

581 61st St (Former Washington CDC)

Property Size: 0.41 Acres
Building Size: 4,970 sq ft, 1-story
Configuration: 4 classrooms, kitchen
Built in 1973



Criteria	Key Questions	Application to former Washington CDC
Enrollment Potential	Is the property needed for projected k-12 enrollment?	Given the Board decision on September 11, 2019 to merge Kaiser and Sankofa Elementary Schools on the Sankofa Campus, the District is encouraging the 7-11 Committee to consider not recommending this site as surplus property. This decision came after the board convened the 7-11 committee to review vacant properties. The District does not have plans to use the 581 61st St (Former Washington CDC) site in the 2020-21 school year, and would like to allow time for the newly merged school to grow and identify their needs before considering it as possible surplus.
Vacant	Is the property currently vacant? How long has it been vacant?	<p>The 581 61st St (Former Washington CDC) site has been vacant since 2010. The former use was a Childhood Development Center (CDC). The program closed in 2010 due to reductions in state funding. At that time, the pre-school moved into the Sankofa School building. There was a short temporary use of the former CDC by the Temporary Alternative Placement (TAP) Center.</p> <p>Since closing, the 581 61st St (Former Washington CDC) site has cost the District about \$25,000 to maintain.</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. Observations included extensive site and building deterioration due to age and lack of maintenance. The Facilities Condition Index (“FCI”) for the former Washington CDC buildings is 56.6%--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>COST OF REPAIRS: The estimated cost to repair the 581 61st St (Former Washington CDC) site is \$1,827,000. This cost includes hazardous materials abatement, ADA compliance including full renovation of restrooms and new ramps, interior finishes, new electrical and lighting, new HVAC, re-roof, new flooring, new ceilings, interior and exterior painting, window upgrades, and site work including new and repair asphalt, fence/gate upgrades, and upgraded play structure.</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. In this case the demolition and replacement of the building(s) is potentially more cost-effective for providing an appropriate and useable educational support facility.</p> <p>Lease Value for the Site and Buildings: Limited lease value due to poor condition and high costs to repair/renovate. A fully renovated or new facility on the site would have a lease value in the \$3.00/sf/month range, with a total annual lease income potential in the range of \$175,000 per year.</p> <p>Land Value: Residual value for the land is modest and would be from the creation of buildable lots for housing. Estimated market value at \$525,00-\$750,000 for the full site area. This is after the costs of demolition of the existing buildings and site clearance which are estimated at \$75,000-\$100,000.</p> <p>ZONE: 581 61st St (Former Washington CDC) site is zoned RM-2, Mixed Housing Type Residential-2. RM-2 zones are intended to create, maintain, and enhance residential areas characterized by a mix of single family homes and duplexes, and neighborhood businesses where appropriate. Bushrod Park is directly adjacent to the former CDC site, is this a City of Oakland Park.</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>
Location	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 581 61st St (Former Washington CDC) site is located on the Sankofa Academy school site campus where an operating OUSD CDC program currently exists inside the main school facility. It is .64 miles from an optimal elementary school location (<i>based on 2018 RAD location/allocation analysis</i>).</p> <p>See handout for the list current Early Childhood Education program offerings.</p>

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)?	The 581 61st St (Former Washington CDC) site is not suitable for educational programming in its current condition. The property will need to be renovated for any future use. There are no funds in the current facilities budget identified to support renovation of the site.
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)?	The District welcomes input from the newly merged (starting in 2019-20) school community regarding potential uses for 581 61st St (Former Washington CDC) that could serve the school community.
Other Considerations	Consider other qualitative or quantitative aspects (e.g., historical value, equity impact) to inform final recommendations	Additional consideration will be given to data and input received relating to this property as appropriate to the work of the 7-11 Committee.

