

Asset Management

Facilities Planning & Management
June 20, 2024



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Our Vision

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.

Our Mission

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.



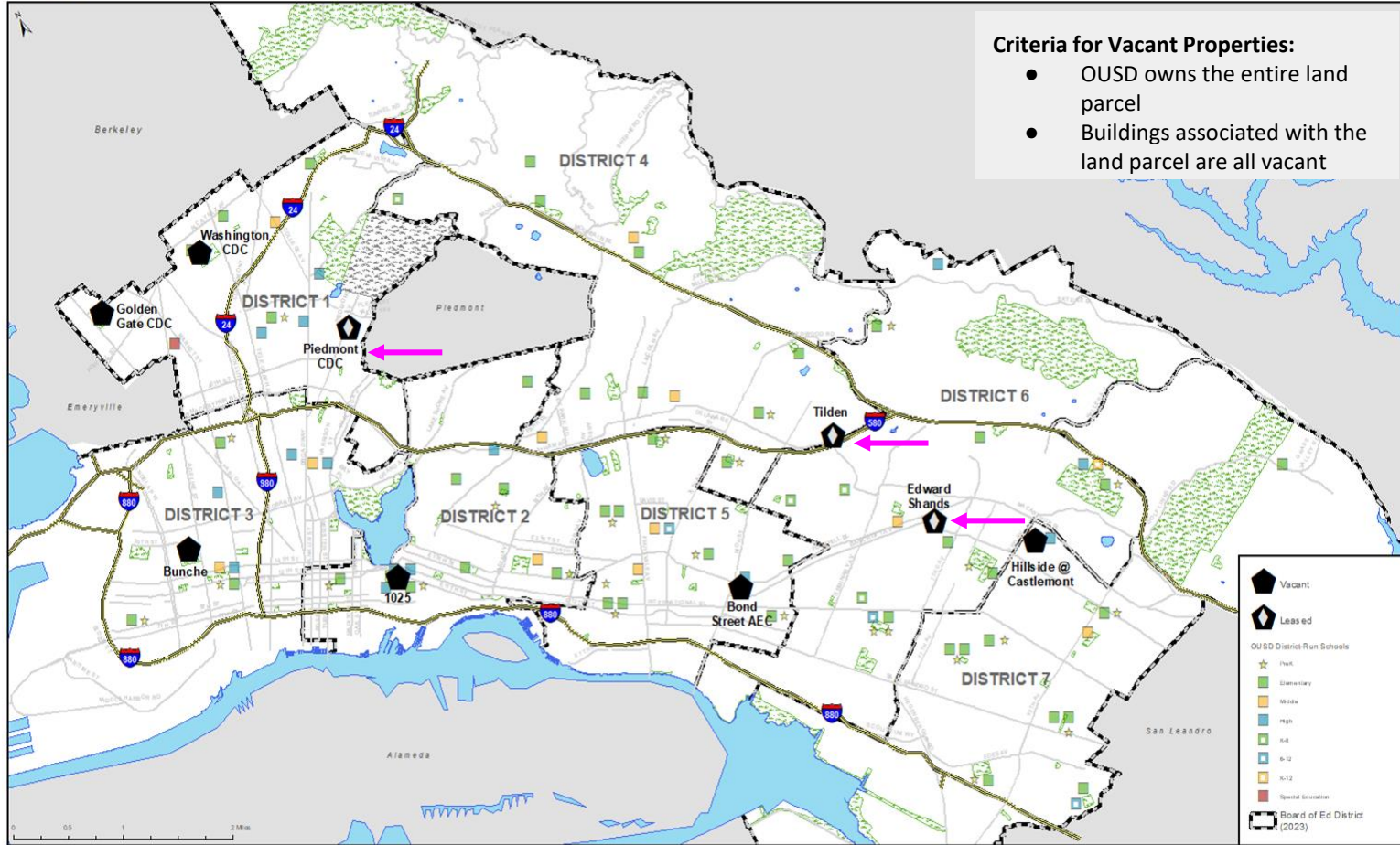
Agenda

Goal:

1. Review of OUSD Ground Leases at
 - Piedmont Child Development Center
 - Edward Shands
 - Tilden
2. Identify project progress and to more deeply understand the obstacles or challenges on implementation



2023-24 OUSD Facilities: Vacant & Leased Properties*



Source: Map is created by OUSD Research, Assessment & Data, April 2024.

Note: Excludes OUSD properties leased to Charter Schools.

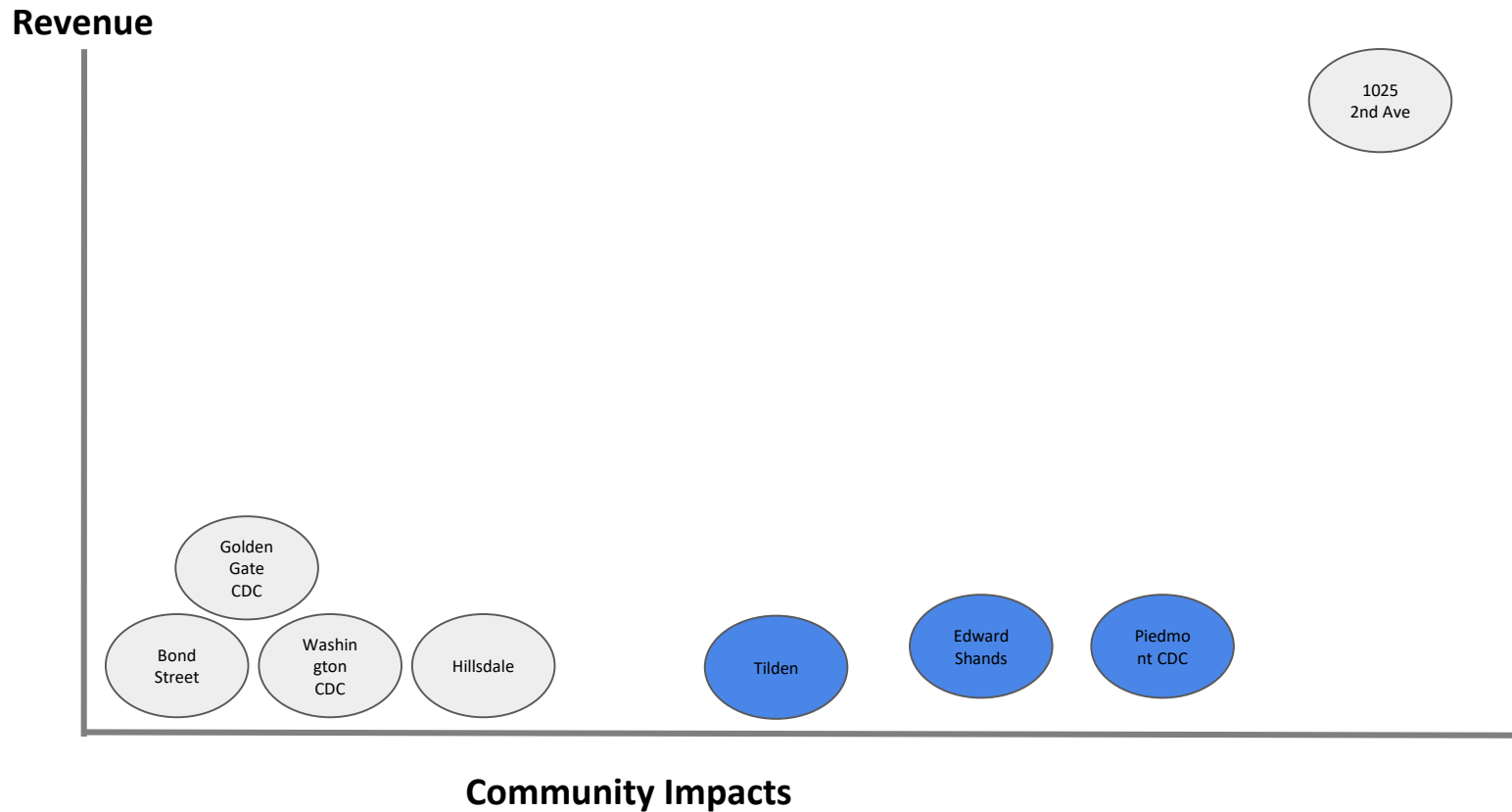
Opportunities to Use Vacant Properties?

Requirements	Sale	Lease ¹ (>30 days)	Workforce Housing ¹	Joint Occupancy	Exchange
Surplus Land Act Guidelines (“SLA”), California Department of Housing and Community Development (Gov Code Section 54220, et seq.)	Exempt so long as property is “subject to” 7-11 Committee	Exempt so long as property is “subject to” 7-11 Committee	Yes	Not Applicable	Exempt so long as property is “subject to” 7-11 Committee
7-11 Committee (Education Code Section 17390)	Required, unless exempt per Education Code Section 17391	Required, unless exempt per Education Code Section 17391	Exempt per Education Code Section 17391	N/A	Not required but desirable to be exempted from SLA
Offer to certain public/ gov’t agencies 1st?	Yes, unless waived	Yes (shorter list), unless waived	No	No	No
Highest Bidder	Yes, unless waived	Yes, unless waived	No	No- but RFP required	No
Proceed Use	Capital Outlay	Capital Outlay for lease with Purchase Option. Lease with no purchase option creates general fund revenue.	Depends on structure	Depends on structure	Depends on structure

¹ As of January 1, 2020, the District must declare the property as “surplus land” or “exempt surplus land” pursuant to Government Code Section 54221(b)(1). Declaring the property as exempt surplus land will mean that most of the requirements in Government Code sections 54220, et seq., will not apply, except for the requirement to make written solicitations to agencies to purchase or lease the property for park and recreational purposes.

² If lease, proceeds are general fund monies.

Assessment of Vacant Properties



Piedmont CDC: 86 Echo Ave, Oakland, CA 94611

- **Facility age:** 58 years
- **Area:** 29,831 SF (.68 Acres)
- **General Plan:** Mixed Housing Type Residential
- **Estimated cost to address facilities needs**
 - 2020: \$794,006
 - 2024: \$1,016,327
- **Year closed:** 2010
- **Context:** Piedmont Ave CDC was a part of the CDC closures in 2010.

December 2017: Board approved Joint-Use Lease Agreement between OUSD and City of Oakland for 3 years. District leased modular buildings to City for library use at \$2,500/month.

December 2022: Board approved Joint Occupancy and Lease Agreement between OUSD and City of Oakland for 50 years. Existing modular building to be leased until new library construction completion. Rent of \$4,000 commences upon receipt of Occupancy Certificate or March 4, 2026, whichever is earlier.

Sources:

1. OUSD Facilities Master Plan 2020, April 2020.
2. California Department of General Services, California Construction Cost Index.



Piedmont CDC: Current Conditions



Piedmont CDC: Board Approval Timeline

Background

- **September 2017:** City of Oakland entered into a Joint-Use Lease Agreement for the City's use of a modular building as a public library at Piedmont Elementary School.
- **April 2019:** District Board, with public input, appointed a 7-11 Committee to explore the potential sale, lease, or rental of vacant and underutilized District sites, including the former Piedmont Child Development Center.
- **January 2020:** The 7-11 Committee submitted its final report recommending the Premises not be declared surplus but used jointly as a library and educational space.
- **April 2021:** District Board declared its intention to consider proposals for converting the Premises into a public library for joint occupancy with the District.
- **May 2021:** OUSD issued an RFP for a Public Library Joint Occupancy Development, contingent on securing necessary funding by November 30, 2024.
- **August 2021:** District Board selected the City's proposal for joint occupancy development.
- **December 2022:** City Council authorized the Agreement, and the District Board approved the Joint Occupancy and Lease Agreement between OUSD and the City for a public library at Piedmont Elementary School.
- **February 2023:** District Board approved the First Amendment to the Joint-Use Lease agreement between the District and the City for the City's use of existing modular building for a public library at Piedmont Elementary.

Piedmont CDC: City of Oakland Project Progress

1. Draft Facility Condition Assessment Report

- The team has completed the draft report and shared it with key stakeholders for review and comment.

1. Programming Meetings: Held with the City of Oakland, Oakland Public Libraries, and OUSD to collect design requirements for the new library.

2. Community Outreach Meetings

- Two meetings hosted on January 23, 2024, and March 13, 2024 to identify community needs.
- The first meeting focused on gathering input.
- The second meeting presented multiple design options for both renovating the existing Children's Development Center and building a new library facility.

4. Design Options Narrowed Down

- The Design Team has narrowed the options to two, which will be presented at the upcoming community meeting on May 1, 2024 for further input.



PROPOSED NEW LIBRARY

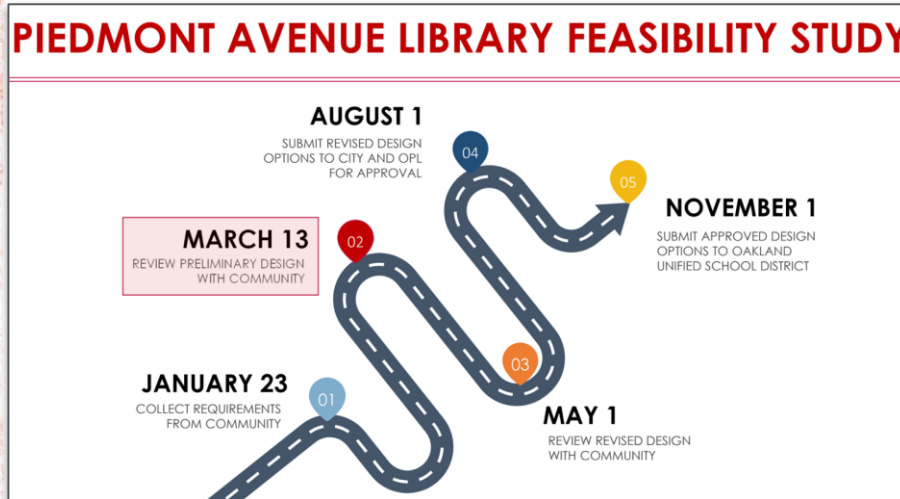
EXISTING LIBRARY
2,200 S.F.

Piedmont CDC: Proposed City of Oakland Project Plan

PROGRAM

SPACE CATEGORY	SPACE	AREA (SF)	NUMBER OF PEOPLE
ADMIN	STAFF BREAK ROOM	200	3
	LIBRARIAN'S OFFICE	100	2
	DELIVERY/SORTING/BOOK DROP	350	4
LIBRARY	RECEPTION/CIRCULATION	650	13
	LIBRARY STACKS	1,750	30
	LIBRARY READING	800	16
	QUIET READING	700	14
LIBRARY	TEEN ROOM	300	20
LIBRARY	CHILDREN'S ROOM	600	40
COMMUNITY SPACE	COMMUNITY MEETING ROOM	850	55-60
HANDS-ON ACTIVITIES	MAKERSPACE	700	15
MEETING SPACE	SMALL MEETING ROOM A	250	8
	SMALL MEETING ROOM B	250	8
RESTROOMS	PUBLIC & STAFF RESTROOMS	480	N/A
SUPPORT	ELECTRICAL, MECHANICAL, CUSTODIAN ROOMS	700	N/A

Piedmont CDC: City of Oakland Timeline, 2024



City of Oakland Project Timeline

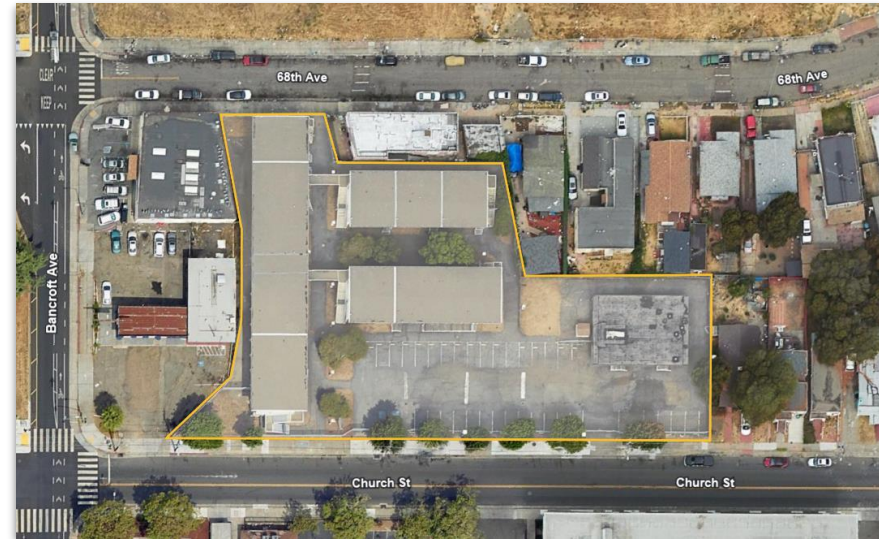
1. The feasibility study, design options, and funding strategies are set to be submitted by the City to OUSD by November 2024.
 - a. The Agreement will automatically conclude if the Conditions Precedent are not satisfied by November 30, 2024, unless both parties mutually agree in writing to extend the deadline
2. Rent commencement start date for the city shall commence upon the earlier of:
 - a. The date the City receives the Occupancy Certificate.
 - b. March 4, 2026
3. Rent commencement conditions:
 - a. The City can continue leasing the existing modular building until the new project is completed.
 - b. Any rent paid before the Occupancy Certificate is issued will count towards both this Lease and the existing agreement, ensuring no double rent payment



Workforce Housing

Former Edward Shands Adult Education Center: 2455 Church St, Oakland, CA 94605

- **Facility Age:** 3 two-story buildings built in 1968, and 1 portable building added in 1990
- **Area:** 49276 SF (1.13 acres)
- **General Plan:** Community Commercial
- **Estimated Cost to Address Facilities Needs:**
 - 2020: \$2,249,271
 - 2024: \$2,879,066
- **Year Closed:** 2010
- **Context:** 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.
- **Monthly Rental Rate:** \$4,000/month. The monthly rental rate shall be subject to three percent (3%) annual increases. Rent will increase by 10% for each one-to four-unit increase above 68 in the number of residential units approved for the project.



Sources:

1. OUSD Facilities Master Plan 2020, April 2020.
2. California Department of General Services, California Construction Cost Index.
3. Board Enactment # 21-1198.

Former Tilden Child Development Center: 4551 Steele St.

- **Facility age:** 57 years
- **Area:** 19166 SF (.44 acres)
- **General plan:** Detached Unit Residential
- **Estimated cost to address facilities needs:**
 - 2020: \$3,176,026
 - 2024: \$4,065,313
- **Year closed:** 2010
- **Context:** The former use was a Childhood Development Center. The program closed in 2010 due to low enrollment of K-3 students and poor facility conditions. The entire pre-school and general education programming offered at the site was moved to the Burbank campus.
- **Monthly Rental Rate:** \$3,000/month. The monthly rental rate shall be subject to three percent (3%) annual increases. Rent will increase by 10% for each one-to four-unit increase above 20 in the number of residential units approved for the project.

Sources:

1. OUSD Facilities Master Plan 2020, April 2020.
2. California Department of General Services, California Construction Cost Index.
3. Board Enactment # 21-1197



Edward Shands & Tilden: Current Conditions



Edward Shands & Tilden: Board Approval Timeline

Background:

- **January 2020:** 7-11 Committee recommended surplus of 2 properties and pursuing a long-term lease for the former Tilden CDC and the former Edward Shands Adult Education Center, with priority uses identified based on public hearings.
- **February 2020:** Board passed resolutions to surplus Shands and Tilden for long-term lease, aligning with community priority uses.
- **October 2020:** RFP posted for long-term lease proposals.
- **November 2020:** Board announced acceptance of timely proposals.
- **December 2020:** Board reviewed and selected Eagle Environmental Construction & Development (EECD) for a Long-Term Ground Lease.
- **January 2021:** Public hearing held before entering negotiations.
- **June 2021:** Board approved Long-Term Ground Lease with EECD for Affordable and Workforce Housing, Workforce Development Training Opportunities, and Black Cultural Zone Programming at Shands & Tilden.

Edward Shands & Tilden: Current Project Plan

Edward Shands

Project Investment: \$43,332,336

Investment to Date: \$1,504,500 (Edward Shands & Tilden)

Description: Two New 6-Story Buildings, Total of 113 Apartments - 47 Studio Units (Converted Classrooms), 10 1-Bedroom Units, 36 2-Bedroom Units, 20 3-Bedroom Units, 57 parking Spaces, Commercial / Office space

Financial Capital Stacks:

- Wings of Eagle Equity Fund \$2,000,000 (Awarded)
- DTSC Community Wide Grant - \$350,000 (Awarded)
- California PACE – \$12,816,319 (Energy Financing, Pending July 2024)
- Construction Debt Financing - \$28,166,018 (Pending July 2024)
- New Market Tax Credits – TBD

Tilden

Project Investment: \$22,106,143

Investment to Date: \$1,504,500 (Edward Shands & Tilden)

Description: New 5-Story Building, Total of 56 Apartments - 24 1-Bedroom Units, 24 2-Bedroom Units, 8 3-Bedroom Units, 45 parking Spaces, Commercial / Office space

Financial Capital Stacks:

- Wings of Eagle Equity Fund \$700,000 (Awarded)
- DTSC Community Wide Grant - \$350,000 (Awarded)
- California PACE – \$3,829,625 (Energy Financing, Pending July 2024)
- Construction Debt Financing - \$17,226,518 (Pending July 2024)

Edward Shands: Planning Submittals, December 2022

REVIEW SET

EDWARD SHANDS WORKFORCE HOUSING

2455 Church Street
Oakland, CA 94619

PLANNING SUBMITTAL
December 05, 2022

PROJECT DESCRIPTION

LIST OF DRAWINGS

PROJECT DESCRIPTION	REVISED
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A0.2	1
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APPLICABLE CODES

EDWARD SHANDS WORKFORCE HOUSING
2455 Church Street, Oakland, CA 94619

PLANNING SUBMITTAL
December 05, 2022

TITLE SHEET A0.1

EDWARD SHANDS WORKFORCE HOUSING
2455 Church Street, Oakland, CA 94619

PLANNING SUBMITTAL
December 05, 2022

PROPOSED BUILDING - BIRD'S EYE AERIAL

A1.1

EDWARD SHANDS WORKFORCE HOUSING
2455 Church Street, Oakland, CA 94619

PLANNING SUBMITTAL
December 05, 2022

PROJECT SITE - BIRD'S EYE AERIAL

A0.8

Tilden: Planning Submittals, January 2023

TILDEN WORKFORCE HOUSING
4655 Steele Street
Oakland, CA 94619
PLANNING SUBMITTAL
January 31, 2023



LIST OF DRAWINGS	
PROJECT INFORMATION	
A.01	TITLE SHEET
A.02	PROJECT INFORMATION
A.03	GENERAL NOTES
A.04	GENERAL NOTES MAP
A.05	GENERAL NOTES MAP
A.06	GENERAL NOTES MAP
A.07	GENERAL NOTES MAP
ARCHITECTURAL	
A.08	PROJECT SITE - BIRD'S EYE AERIAL
A.09	PROPOSED BUILDING - BIRD'S EYE AERIAL
A.10	PROPOSED BUILDING - BIRD'S EYE AERIAL
A.11	PROPOSED BUILDING - BIRD'S EYE AERIAL
A.12	PROPOSED BUILDING - BIRD'S EYE AERIAL
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A.100	PROPOSED BUILDING - BIRD'S EYE AERIAL

PROJECT DIRECTORY

VICINITY MAP

PROJECT LOCATION

APPLICABLE CODES

LANDMARKS

GENERAL AND SUPPLEMENTARY NOTES

TILDEN WORKFORCE HOUSING
4655 Steele Street, Oakland, CA 94619
PLANNING SUBMITTAL
January 31st, 2023
TITLE SHEET A0.1



TILDEN WORKFORCE HOUSING
4655 Steele Street, Oakland, CA 94619
PLANNING SUBMITTAL
January 31st, 2023
PROJECT SITE - BIRD'S EYE AERIAL A1.0



TILDEN WORKFORCE HOUSING
4655 Steele Street, Oakland, CA 94619
PLANNING SUBMITTAL
January 31st, 2023
PROPOSED BUILDING - BIRD'S EYE AERIAL A1.1

Edward Shands & Tilden: Project Progress

Edward Shands

Work Completed:

- Planning Architecture and Engineering Designs
- Completed the tribal review.
- Completed review by the planning department
- Building Department review is in process
- Begin the Lot Merger process
- Phase One Environmental Study
- Soft demolition of classrooms
- Recycling of metal and wood material
- Abatement of Asbestos-containing Materials
- Abatement of lead-based paint
- Roof assessment and Inspection

3rd Quarter Scheduled Work:

- Demolition of Building #5
- Phase Two: Boring and Report
- Detailed geotechnical analysis
- Submission of site lot merger
- Community-Wide Outreach
- Classroom to Studio Unit Mockup
- Documents and submittals for vertical construction
- Final project estimation and costing

Tilden

Work Completed:

- Planning Architecture and Engineering Designs
- Completed the tribal review.
- Completed review by the planning department
- Building Department review is in process
- Phase One Environmental Study
- Soft demolition of classrooms
- Recycling of metal and wood material

3rd Quarter Scheduled Work:

- Abatement of Asbestos-containing Materials
- Abatement of lead-based paint
- Demolition of existing Buildings
- Phase Two: Boring and Report
- Detailed geotechnical analysis
- Community-Wide Outreach
- Documents and submittals for vertical construction
- Final project estimation and costing

Edward Shands & Tilden: Project Challenges

- Continuous site trespassing and graffiti.
- Project financing of ground leases is very difficult in the current COVID-19 and high interest rate economy.
- Delays in approval from the City of Oakland.
- May need OUSD approval of California PACE financing; OUSD internal review in progress.



THANK YOU

Any Questions?

Additionally, for more information, please reach out:

Pranita Ranbhise

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