

Board Office Use: Legislative File Info.	
File ID Number	25-1251
Introduction Date	05-08-2025
Enactment Number	
Enactment Date	



# Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent  
Preston Thomas, Chief Systems & Services Officer  
Pranita Ranbhise, Director of Facilities Planning & Management

Meeting Date May 8, 2025

Subject Asset Management Study Session - Phase 1 Property Updates

**Ask of the Board** The Board will receive an asset management report on Phase 1 Properties and options the Board has for providing community benefits through the sale or development of the property. The Board can then use this report to develop recommendations for feasibility studies for the staff to conduct.

**Background** The Board of Education Services Agreement with Devine & Gong, Inc., and Brookwood Partners, for the latter to provide asset management and real property services to the District to support the District's strategic goals and enhance educational facilities, as specified in the Scope of Phase 1 Services.

To comprehensively study all vacant properties, the project is staged in two phases:

- Phase I is focused on three sites in order to demonstrate the key issues and trade-offs that arise. This will help the Board better understand the range of possible options and the factors that impact value, feasibility, and benefit to the District. It will also allow the project team to understand the Board's priorities. Based on Board feedback, Phase I is focused on 1025 2nd Ave (Former Administrative Building), Lakeview, Ralph J. Bunche Academy.
- Phase II will evaluate the remaining sites, incorporating the learnings from Phase I to take a more tailored approach. Phase II sites can include Golden Gate CDC, Hillside at Castlemont, Bond Street Annex School, Former Edward Shands Adult Education Center, Former Tilden CDC, and Piedmont CDC. Based on Board feedback, Phase II can include the Old Chabot Space and Science Center and the Urban Montessori Charter School site (Tilden Campus).

**Discussion** This study session will include:

- **Inform:** Share progress on property evaluations, site assessments, and the District's approach to Prioritizing the Disposition and Use of Underutilized District Properties as outlined in Resolution 2324-0155.

- **Concepts:** Provide initial scenarios for asset management strategies, potential trade-offs, and alignment with broader District goals to provide either Direct or Indirect Community Benefit (e.g., affordable housing, workforce housing, fiscal sustainability)
- **Contextualize:** Link asset decisions to demographic shifts, gentrification patterns, and community needs to ensure data-informed, policy-aligned outcomes.
- **Gather Feedback:** Solicit Board and Labor Partner feedback to inform future decisions and planning.
- **Discuss Next Steps:**
  - Review anticipated follow-up actions:
    - Districtwide staff housing and asset utilization survey,
    - Share the process and inform potential feasibility studies
    - Review the recommended Phase II scope of work to include Old Chabot Observatory, Golden Gate CDC, and Tilden Campus
    - Analyze the roadblocks and barriers to the successful completion of the projects at Edward Shands and Tilden CDC

Fiscal Impact                      None.

Attachment(s)                      Presentation: Asset Management Study Session - Phase 1 Property Updates.