

7-11 Committee Update Information

OAKLAND UNIFIED SCHOOL DISTRICT

FACILITIES SUBCOMMITTEE

NOVEMBER 15, 2019



Committee Organization

7-11 Committee Roles

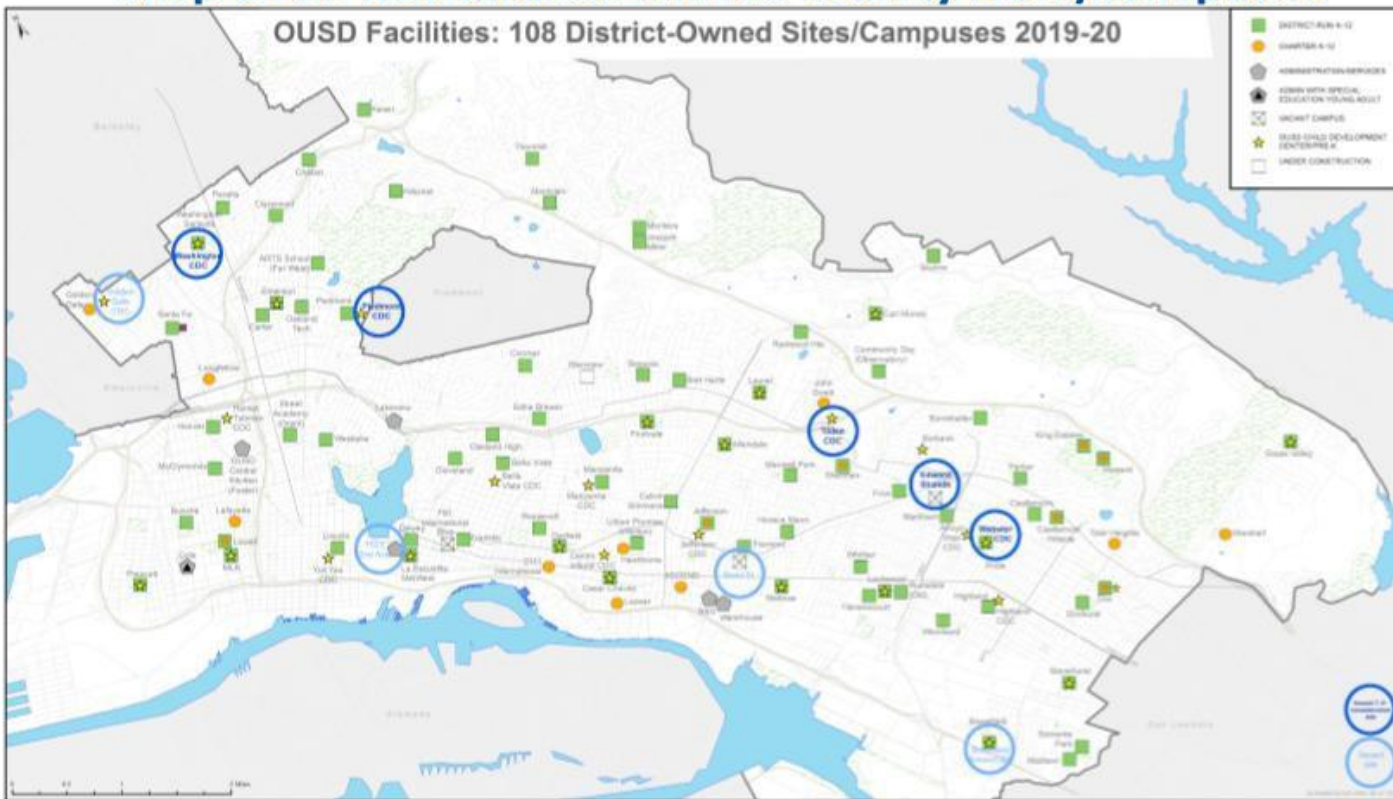
7-11 Committee													
Role*	<ul style="list-style-type: none">• To recommend designated 5 properties as surplus or not• To recommend potential uses for the 5 properties												
Members**	<table><tbody><tr><td>Veronica Martinez, Chair</td><td>Noni Session</td></tr><tr><td>Xochitl Leon, Vice Chair</td><td>Eve Stewart</td></tr><tr><td>Shaeonna Muhammad, Secretary</td><td>Tiffany Rose Lacsado</td></tr><tr><td>Vilma Serrano</td><td>Bryan Quevedo</td></tr><tr><td>Clifford Hong</td><td>Ay'Anna Moody</td></tr><tr><td>James Robins</td><td></td></tr></tbody></table>	Veronica Martinez, Chair	Noni Session	Xochitl Leon, Vice Chair	Eve Stewart	Shaeonna Muhammad, Secretary	Tiffany Rose Lacsado	Vilma Serrano	Bryan Quevedo	Clifford Hong	Ay'Anna Moody	James Robins	
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* [Board Reso. No. 1819-0247](#) defines the scope of vacant and underutilized properties to be considered in a first phase of a 7-11 Committee. [Additional phases are dependent on the completed Facilities Master Plan (estimated completion, Oct 2019)].

** [Board Reso. No. 1819-0189](#) selected the above members to the 7-11 Committee

Background Information

Map of all 108 district-owned facility sites/campuses



Groundwork for recommendations

Criteria for Determining Surplus

Criteria a Adopted on August 22, 2019

Enrollment Potential	Is the property needed for projected enrollment?
Vacant	Is the property currently vacant? How long has it been vacant?
Building/Site Conditions & Financial Outlook	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?
Location	Is the location of the facility optimal for a school site or other educational use? Opportunity zones potential funding considerations
Suitability for District Programs	Is this site suitable for k-12 programs or other district programs (e.g. Early Childhood, Adult Ed, Charters, Administration Buildings)?
Community Input	What is the community input on this property? What is the input from specific stakeholders (e.g., teachers, families, adjacent neighbors, surrounding areas stakeholders)?
Other Considerations	Consider other qualitative or quantitative aspects (e.g., historical value, equity impact) to inform final recommendations

Schedule of Meetings

Date	Meeting Topic	Location
Sept 19 at 6 PM	Property Review of 2455 Church St. *Site open for touring at 5 PM	Markham Elementary School Cafeteria 7220 Krause Ave., Oakland
Oct 3 at 6 PM	2455 Church St. (Edward Shands) Site Debrief	KDOL Committee Room (or Great Room)
Oct 17 at 6PM	Property Review of 86 Echo Ave. *Site open for touring at 5 PM	Piedmont Elementary School 4314 Piedmont Ave., Oakland
Oct 24 at 6PM	Property Review of 4551 Steele St. *Site open for touring at 5 PM	Roses in Concrete School (Tilden campus) 4551 Steele St., Oakland
Nov 7 at 6 PM	Property Review of 7980 Plymouth St. *Site open for touring at 5 PM	East Oakland Pride Elementary 8000 Birch St., Oakland
Nov 14 at 6 PM	Property Review of 58 61 st St. *Site open for touring at 5 PM	Sankofa Elementary 581 61 st St., Oakland
Nov 21 at 6 PM	Debrief of prior 4 Site visits (CDC Sites)	KDOL Committee Room (or Great Room)
Dec 5 at 6 PM	Draft Final Advisory Report	KDOL Committee Room (or Great Room)
Dec 12 at 6 PM	Vote on Final Advisory Report	KDOL Committee Room (or Great Room)

Community Outreach: Mailers

For each site tour and community input meeting a flyer/mailer has been prepared, and translated.

Mailers to approximately 4,000 residential and commercial residents within ½-1 mile radius of each property.

Flyers posted on poles in adjacent areas.

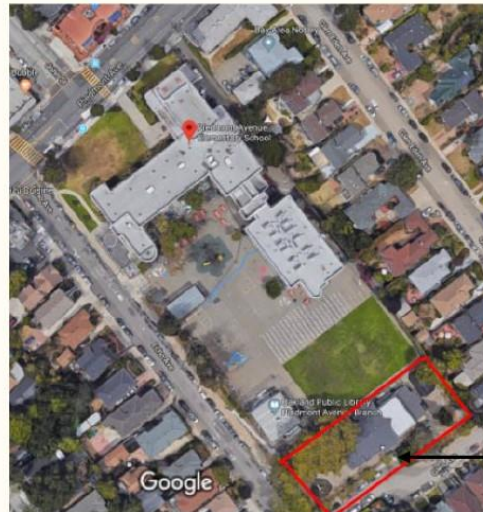


Public Community Input Meeting

6:00pm Thursday October 17, 2019

Piedmont Avenue Elementary School Cafeteria
4314 Piedmont Ave. Oakland, 94611

An OUSD Advisory Committee (7-11 Committee*) will meet to hear community input on the future of the former Piedmont Child Development Center (CDC) adjacent to the Piedmont Ave. Elementary campus. The Piedmont CDC site & building located at 86 Echo Ave. off of Piedmont Ave., will be open for public viewing right before the meeting from 5pm-5:45pm.



For input and questions send an email to:

711committee@ousd.org

or leave a voice message to OUSD at 510-879-8200.

More information is available on the website:

www.ousd.org/7-11committee

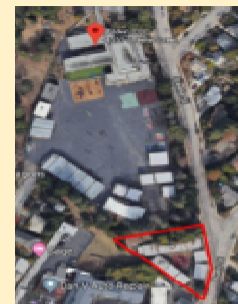
Former Piedmont CDC
86 Echo Ave. Oakland

*The School Board has charged the 7-11 Committee with reviewing vacant sites and providing advisory recommendations on whether a site should be considered surplus. The Committee also provides recommendations on potential uses of the site.

Background Facility Information provided for each property at Community Meetings

4551 Steele St (Formerly known as Tilden CDC)

Property Size: 0.44 acres in former CDC area (Estimated 0.71 acres when including hillside)
 Building Size: 8,640 sq ft, 1-story
 Configuration: 9 classroom portables
 Built in 1967



Criteria	Key Questions	Application to Shands
Enrollment Potential	Is the property needed for projected k-12 enrollment?	<p>K-12 Enrollment: 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. These enrollment data are publicly available at ousddata.org. 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>Early Childhood Enrollment: OUSD serves 1580 students in our early childhood development centers. See handout for program listings.</p>
Vacant	Is the property currently vacant? How long has it been vacant?	<p>The 4551 Steele St property (Tilden CDC) has been vacant since 2010. 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.</p> <p>Since the site has been vacant, the 4551 Steele St property (Tilden CDC) site has cost approximately \$25,000 to the district.</p>
Building/Site Conditions & Financial Outlook	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>FACILITIES CONDITION: Initial condition rated as Poor based on visual inspection from site and building visits. Observations included site and building deterioration due to lack of maintenance.</p> <p>COST OF REPAIRS OR REPLACEMENT: The estimated direct construction costs to repair the 4551 Steele St property (Tilden CDC) is \$2,659,099. The estimated direct construction cost of replacement assuming like-in-kind area and use is estimated at \$550/sf (including all site work costs) or \$4,752,000.</p> <p>The Facilities Condition Index ("FCI") for the Tilden buildings is 55.96%—this indicates a building in poor condition. Properties with an FCI of 50% or greater are typically considered for demolition and replacement. (FCI is calculated based on the ratio of costs to repair the buildings to the cost to replace the buildings—the higher the ratio, the worse the condition of the buildings.)</p> <p>PROPERTY VALUE: 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>Lease Value for the Site and Buildings: \$1.50 - \$2.50/sf/month after repairs providing potential income of \$67,000 to \$110,000/year. High cost of repairs or replacement is a serious impediment to considerations of leasing, even if amortized over long lease period net return to District limited.</p> <p>Land Value: Assume a potential for 3 single-family lots in accordance with RD-1 zoning, residual value of land approximately \$130,000-\$215,000, after demolition and site clearing. Cost of demolition, including hazardous materials abatement, is estimated at \$150,000 to \$175,000.</p> <p>ZONE: 4551 Steele St property (Tilden CDC) site is zoned RD-1, RD-1 Detached Unit Residential Zone-1: The intent of the RD-1 zone is to create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities.</p> <p>DISTRICT WIDE K-12 FACILITIES ESTIMATED REPAIR COSTS: 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>

Background on previous program uses at site, with current program data

ECE Site Directory 2019 - 2020

Site Admin	Center name	Site #	Address	Full Day PreK	3Hour PreK AM	3 Hour PreK PM	School Age PM	Current Enrollment	Current Capacity
Shanna Birkholz-Vazquez	1. Acorn Woodland CDC	861	1025 - 81st Avenue 94621		X	X		68	72
	2. Bella Vista CDC	805	2410 - 10th Avenue 94606	X	X	X		72	80
	3. Stonehurst CDC	838	901 - 105 th Avenue 94603	X	X	X		93	96
Alesia Eutsler	4. Lockwood CDC	823	1125 - 69th Avenue 94621	X			X	47	48
	5. United Nation CDC*	831	1025 - 4 th Ave. 94606	X	X	X		235	240
	6. Yuk Yau CDC	824	291 - 10th Street 94607	X	X	X	X	92	96
Caroline Jones	7. Arroyo Viejo CDC	802	1895 - 78 th Ave. 94621	X	X	X		73	80
	8. Laurel CDC	820	3825 California Street 94619	X	X	X	X	67	72
	9. Manzanita CDC	829	2618 Grande Vista Ave. 94601	X	X	X	X	60	64
John Moon	10. Centro Infantil CDC	819	2660 East 16h Street 94601	X	X	X		58	80
	11. Emerson CDC*	811	4801 Lawton Avenue 94609	X	X	X	X	50	56
	12. Harriet Tubman CDC	825	800 - 33rd Street 94608	X			X	32	48
Thomas Williams	13. Highland CDC	815	1322 - 86th Avenue 94621	X	X	X	X	67	72
	14. International CDC	809	2825 International Blvd 94601	X	X	X		92	96
	15. Jefferson CDC	817	1975 - 40th Avenue 94601	X	X	X	X	70	72
Ofeilia A. Mendoza	16. Hintil CDC	840	11850 Campus Drive 94619	X				16	32
Elementary Site-Based	17. Allendale State PreK	860	3670 Penniman Ave. 94619		X	X		29	32
	18. Bridges State PreK	863	1325 - 53rd Avenue 94601	X	X	X		40	48
	19. Brookfield State PreK	806	401 Jones Avenue 94603		X	X		32	32
	20. Burbank State PreK *	803	3550 - 64th Avenue 94605		X			28	32
	21. Cox (Reach) State PreK	807	9860 Sunnyside Street 4603		X	X		42	48
	22. CUES State PreK *	827	6701 International Blvd 94621		X	X		42	48
	23. Fruitvale CDC	862	3200 Boston Avenue 94602	X				16	16
	24. Garfield State PreK	808	1640 - 22nd Avenue 94606		X	X		32	32
	25. Howard State PreK	816	8755 Fontaine Street 94605		X			16 AM	32
	26. MLK State PreK	822	960 - 10th Street 94607		X	X		22	24
	27. Prescott CDC	830	920 Campbell Street 94607	X				16	16
	28. Sankofa CDC	864	581 - 61st Street 94609	X				24	24
Total								1531	1688