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Board Cover Memorandum

To Facilities Committee

From Patrice Berry, Board Director, District 5
Jennifer Brouhard, Board President, District 2

Meeting Date November 20, 2025

Subject Authorizing Demolition of Unsafe and Blighted Structures at 1025 2nd Avenue and Preserving Future Redevelopment Options while Reducing Impact on the General Fund

Ask of the Board Approval by the Board of Education, upon recommendation by the Facilities Committee, of Resolution No. 2526-0189 Authorizing Demolition of Unsafe and Blighted Structures at 1025 2nd Avenue and Preserving Future Redevelopment Options while Reducing Impact on the General Fund.

Background The Paul Robeson and Ethel Moore buildings, located at 1025 2nd Avenue, served as the District's central administrative offices until 2013, when a major water leak caused extensive flooding, structural damage, and subsequent relocation of all District administrative functions.

Since that time, the buildings have remained vacant and have experienced significant deterioration, vandalism, and repeated fires. Multiple formal inspections by the Oakland Fire Department and independent structural engineers have determined that the buildings have compromised structural systems, high fire risk, and potential for partial or total collapse in seismic events.

The District has made ongoing efforts to secure the site and prevent encampments and trespassing, but the cost of maintaining safety at the location now exceeds \$35,000 per month, drawn from the General Fund. Over the past eight years, the District has spent over \$2 million in both direct costs and staff time from the Buildings & Grounds (B&G) team to maintain security and abate repeated safety issues.

In parallel, the Board has completed and opened the Dr. Marcus A. Foster Leadership Center at 1011 Union Street as the new permanent home for the District's administrative functions, fulfilling prior Board resolutions (2019-0901,

2021-0168, and 2425-0132). With administrative operations now relocated, 1025 2nd Avenue no longer serves any District operational function.

The property remains one of the District's most visible assets and has been the subject of ongoing feasibility analyses for potential redevelopment, including workforce and affordable housing, and programming or housing supports for transition-age youth (TAY).

Discussion The proposed resolution authorizes demolition of the red-tagged structures on the site. This action removes immediate hazards identified by the Oakland Fire Department and structural engineers, reduces General Fund expenditures tied to ongoing site security and maintenance, preserves all future redevelopment options so the Board can later determine the best long-term use for the property, and complies with CEQA under the categorical exemption for demolition of unsafe structures (Section 15301(l)) as well as all environmental and permitting requirements under City and State law.

Removing Barriers to Future Use: Demolition clears the way for new construction aligned with community-serving goals such as a Transition-Age Youth Hub, affordable housing, or workforce housing. The blighted condition of the site currently prevents progress on any redevelopment and creates ongoing risk from encampments. Removing the structures will allow the District to begin planning for future uses that reflect community priorities and long-term stewardship of this public asset.

Following demolition, staff will stabilize and secure the site to prevent future hazards or encampment activity while continuing feasibility work on potential community-serving redevelopment opportunities.

Fiscal Impact The total estimated cost for demolition, abatement, and site stabilization is \$7 million, funded from Measure Y bond allocations (one-time funds) designated for demolition projects. The demolition will result in General Fund savings of approximately \$35,000 per month in ongoing security costs required to prevent re-encampments. By demolishing the site, the District will avoid future maintenance and security costs. Over the past eight years, the District has spent approximately \$2 million in cumulative maintenance, repairs, and staff response time.

Attachment(s)

- Resolution No. 2526-0189 Authorizing Demolition of Unsafe and Blighted Structures at 1025 2nd Avenue and Preserving Future Redevelopment Options while Reducing Impact on the General Fund.

BOARD OF EDUCATION

OF THE

OAKLAND UNIFIED SCHOOL DISTRICT

Resolution No. 2526-0189

Authorizing Demolition of Unsafe Blighted Structures at 1025 2nd Avenue and Preserving Future Redevelopment Options while Reducing Impact on General Fund

WHEREAS, the Paul Robeson Administration Building at 1025 Second Avenue was the District's central office until a January 2013 water leak caused flooding on all four floors, significant damage, and the relocation of District administration—first to various District facilities and then to 1000 Broadway through 2023;

WHEREAS, the Board of Education adopted Resolution No. 2019-0901, and reaffirmed it through Resolution No. 2021-0168, designating the former Cole Elementary as the future home for the administrative building, approved the construction financed through Measure J and Measure Y bond funds, and the facility was built in accordance with those resolutions, completed and opened for District Administrative use at the start of the 2025-26 school year; and

WHEREAS, The Board of Education of the Oakland Unified School District adopted Resolution No. 2425-0132 (File 25-1324) on May 28, 2025, naming the new administrative building at 1011 Union Street in honor of Dr. Marcus A. Foster, a groundbreaking educator and visionary leader, thereby establishing the Dr. Marcus A. Foster Leadership Center as the new central home for District administrative operations; and

WHEREAS, the Oakland Fire Department, through formal inspection and assessment, examined the structures located at 1025 2nd Avenue, the Ethel Moore Memorial Building, and the Paul Robeson Building, and recommended that the buildings either be demolished or fully refurbished and, as a result, the Fire Department subsequently red-tagged both buildings, noting structural and fire damage; and

WHEREAS, the Board previously determined, through Resolution No. 2425-0132 (June 25, 2025), that the unsafe and vacant structures at 1025 2nd Avenue present dangerous conditions and declared an emergency under Public Contract Code § 22050, authorizing immediate actions to secure and abate those hazards; and

WHEREAS, the site located at 1025 2nd Avenue has been the subject of prior Board actions regarding potential redevelopment of the site including the Board's approval of Resolution 25-2276 authorizing a feasibility study at 1025 2nd Ave, Lakeview, and Ralph J. Bunche including Workforce and Affordable Housing and Programming/Housing Supports for Transition-Age

Youth at 1025 2nd Ave, all aligned with the Board's commitment to using District assets to serve the Oakland community; and

WHEREAS, both structures were classified as B-rated structures through Oakland Cultural Heritage Survey by the Oakland City Planning Department, but are not listed on the California State Historic Registry; therefore, under the City's process for demolition of locally designated structures, the District must demonstrate appropriate interim and long-term site use options consistent with the forthcoming feasibility studies; and
both structures are listed on the City of Oakland's Historic Property Registry but are not listed on the California State Historic Registry; therefore, under the City's process for demolition of locally designated structures, the District must demonstrate appropriate interim and long term site use options consistent with the forthcoming feasibility studies; and

WHEREAS, demolition of unsafe structures may be categorically exempt from CEQA under Section 15301(l) or other applicable exemptions, and staff will ensure compliance with all CEQA filing and noticing requirements; and

WHEREAS, the continued presence of vacant structures at 1025 2nd Avenue requires ongoing security measures to prevent unauthorized entry and the redevelopment of encampments within and around the buildings, resulting in significant and recurring costs to the District's General Fund that negatively impact the District's overall financial outlook; and

WHEREAS, the demolition of the vacant structures would mitigate these ongoing security expenditures and related liabilities; and

WHEREAS, the Board recognizes its obligation to safeguard public assets, protect the safety of students and the community, and act as a responsible steward of District resources; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Education of the Oakland Unified School District hereby authorizes District staff to initiate and complete the demolition of the red-tagged structures at 1025 2nd Avenue (Paul Robeson / Ethel Moore Buildings), utilizing funds allocated in the Measure Y Plan for Demolition on June 25, 2025, and in accordance with all applicable environmental, safety, and procurement laws; and

BE IT FURTHER RESOLVED,

That the Board directs staff to:

1. Comply with all applicable laws, ordinances, and environmental regulations governing demolition, debris removal, and disposal;
2. Coordinate with the City of Oakland, Alameda County, and State regulatory agencies to ensure proper permitting and documentation, including but not limited to requirements for structures with historical designation, if any;
3. Stabilize and secure the site following demolition to protect public safety and preserve the property for future development; and
4. Document both interim and long-term use concepts identified through feasibility studies for inclusion in any submittal to the City of Oakland related to demolition of historically designated structures, if required.

BE IT FURTHER RESOLVED, that the Board affirms that the District currently has no dedicated funding to redevelop or rehabilitate the property and that any future development or disposition decisions shall occur after completion of feasibility studies and subsequent Board action, which may include the establishment of a 7-11 Advisory Committee pursuant to Education Code §§ 17387-17391; and

BE IT FURTHER RESOLVED, that the Board directs the Superintendent to provide periodic updates to the Board on the demolition schedule, environmental abatement, and site stabilization progress, and to return to the Board with recommendations for next steps upon completion of feasibility analyses; and

BE IT FURTHER RESOLVED, that to the extent required by law, District staff shall provide advance notice to nearby schools and community partners regarding the demolition schedule and site safety measures; and

BE IT FURTHER RESOLVED, the adoption of this Resolution does not constitute a declaration of surplus property or commitment to a specific redevelopment concept; rather, it is a health-and-safety-driven action to eliminate hazards and maintain stewardship of District assets while preserving all options for future Board determination regarding long-term use.

PASSED AND ADOPTED this TBD, at a Regular Meeting of the Board of Education of the Oakland Unified School District.

Passed 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 TBD.

OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard
President, Board of Education

Denise Gail Saddler, Ed.D.
Interim Superintendent and Interim Secretary,
Board of Education

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

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