

Asset Management

Updates to Emergency Resolution: Emergency Construction Services for the Repair of Dangerous Conditions

Measure B,J, and Y Independent....
December 8th, 2025

Previously Presented to Facilities Committee



**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

1. Provide progress report on emergency stabilization and demolition projects authorized June 25, 2025
2. Highlight completed work, in-progress activities, and challenges
3. Outline next steps and continued Board actions needed

Proposed Board Guiding Principles

Meet our enrollment and programmatic needs

- Plan and design spaces to support Oakland's long term enrollment trends and educational programs needs..
- Ensure spaces can easily adapt to changing needs and uses.
- Incorporate multipurpose, reconfigurable spaces

Inclusive and transparent planning

- Ensure the needs of special populations are considered in all planning phases.
- Maintain a transparent process for all asset management decisions, keeping community informed and engaged

Data-driven decisions and understanding existing conditions

- Use data to guide space planning and allocation, updating regularly for current and future needs.
- Increase knowledge of current facilities and their conditions to better plan improvements and changes

Public good through community engagement

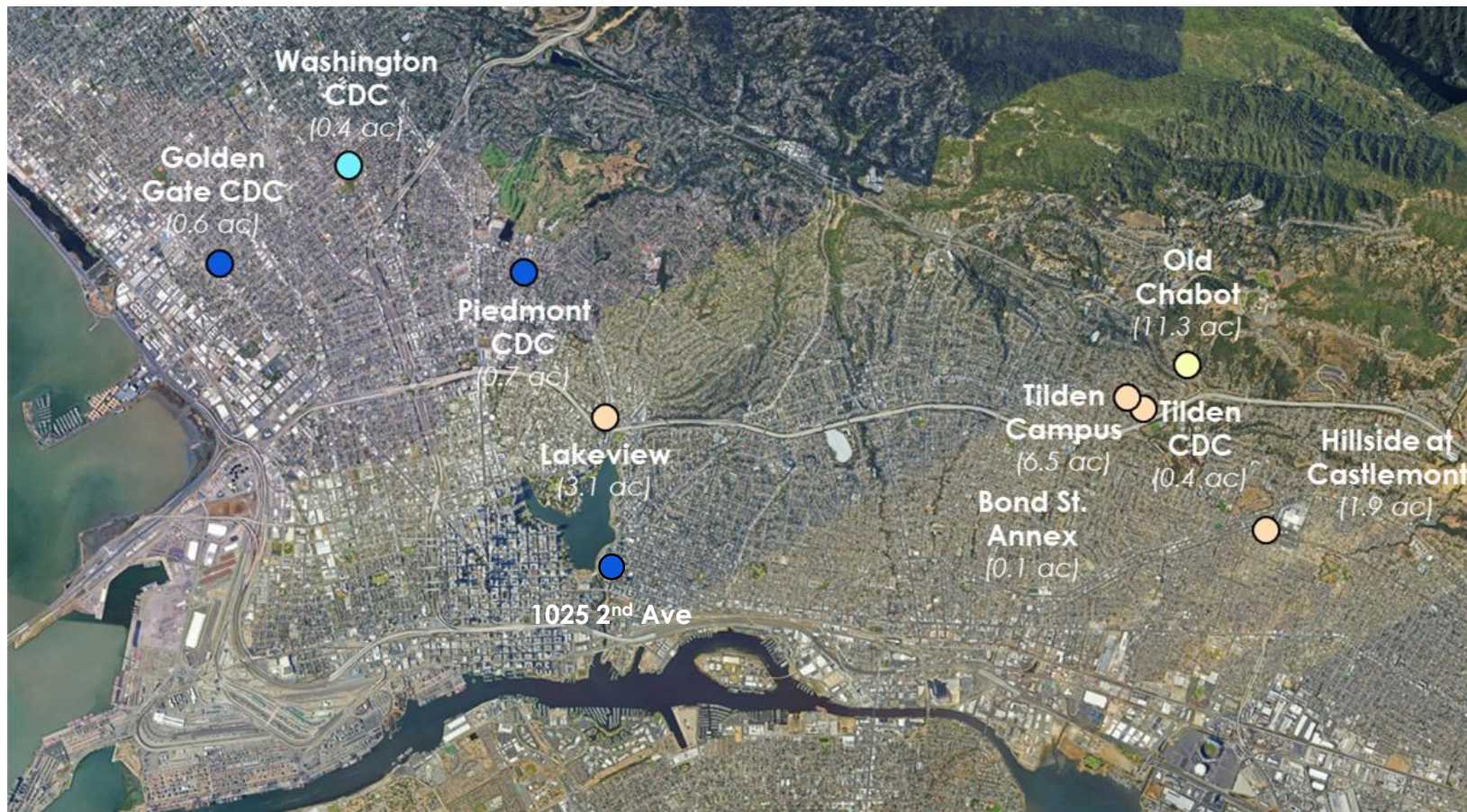
- Use public lands to benefit the community or the districts mission and vision, prioritizing spaces that serve educational and social needs.
- Actively involve the community developing needs assessment that informs our decision-making processes

Collaboration with public agencies

- Work closely with the City of Oakland and other public agencies to address shared property issues and streamline processes.
- Seek collaborative solutions for permit approvals and other bureaucratic challenges

OUSD Vacant, Leased, or Underutilized Sites

● Vacant ● District Use ● Leased ● Pre/TK Expansion



Introductions & Purpose

- As a follow-up to the friendly amendment on Amendment No. 3, Measure Y Spending Plan - October 2024 - Facilities Planning and Management, March 12, 2025
- Address urgent safety, legal, and cost concerns at four vacant sites:
 - 1025 2nd Ave (Paul Robeson & Ethel Moore)
 - Edward Shands - 2455 Church St.
 - Ralph Bunche - 1240 18th St.
 - Hillside at Castlemont- 2369 84th Ave.
- **Ongoing issues:** encampments, fire risks, vandalism, theft, and neighborhood complaints
 - Current security measures (fencing, patrols) have proven ineffective

Introductions & Purpose

- Resolution No. 2425-0132 authorized demolition of unsafe structures at:
 - Hillside Campus
 - Ralph J. Bunche Academy
 - 1025 2nd Ave (Ethel Moore & Paul Robeson buildings)
- **Goal:** Mitigate hazardous conditions, improve safety, reduce liability
- Emergency contracting allowed under Public Contract Code § 22050

Board Office Use: Legislative File Info.	
File ID Number	25-1314
Introduction Date	06-25-2025
Enactment Number	25-1237
Enactment Date	6/25/2025 er



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thinking Students

Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems and Services Officer
Pranita Ranbise, Director of Facilities and Planning **ADOPTED, AS AMENDED**

Meeting Date June 25, 2025

Subject Resolution No. 2425-0132 Declaring an Emergency And Authorizing District Staff to Enter Into Contracts for Emergency Construction Services for the Repair of Dangerous Conditions at Various Sites Via Demolition of Existing Structures.

Ask of the Board Approval by the Board of Education of Resolution No. 2425-0132, which will declare an emergency pursuant to Public Contract Code section 22050 and authorize District staff to enter into one or more contracts for demolition and related construction services without competitive bidding in order to abate hazardous conditions at several vacant District-owned sites.

Background The District owns several abandoned and unoccupied facilities, including the Paul Robeson Administration Building, Ethel Moore Memorial Building, Ralph J. Bunche Academy, and Hillside Academy (all as more specifically defined in Exhibit A to the Resolution and referred to herein as the "Sites"). These sites are structurally unsound, are not ADA compliant, and have no functioning electricity, fire alarms, or fire suppression systems.

Despite efforts to secure and maintain the sites through fencing, security patrols, and other measures, these Sites have seen a recent increase in people trespassing on these sites. These unauthorized entries and encampments create ongoing safety risks for the people inside the sites, the community, and the District's property.

Two of these buildings were already set on fire in 2024, causing extensive damage and further compromising the safety of the structures. In April 2024, a report to the District's Facilities Committee indicated ongoing trespassing and illegal activity occurring at the Sites despite the District's efforts to secure them. This increase in illegal activity, coupled with the absence of functioning fire alarm or fire suppression systems, has significantly increased the risk of future fires and increased the threat to public health and safety. Future fires could ignite and spread rapidly, placing not only District property at risk but also nearby neighborhoods and first responders.

It is likely that there will be an increase in access to these sites in the summer months, thereby increasing the risks posed by the Sites. The only practical way to repair these



Progress Updates

Hillside at Castlemont (Partial): 2369 84th Ave

- **Facility age:** 23 years
- **Area:** 116,290 SF (1.9 acres)
- **General Plan:** Institutional
- **Year closed:** 2014
- **Context:** This portion of the Castlemont campus served as Hillside Academy until 2014 and shortly served as the Rudsdale Newcomer campus until the end of the SY 2020-21. This portion of the campus is made up of 6 portables.



Hillside at Castlemont (Partial): Previous Conditions



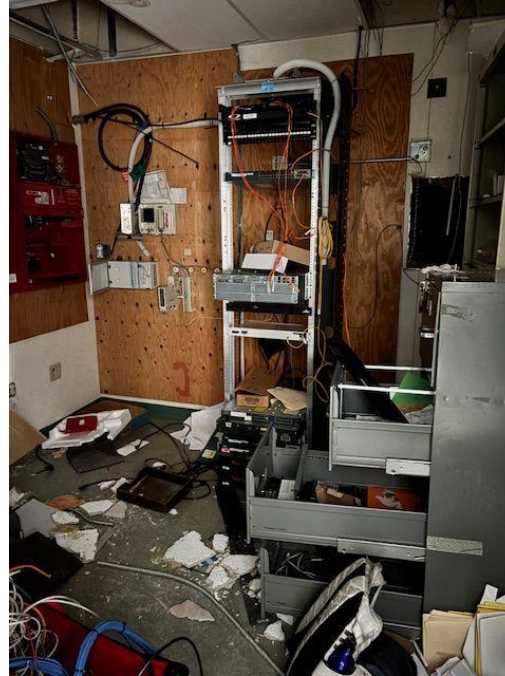
April 2024



November 2024 - OAK 311

Trash and abandoned vehicles can be seen collecting along the street in front of the former Hillside Academy. Overgrown grass and weeds. Damage to the exterior portable walls.

Hillside at Castlemont (Partial): Previous Conditions



March 2025



All electrical lines, telephone, intrusion, and alarm system wiring have been removed, and most related equipment has been removed or damaged. Interior walls have been compromised, allowing access to every portable from the inside (classroom to classroom). Ceiling tiles and other items have been removed and destroyed throughout the portables.

Current Progress: Hillside Campus Demolition *(Complete)*

Prioritization Rationale

- Simplest scope and site conditions allowed for rapid execution on a compressed timeline
- Proximity to a large student population made addressing safety hazards urgent

Completion Highlights

- All structures demolished; debris fully removed as August 1, 2025
- Adjacent to Castlemont High School & Leadership Public Schools – enhanced safety for 1,000+ students
- Finished ahead of school start

Impact

- Eliminates long-standing safety hazards on campus
- Removes blighted, vandalized structures and associated hazards



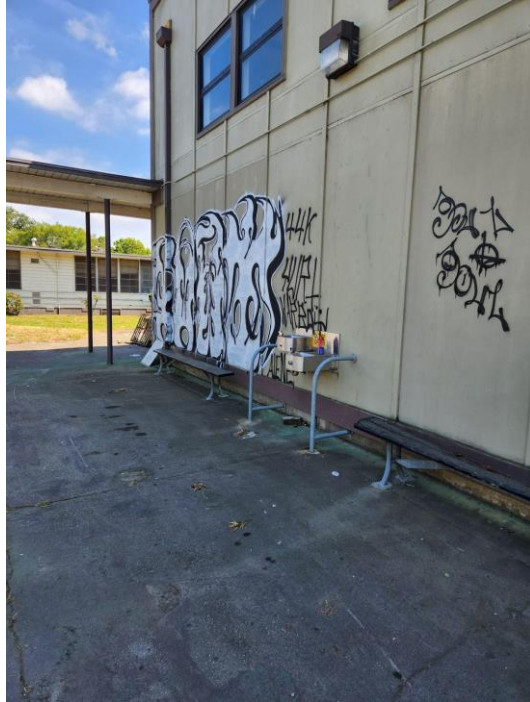
Initial Demolition and Separating Metals, Cement for Recycling *(Complete)*

Ralph J. Bunche Academy: 1240 18th St, Oakland, CA 94607

- **Facility age:** 46 years
- **Area:** 135,424 SF (3.11 acres)
- **General Plan (Zoning):** Institutional
- **Year closed:** 2020
- **Reason:** In April 2021, The Board of Education passed Resolution Number [2021-0045](#), which ratified the decision to temporarily locate Bunche Academy at the West Oakland Middle school (WOMS) campus, located at 991 14th Street, and authorized keeping Bunche Academy at the WOMS campus through the end of the SY 2023-24.



Ralph J. Bunche Academy - Previous Conditions



Graffiti now covers the buildings. The site is partly being used as storage.

Ralph J. Bunche Academy: Previous Conditions



April 2025 - Photos from OAK 311

Progress: Ralph J. Bunche Campus

Demolition *(In Progress)*

Completion Highlights

- Demolition activities underway
- Initial focus on abatement of asbestos, loose lead paint, and burned debris from fires disposed as hazardous materials
- Work follows all California Health & Safety Code and California Code Regulations requirements
- Based on age of the facility, abatement was required on one portable, requiring a specialized remediation plan that the Environmental Protection Agency (EPA)

Next Steps

- Abatement completed first, followed by full demolition
- Total project duration estimated at 3–4 weeks

Impact

- Progress toward removing unsafe property and reducing community risk
- Removes blighted, vandalized structures and associated hazards



Hazmat Abatement and Beginning Demolition of the former Ralph Bunche Buildings

Former Administrative Building: 1025 2nd Ave, Oakland, CA 94606

- **Alternate Name(s):** Paul Robeson Building and Ethel Moore Annex
- **Age:** 100+ years
- **Area:** 65,484 SF (1.5 acres)
- **General Plan (Zoning):** Urban Residential
- **Year Closed:** 2013
- **Context:** The property had been used, in whole or in part, for the main office of the District prior to the flood in January 2013, at which point the buildings stopped being used for District purposes.



Sources:

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

Former Administrative Building: Previous Conditions



November 2024 - OAK 311



February 2025 - OAK 311

Former Administrative Building: Current Conditions



July 2024 - Interior of building after fire

Ethel Moore: Current Conditions



February 2025 - Front of building
facing Dewey

July 2024 - Morning after encampment fire, rear of
building



Progress: Ethel Moore Building (1025 2nd Ave)

Secure, Assess, and Evaluate Building (In Progress)

Current Condition

- Sustained severe fire damage earlier this year; structural reports confirm extensive internal infrastructure loss
- Officially red-tagged by the fire department—building legally uninhabitable and unsafe to enter
- Assessment teams reported near-collapse risk on upper floors

Immediate Safety Actions

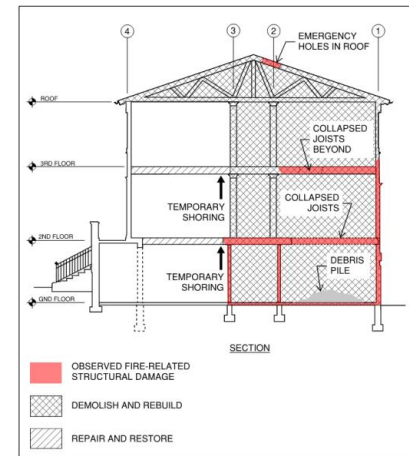
- Sealing lower-level entry points with metal and stucco
- Removing fire escape to prevent unauthorized access
- Coordinating with city agencies to ensure compliance with safety protocols

Next Steps

- Complete structural soundness assessment
- Determine need for CEQA environmental review if demolition is pursued, given historical designation

Impact

- Protects public and first responders from unsafe conditions
- Positions District to make informed decision on rehabilitation vs. demolition



Fire damage and repair replacement recommendations

(Section)

Successes

- Achieved key milestones within identified timeframes
- Delivered work significantly under budget
- Maintained strong coordination across multiple agencies

Challenges

- Hazardous materials and unstable structures
- Active encampments with slow external response
- Historical designations creating potential CEQA review requirements
- Ongoing safety risks for staff and contractors

Next Steps

- Continue demolition at Bunche and stabilization at 1025 2nd Ave
- Finalize contracts for remaining emergency work
- Sustain multi-agency coordination for encampment management
- Maintain on-site security services

EMERGENCY STABILIZATION AND DEMOLITION AT KEY DISTRICT PROPERTIES

Following the Board's adoption of the June 25, 2025 emergency resolution 25-1314, the Facilities and Operations team has acted quickly to stabilize and secure unsafe district properties and begin demolition and remediation work. This has required close coordination with city agencies, environmental consultants, contractors, and community partners to ensure safety and minimize disruption to surrounding neighborhoods.

DEMOLITION LOCATIONS AND STATUSES

- **Hillside Campus** - *Complete*
- **1025 2nd Avenue** (Ethel Moore and Paul Robeson Buildings) - *Complete*
 - The District has followed a phased approach that includes voluntary relocation efforts, issuing formal notices to vacate, and preparing for legal eviction proceedings through unlawful detainer actions in compliance with California Code of Civil Procedure §§ 1159–1179a (governs summary judicial proceedings to recover possession from unlawful occupants. Ethel Moore and Paul Robeson Building
 - To prevent reentry, Mar Con Builders cemented shut rear entries with 24-hour security monitoring.
- **Ralph J. Bunche** - *In Progress*



Before

THANK YOU

Any Questions?

Additionally, for more information, please reach out:

OUSD Facilities Planning & Management

Preston Thomas, Chief of Systems & Services

Sele Nadel-Hayes, Executive Director of Construction

Pranita Ranbhise, Executive Director of Planning

Mary Ledezma, Project Manager

Appendix

Site History, Context, and Current Conditions

History & Context

- **1025 2nd Ave:** Flooded in 2013, 2 alarm fire in 2024, red tagged by OFD
 - Ethel Moore: Also damaged in the 2024 fire, unsafe, mold/lead, not ADA compliant
- **Edward Shands:** Closed 2010, long-term ground lease signed in 2021
 - Under the management of Eagle Environmental Construction & Development
- **Ralph Bunche:** Facility was not suitable for students due to ongoing pest infestation, dry rot, access compliance concerns, alarm deficiencies, lead paint, and trace amounts of lead in soil, and many of the systems—including mechanical, plumbing, sewer, and electrical—are also at their end-of-life and need to be replaced
- **Hillside:** Extensive theft of safety infrastructure, electrical and vandalism (\$500K to restore)

Current Conditions

- Abandoned, unsafe, attract illegal activity
- Security, fencing and ongoing maintenance is ineffective
- Repeated damage, trespassing, and costly upkeep
- Blight and public safety hazard