoping out a project that represents the community values, priorities, and interests for the Dr. Marcus Foster Educational Campus.
2. Direct the Superintendent to establish a Project Committee to begin the process of refining and defining the scope of project, to ensure that the educational and leadership vision for the campus drives facility design and that it is a state of the art campus that meets 21st Century innovative, educational vision.
3. Initiate the California Environmental Quality Act (CEQA) process.
4. Provide a progress report to the Board of Education in early fall of 2015;
5. Work within specific budget parameters and solidify through more analysis study the best funding sources for financing the project.
6. Name the new campus the “Dr. Marcus Foster Educational Leadership Campus” in honor of Dr. Marcus Foster who was assassinated at the site in 1973; name the auditorium the Paul Robeson Auditorium, and the Fitness Center the Ethel Moore Health and Fitness Center.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 10<sup>th</sup> day of June, 2015, by the following vote, to wit:

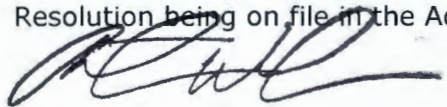
**AYES: Aimee Eng, Jumoke Hinton Hodge, Nina Senn, Roseann Torres, Shanthi Gonzales, Vice President Jody London, President James Harris**

**NOES: None**

**ABSTAINED: None**

#### **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 10<sup>th</sup> day of June, 2015 with a copy of such Resolution being on file in the Administrative Office of said district.



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Antwan Wilson

RESOLUTION  
OF THE  
BOARD OF EDUCATION  
OF THE  
OAKLAND UNIFIED SCHOOL DISTRICT  
NO. 1819-0007

**District's Capital (Facilities) Program - Revised Spending Plan - August 2018**

**WHEREAS**, in June 2012, Oakland voters passed Measure J, a \$475 million School Facilities Improvement Bond;

**WHEREAS**, the Facilities Master Plan developed in 2012 identified that the Facilities needs cost more than the funding sought by the bond measure;

**WHEREAS**, as project scopes have expanded, construction costs have increased over time, and various circumstances have contributed to delays, there are insufficient funds in Measure J to complete all of the projected projects on the Measure J spending plan;

**WHEREAS**, it is estimated that an additional \$160 million would be needed to complete all of the committed Measure J projects as currently scoped and within the timeframes committed;

**WHEREAS**, a framework was developed to determine which projects to reduce or defer to ensure that the District's capital spending plan is balanced with resources; the framework recommends cuts that are: (1) furthest away from the classroom; (2) not yet in construction or furthest away from construction; (3) least harmful to the overall District and Facilities program,

**WHEREAS**, the District's Capital (Facilities) Program – Revised Spending Plan – August 2018 (attached as Exhibit A) applies this framework to recommend reductions to specified projects to balance the spending plan,

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby adopts the revised District's Capital (Facilities) Program – Revised Spending Plan – August 2018 attached hereto as Exhibit A and authorizes the use of Measures B and J , Measures B and J Interest, Fund 25 (Capital Facilities ) and Fund 35 (County School Facilities) Funds, as stated in Exhibit A, as the funding sources for related expenditures for facilities projects subject to the Board's approval of the contracts, or other Board required authorizations, if any, for such expenditures.

Passed by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	Student Directors Chavez and Omosowho

PREFERENTIAL RECUSED: None  
AYES: Jody London, Nina Senn, Roseann Torres, Shanthi Gonzales, President Aimee Eng  
NOES: Vice President Jumoke Hinton Hodge, James Harris  
ABSTAINED: None  
RECUSED: None  
ABSENT: None

### **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 August 22, 2018.

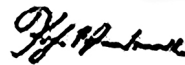
Legislative File Info.	
File ID Number:	18-1729
Introduction Date:	8/1/18
Enactment Number:	18-1395
Enactment Date:	8/22/18 os

### **OAKLAND UNIFIED SCHOOL DISTRICT**



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Aimee Eng  
President, Board of Education



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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Exhibit "A" - Revised Measure J Spending Plan

District's Capital (Facilities) Program - Revised Spending Plan - August 2018  
Exhibit "A"

FACILITIES PLANNING & MANAGEMENT												
August 16, 2018												
Board Approved - June 2017					New Proposed Funding Plan - August 2018							
All Capital Resources - Summary of changes		Measure J	Measure B \$65M	Measure B Interest	TOTAL	Measure J	Measure B \$65M	Fund 35	Fund 25	Measure B Interest	Measure J Interest	TOTAL
Modernizations and New Construction												
1	California Solar Initiative (CSI) Project	\$ 35,000,000	\$ -	\$ -	\$ 35,000,000	\$ 31,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000
2	Glenview Elementary School - Replacement	\$ 47,000,000	\$ -	\$ -	\$ 47,000,000	\$ 37,000,000	\$ 11,800,000	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 58,800,000
3	Madison Grade Expansion Project (From 6-9 to 6-12)	\$ 27,000,000	\$ -	\$ -	\$ 27,000,000	\$ 15,500,000	\$ 5,200,000	\$ -	\$ 15,700,000	\$ -	\$ -	\$ 36,400,000
4	Greenleaf Expansion Project (From K-5 to K-8)	\$ 40,000,000	\$ -	\$ -	\$ 40,000,000	\$ 39,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,480,000
5	Sankofa Expansion Project (From K-5 to K-8)	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
6	Fremont High School - Replacement	\$ 80,000,000	\$ 2,000,000	\$ -	\$ 82,000,000	\$ 117,000,000	\$ 3,800,000	\$ -	\$ 12,400,000	\$ -	\$ -	\$ 133,200,000
7a	Education Learning Complex (ELC2)	\$ 38,000,000	\$ 5,000,000	\$ -	\$ 43,000,000	\$ 14,620,000	\$ -	\$ 2,880,000	\$ -	\$ -	\$ -	\$ 17,500,000
7b	Interim Housing	\$ 6,500,000	\$ -	\$ -	\$ 6,500,000	\$ 14,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,480,000
8	McClymonds HS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
9	Castlemont HS Intensive Support Site	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
10	Brookfield ES Intensive Support Site	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 4,000,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
11	Frick MS Intensive Support Site	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
12	Central Kitchen/Commissary at Foster Site	\$ 45,000,000	\$ 8,000,000	\$ -	\$ 53,000,000	\$ 50,000,000	\$ 21,000,000	\$ -	\$ -	\$ -	\$ -	\$ 71,000,000
13	School Kitchens I & 2	\$ 10,975,000	\$ 17,800,000	\$ -	\$ 28,775,000	\$ 7,750,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 7,775,000
14	Roosevelt Modernization (Design Only)	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Subtotal		\$ 341,475,000	\$ 40,800,000	\$ -	\$ 382,275,000	\$ 339,830,000	\$ 46,825,000	\$ 2,880,000	\$ 38,100,000	\$ -	\$ -	\$ 427,635,000
Security Projects												
15	Security Camera Plan (Design Only)	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
16	Security Improvement District Wide	\$ 2,000,000	\$ 4,000,000	\$ -	\$ 6,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Subtotal		\$ 2,500,000	\$ 4,000,000	\$ -	\$ 6,500,000	\$ 2,500,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000
Energy and Technology												
17	Prop 39 Energy Efficiency	\$ 8,625,000	\$ -	\$ -	\$ 8,625,000	\$ 8,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,625,000
18	Educational Technology	\$ 2,000,000	\$ 1,000,000	\$ -	\$ 3,000,000	\$ 2,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
19	Technology and Common Core	\$ 7,200,000	\$ -	\$ -	\$ 7,200,000	\$ 7,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200,000
20	Technology Infrastructure Upgrades	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 5,000,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Subtotal		\$ 20,325,000	\$ 3,500,000	\$ -	\$ 23,825,000	\$ 20,325,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 23,825,000
Other Capital Improvements												
21	Paving and Infrastructure	\$ 6,186,496	\$ -	\$ -	\$ 6,186,496	\$ 5,863,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,863,066
22	Bathroom Renovations	\$ 8,049,489	\$ -	\$ -	\$ 8,049,489	\$ 2,800,000	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 4,500,000
23	Roofing Projects	\$ 1,564,647	\$ -	\$ -	\$ 1,564,647	\$ 1,564,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,564,647
24	Fruitvale ES Bleachers/Restrooms	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 912,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 912,740
25	Child Development Centers Improvements - Laurel	\$ 3,500,000	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
26	Boiler Replacements	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
27	DSA Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000
29	Mobile Modular Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,000	\$ -	\$ -	\$ -	\$ 204,000
30	ADA Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
31	Health Clinics - Oakland Tech	\$ 2,500,000	\$ -	\$ 500,000	\$ 3,000,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
32	Joaquin Miller ES Playstructure	\$ 80,917	\$ -	\$ -	\$ 80,917	\$ 80,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,917
33	Claremont MS Kitchen Fire	\$ 1,500,000	\$ 3,500,000	\$ -	\$ 5,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
34	Science Classrooms and Labs	\$ 12,750,000	\$ -	\$ 500,000	\$ 13,250,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
35	Playmatting and Playstructures	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
36	Manzanita ES Play Area	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
37	Bella Vista ES Portable Removal	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ 573,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573,998
38	Skyline HS Gym Roof	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 650,000
Subtotal		\$ 47,381,549	\$ 3,500,000	\$ 1,000,000	\$ 51,881,549	\$ 24,745,368	\$ 3,000,000	\$ 2,654,000	\$ -	\$ -	\$ -	\$ 30,399,368
Field Projects												
39a	Turf Field Replacement - Skyline HS	\$ 2,035,000	\$ -	\$ -	\$ 2,035,000	\$ 1,929,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929,463
39b	Turf Field Replacement - Oak Tech HS Field	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000	\$ -	\$ -	\$ -	\$ -	\$ 1,850,000
39c	Turf Field Replacement - Castlemont HS & McClymonds HS	\$ 2,700,000	\$ -	\$ -	\$ 2,700,000	\$ 2,400,000	\$ 1,000,000	\$ 2,000,000	\$ 600,000	\$ -	\$ -	\$ 6,000,000
41	Carter @ Oakland International HS Turf Replacement	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
41	Burbank ES Site Improvements	\$ 2,550,000	\$ -	\$ -	\$ 2,550,000	\$ 2,078,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,078,000
42	Parker ES Astro Turf Installation	\$ 1,762,493	\$ -	\$ -	\$ 1,762,493	\$ 1,733,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,733,860
43	Scoreboard at Fields	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 89,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,250
44	Middle School Fields	\$ 5,500,000	\$ 3,950,000	\$ -	\$ 9,450,000	\$ 5,525,000	\$ 2,925,000	\$ -	\$ -	\$ -	\$ -	\$ 8,450,000
45	Emerson Field	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Subtotal		\$ 19,147,493	\$ 5,800,000	\$ -	\$ 24,947,493	\$ 17,555,573	\$ 5,775,000	\$ 2,000,000	\$ 600,000	\$ -	\$ -	\$ 25,930,573
46	Lead Abatement	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
47	Bond Program Contingency	\$ -	\$ 6,900,000	\$ -	\$ 6,900,000	\$ 7,000,000	\$ 2,900,000	\$ -	\$ -	\$ 2,000,000	\$ 2,500,000	\$ 14,400,000
48	Bond Program Coordination	\$ 41,670,958	\$ 500,000	\$ -	\$ 42,170,958	\$ 58,244,059	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 59,244,059
49	Facility Master Plan	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
50	Lincoln Water Intrusion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,210,000	\$ -	\$ -	\$ -	\$ 2,210,000
51	Prior Board Approved Alarm Projects	\$ -	\$ -	\$ 8,480,000	\$ 8,480,000	\$ -	\$ -	\$ -	\$ -	\$ 7,480,000	\$ -	\$ 7,480,000
		\$ 475,000,000	\$ 65,000,000	\$ 9,480,000	\$ 549,480,000	\$ 475,000,000	\$ 65,000,000	\$ 9,744,000	\$ 38,700,000	\$ 9,480,000	\$ 2,500,000	\$ 600,424,000



**RESOLUTION NO. 1819-0211**  
**ADOPTED AS AMENDED**  
**6/5/2019**

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

**RESOLUTION NO. 1819-0211**

**Approval of Resolution No. 1819-0211 - Authorization to Move Forward with the permanent housing at a rehabilitated Cole as the Administrative Center of the District. And, authorization to approve the interim housing location at 1000 Broadway. Finally to authorize the revision of the Measure J spending plan to show how the current bond will fund the initial planning phase of the permanent housing and the updated rent costs for interim housing.**

**WHEREAS**, at the April 22, 2019 and May 10, 2019 Facilities Committee meetings of the Board of Education, the Deputy Chief of Facilities presented a proposal to rehabilitate the Cole Campus located at 1011 Union St, Oakland, CA 94607 ("Project") as the District's Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

**WHEREAS**, funding for the Project will be Measure J and/or future bond funds; and

**WHEREAS**, the proposal to rehabilitate the Cole Campus as the District's Administrative Center; and

**WHEREAS**, construction of the Project is projected to be completed by September of 2022; and

**WHEREAS**, the Board of Education passed the Resolution 1617-0007 on December 19, 2016, the authorization to move forward with the rehabilitation Of 1025 Second Avenue and the Ethel Moore Building as the Administrative Center of the District, and directed 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, and

**WHEREAS**, the Board of Education passed Resolution No. 1718-0109, at the February 28, 2018, Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project ("Project").

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education of the District hereby rescinds Resolution 1617-0007 to rehabilitate the vacated 1025 Second Avenue and the Ethel Moore Building as the District's Administrative Center.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Board of Education hereby rescinds Resolution No. 1718-0109 Supporting Award of Lease-Leaseback Agreement between District and Cahill/Focon Joint Venture for the Marcus Foster Education Leadership Complex Project ("Project").

**BE IT FURTHER RESOLVED THAT,** the Board of Education approves the proposal to rehabilitate the Cole Campus (1011 Union St, Oakland, CA 94607) as the District's Administrative Center and to remain at 1000 Broadway as interim housing until the project is complete; and

1. To use Measure J and/or future bond funds to fund the project; and
2. To use \$1.5 million of general funds for consolidating space at 1000 Broadway as the interim housing location; and
3. Initiate the California Environmental Quality Act (CEQA) process; and
4. Provide a progress report to the Board of Education in November 2019 and regular updates to the Facilities Committee; and
5. 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; and
6. Study and report to the Board in November 2019 on efficient ways to address those elements of community-facing services which benefit from central physical locations, such as enrollment and family resource center; and
- ~~7. Further explore options for preserving the historic nature of 1025 and future use of the property as an educational complex to serve our students.~~
7. Further explore options for preserving and honoring the legacy of the late Dr. Marcus Foster, Superintendent of OUSD 1970-1973 at the site. Further explore the feasibility of a partnership with Peralta Colleges and/or with the City of Oakland to fulfill a vision of leveraging property located at 1025 2nd Avenue and the surrounding area as an Educational Complex, a Citywide asset to serve students through the full continuum in the pre-school to college and beyond the full continuum in the pre-school to college and beyond; and
8. In accordance with Board Policy 7155, we plan to establish a Project Committee for this project and any other project on the capital projects list.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this 5th day of June, 2019 by the following vote:

PREFERENTIAL AYE:           None

PREFERENTIAL NAY:           None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSAL: None

AYE: Jumoke Hinton Hodge, Gary Yee, Shanthi Gonzales, Vice President Jody London

NAY: Roseann Torres and James Harris

ABSTAIN: None

RECUSED: None

ABSENT: President Aimee Eng, Yoto Omosowho (Student Director), Josue Chavez (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 the 5th Day of June, 2019.



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Kyla Johnson-Trammell, Secretary  
Board of Education

Board Office Use:

Legislative File ID Number 19-0901

Introduction Date: 4/26/19

Enactment Number: 19-0917

Enactment Date: 6/5/2019 LF