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Board Cover Memorandum

To Board of Education

From Denise Gail Saddler, Ed.D., Interim Superintendent
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Pranita Ranbhise, Executive Director, Facilities Planning & Management

Meeting Date February 19, 2026

Subject Updates on Resolution No. 2526-0028 - Launching Phase 2 Initial Property Evaluations

Ask of the Board Review and provide feedback on the recommended Phase 2 sites for initial valuation and assessment, and recommend advancing the identified Phase 2 sites to the Board of Education for consideration, consistent with the process outlined in Board Resolution No. 2526-0028.

Background On September 24, 2025, the Board of Education adopted Resolution No. 2526-0028, authorizing the District to proceed with Phase 1 feasibility studies for select vacant District-owned properties and to initiate Phase 2 initial property evaluations as part of the District's Asset Management and Real Property Services Strategy.

As outlined in the January 2026 Facilities Committee update, Phase 1 feasibility studies have been formally launched following Board approval of Amendment No. 1 to the professional services agreement with Devine and Gong, Inc. and Brookwood Equities LLC (Rivercrest Partners). Phase 1 work includes comprehensive technical due diligence, programming and conceptual design, financial feasibility analysis, interim use considerations, and preparation of formal Feasibility Study Reports for each Phase 1 site.

The Board-approved resolution further directed that, prior to initiating Phase 2 evaluations, the list of proposed Phase 2 sites be presented to the Board for review and consideration. This memo represents the next procedural step in that process, requesting the Facilities Committee's feedback and recommendation on which sites should advance to Phase 2 initial valuation and assessment, informed by Phase 1 progress and early findings.

Discussion

Building on the framework and sequencing presented in the January 2026 Facilities Committee update, staff and consultants applied a structured screening process to identify candidate Phase 2 sites for recommendation.

Factors considered in identifying Phase 2 sites included, but were not limited to:

- Parcel size and ability to support a meaningful development program
- General Plan designation and zoning capacity
- Preliminary housing yield potential
- State resource area designation (e.g., opportunity maps)
- Known legal, ownership, or regulatory constraints
- Prior studies or feasibility work already completed
- Current site occupancy or operational constraints

The intent of Phase 2 is not to advance development decisions, but to provide comparative data, identify key constraints, and inform future Board decision-making regarding longer-term asset strategy.

Recommended Phase 2 Sites

Based on the screening process described above, staff and consultants recommend the following three properties for Phase 2 evaluation:

1. **Golden Gate Child Development Center (CDC):** 6232 Herzog St, Oakland, CA 94608
 - The site is of sufficient size to support housing development.
 - Local elected officials have previously expressed support for housing opportunities at this location.
 - Zoning and General Plan designations suggest potential residential capacity warranting further evaluation.
2. **Piedmont Child Development Center (CDC):** 86 Echo Ave, Oakland, CA 94611
 - The site is located in a high-resource area as designated by state agencies, increasing competitiveness for limited affordable housing funding sources such as tax credits.
 - The parcel is large enough to support a meaningful housing project.
 - The site's location and designation make it a strong candidate for further valuation and feasibility screening.
3. **Old Chabot Observatory Site:** 4917 Mountain Blvd, Oakland, CA 94619
 - The site is large and may support a significant amount of housing in theory.
 - Multiple factors warrant early investigation through a Phase 2 evaluation, including:
 - i. The site is owned by the City of Oakland and leased to the District.
 - ii. The site is designated as Open Space and may be subject to wildfire and environmental regulations.

- iii. Significant topography and historic structures are present, which may impact developability.

A Phase 2 evaluation would help clarify whether these constraints preclude or limit future opportunities.

In addition, as part of Phase 2, staff recommend reviewing previously conducted studies to determine updated recommendations and next steps for the following sites:

- Former Edward Shands Adult Education Center, located at 2455 Church Street, Oakland, CA 94605
- Former Tilden Child Development Center, located at 4551 Steele Street, Oakland, CA 94619

This review will allow staff to assess whether prior analyses remain valid under current market conditions, zoning regulations, funding landscapes, and District priorities, and to determine whether further evaluation or action is warranted.

Phase 2 Schedule and Key Work Efforts:

- **Early January** – Project alignment
- **February** – Launch site investigation
- **February–March** – Conceptual fit plans
 - *Late March–Mid April*: Review site findings and conceptual fit plans
- **March–April** – Conceptual financial analysis
- **May** – Synthesis and path forward
 - *May–June*: Review property valuations and recommended next steps

Fiscal Impact Fund 21, Bond Measure Y.

Attachment(s) NA