

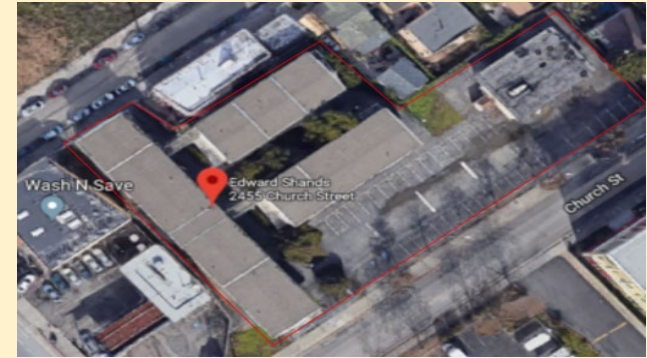
# 2455 Church St, Oakland 94605 (Formerly Edward Shands Adult Ed)

**Property Size:** 1.08 Acres

**Building Size:** 20,032 sq ft, there is a small one-story building and 3 two-story buildings on the property

**Configuration:** 4 portable classroom clusters, for a total of 16 classrooms

**Built in 1968, 1990:** 3 two-story buildings built in 1968, and 1 portable building added in 1990



Criteria	Key Questions	Application to Shands
<b>Enrollment Potential</b>	Is the property needed for projected k-12 enrollment?	<p><b>K-12 Enrollment:</b> Over the past 15 years, enrollment in OUSD district-run schools has declined from 44,925 in 2004-05 to 36,524 in 2018-19 -- a difference of 8,401 fewer students. Over the past seven years, OUSD enrollment has flattened and has ranged from a low of 36,368 to a high of 37,096. Last year, the official district enrollment was 36,524, down from 37,096 the year before. Meanwhile, we have 38 schools that are severely under enrollment capacity, meaning they use less than 75% of their facility's seat capacity. These underutilized facilities are located across the city, with the largest concentrations in the East and West regions of Oakland.</p> <p><b>Adult Education Enrollment:</b> The California Adult Education Program (CAEP) has estimated enrollment numbers of adults needing educational programs (including basic skills and language acquisition) to be 107,000 for the for the Northern Alameda Adult Education Collective (the collective includes Oakland, Alameda, Piedmont, Berkeley, Albany and Emeryville). The CAEP does not calculate enrollment projections for individual cities.</p> <p>See <a href="#">handout</a> for current Oakland Adult and Career Education program offerings, number of adult students currently being served, and capacity of existing programs.</p>
<b>Vacant</b>	Is the property currently vacant? How long has it been vacant?	<p>The 2455 Church St property has been vacant since 2010. The former use was Adult Education but the program closed in 2010 due to lack of funding. There was a short secondary use by Police Services.</p> <p>Since the site has been vacant, the 2455 Church St. (Shands) site has cost nearly \$140,000 to the district.</p>
<b>Building/Site Conditions &amp; Financial Outlook</b>	What are the building and site conditions? What is the estimated cost to repair? What is the estimated value of the property? What is the value for future income stream?	<p><b>FACILITIES CONDITION:</b> The 2455 Church St. (Shands) buildings and site are in poor condition after years of vacancy and limited maintenance. The property was vandalized in February 2017 with damage to finishes, windows, and doors, and removal of electrical wiring and plumbing lines. The Facilities Condition Index ("FCI") for the Shands buildings is nearly 60%--this indicates a building in poor condition. (FCI is calculated based on the ratio of costs to repair the buildings to the cost to replace the buildings--the lower the ratio, the better the condition of the buildings.) .</p> <p><b>COST OF REPAIRS:</b> The estimated costs to repair the 2455 Church St.(Shands) buildings are included in the District's "<a href="#">Shands Vandalism Report 02-28-17</a>" from February 2017. At that time, the estimated direct construction cost of repairs totaled <b>\$5,482,000</b>. This repair estimate did not include code upgrades or Americans with Disabilities Act (ADA) compliance upgrades. Costs of rehabilitation today would be higher.</p> <p><b>PROPERTY VALUE:</b> The estimated value of the property needs to be considered in light of the very high costs to rehabilitate the existing buildings and bring them up to current code. The owner of the property is normally required to deliver a leasable building.</p> <p><b>Lease Value for the Site and Buildings:</b> <u>After rehabilitation</u>, lease value ranges from \$12.00-\$24.00 per square foot per year. Potential annual income from lease: \$240,000-\$480,000.</p> <p><b>Land Value:</b> The underlying land for site redevelopment, after building abatement and demolition, has a potential value range of \$30-\$35 per square foot, or \$1.4 million to \$1.6 million.</p> <p><b>ZONE:</b> The 2455 Church St. (Shands) site is zoned CC-2, Community Commercial. CC-2 zones are intended to create, maintain and enhance areas with a wide range of commercial businesses with direct frontage and access on the City's corridors and commercial areas.</p> <p><b>DISTRICT WIDE K-12 FACILITIES ESTIMATED REPAIR COSTS:</b> In updating the Facilities Master Plan, the district is estimating nearly \$1 billion of needs to repair or renovate sites currently used for K-12 programs. The Board is not prioritizing funding to renovate currently vacant property.</p>

<b>Location</b>	Is the location of the facility optimal for a school site or other educational use? Is the facility located in an Oakland Opportunity Zone?	<p>The 2455 Church St. (Shands) site is not located on the same campus as an active school site, and is not large enough for a sustainably sized school. Analysis of projected school-aged children in this area at any gradespan can be served by multiple OUSD schools located in this part of the city.</p> <p>The site is within the defined Oakland Opportunity Zone boundaries, so some proposals for the potential future use of the property could be eligible for Opportunity Zone tax breaks for investors.</p> <p>See <a href="#">handout</a> for the map of current Oakland Adult and Career Education program offerings.</p>
<b>Suitability for District Programs</b>	Is this site suitable for k-12 programs or other district programs (e.g. Early Childhood, Adult Ed, Charters, Administration Buildings)?	<p>The 2455 Church St. (Shands) site is not suitable in its current condition for an educational purpose, including adult ed programs. The site is not ADA (Americans with Disabilities Act) accessible and needs substantial updates and repairs. Other sites are being explored for adult ed programming that are in better condition and require less investment. The updated 2019 Facilities Master Plan will indicate possible sites for adult education programming in locations where the service is most needed.</p>
<b>Community Input</b>	What is the community input on this property? What is the input from specific stakeholders (e.g., teachers, families, adjacent neighbors, surrounding areas stakeholders)?	<p>The district is looking for community input on potential uses for 2455 Church St. (Shands) that would serve the community. The 7-11 Committee invites community engagement and will use their input in recommending whether or not the property should be considered surplus and potential uses for the site to the Board for a final decision. Potential future uses of the site may be, for example, for adult and family services, workforce development, entrepreneurship education, and business development services for East Oakland Entrepreneurs and locally owned businesses and health services, or other ideas.</p>
<b>Other Considerations</b>	Consider other qualitative or quantitative aspects (e.g., historical value, equity impact) to inform final recommendations	<p>Committee members have highlighted that there is an equity-based need to bring more community resources to this area of the city, which historically suffered from divestment and redlining and remains under-resourced.</p> <p>Additional considerations about this property will be added to this information sheet based on input from the community and the 7-11 committee members.</p>