



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

7-11 Committee Meeting



iam OUSD

August 8, 2019
Public Meeting

Committee Governance/Formation

Roll Call and Election of Committee Officers

Chair

Vice Chair

Secretary



Introductions

- 7-11 Committee
- District Asset Management Team
- Facilitation Team
 - K12 School Facilities

Agenda

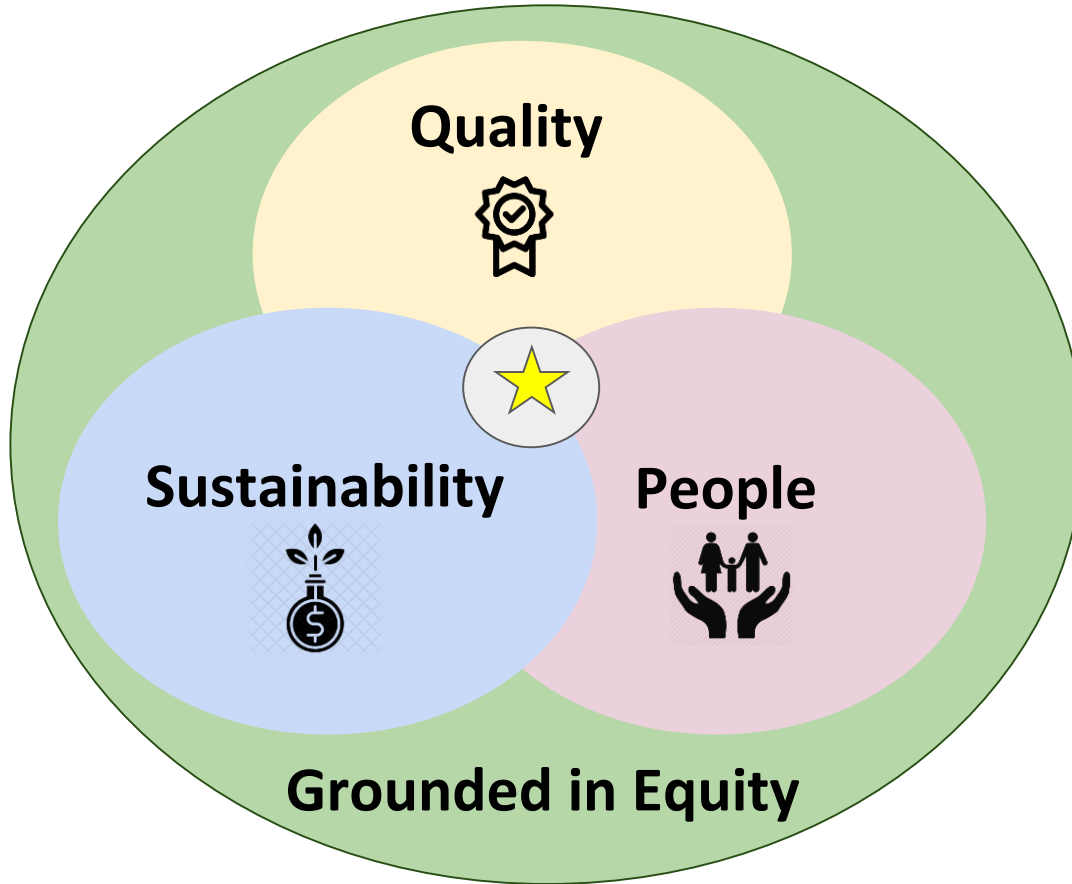
Time	Item	Presenter
25 min	Welcome Review Committee Governance Election of Officers Adoption of Norms	Edgar Rakestraw
15 min	Introductions	Milton Reynolds
10min	Citywide Plan and Asset Management Policy	Tim White
30 min	Legal Foundations Review of laws regulating committee	Harold Freiman, Lozano Smith
30 min	Overview of site(s) review process and sites	William Savidge
20 min	Public Comment	Milton Reynolds, Susana Razo

Adoption of Norms

- Maintain focus on committee purpose
- One mic
- Step up, step back
- Tough on topics, soft on people
- Respect time
- Presume positive intent



Asset Management is Part of Citywide Plan



★ **North Star** can only happen by having a citywide focus on all three: quality, sustainability, and people.

Public Comment

One minute per speaker

Legal Foundations

7-11 Committee Purpose

Before the sale, lease, or rental of any excess real property (with some exceptions) the District's Board must appoint an advisory committee to advise the Board in developing policies and procedures regarding use or disposition of excess property **(Ed. Code § 17388)**

7-11 Membership

- The advisory committee consists of no fewer than (7) and no more than (11) members (**Ed. Code § 17389**)
- Members must be representative of each of the following:
 - The ethnic, age group, and socioeconomic composition of the District
 - The business community
 - Landowners or renters
 - Teachers
 - Administrators
 - Parents of students
 - Persons with expertise in environmental impact, legal contracts, building codes, and land use planning



Brown Act Overview

- Actions and deliberations must be open and in public
- Agenda must be posted prior to meetings. Committee may not discuss or take action on any item that is not in posted agenda
- A quorum of Committee members (6 members) cannot discuss Committee business outside of a public meeting (includes emails, social media, etc.)
- Public comment must be allowed before an action is taken

Definition of Surplus Property

- Property that is no longer necessary for District's use and is not needed by the District for school purposes

(Ed. Code, § § 17388 & 17455)

7-11 Committee Role

- Hold public hearing and gather information regarding District property needs
- Act in an advisory capacity to review and make recommendations to the Board* about (1) surplus property and (2) potential recommendation of use of that property

*Board makes the final decision

7-11 Committee Statutory Duties (Part 1)

- Review the **projected school enrollment and other data** provided by the District (**Ed. Code, § 17390(a)**)
- Establish a **priority list of use of surplus space** and real property that will be acceptable to the community (**Ed. Code, § 17390(b)**)
- Circulate throughout the attendance area a priority list of surplus space and real property and **provide for hearings of community input to the committee on acceptable uses of space and real property** (**Ed. Code, § 17390(c)**)

7-11 Committee Statutory Duties (Part 2)

- Make a final **determination of limits of tolerance of use of space and real property (Ed. Code, § 17390(d))**
- Forward to the Board an **advisory report*** recommending uses of surplus space and real property **(Ed. Code, § 17390(e))**

*The 7-11 Committee's recommendations and reports are advisory only

Scope of the 7-11 Committee Charge

The Board has tasked the 7-11 Committee with considering the first phase of OUSD facilities to be considered by the Board. (**Board Reso. No. 1819-0247**)

First phase of facilities to be considered:

- ☐ Edward Shands Adult Education Center
- ☐ Tilden Child Development Center (CDC)
- ☐ Piedmont CDC
- ☐ Webster CDC
- ☐ Sankofa CDC

7-11 Committee Recommendations

When making recommendations, committee should consider:

- Square footage, condition and location of property
- District's current and future facilities needs based on projected school enrollment and other data
- Community priorities and input regarding acceptable use of space
- Feasibility for use and alternative uses
- Whether District will be able to sell, lease or exchange property for a sufficient amount given current market conditions

Examples of Recommendations

- Step 1: The Committee finds that the SAMPLE Elementary School property is surplus to the District's educational needs and is not needed for school purposes.
- Step 2: The Committee recommends that the District sell/lease SAMPLE Elementary School property as allowed by law.
- Step 3: An advisory report of potential uses for the site is provided for consideration.

Public Comment

One minute per speaker

Board Asset Management Policy

Board Policy 7350: Asset Management Policy

III. Optimizing Use of District Properties, 2A Underutilized Facilities:

- The District currently has underutilized facilities. These underutilized spaces are distributed across the City.
- Improving facility utilization will enable the District to focus more resources on students and teachers, and less on administration, and generate unrestricted revenues that can be used to support school operations.

Sites for Consideration

Site Review Process

- Prepare site descriptions with key characteristics
- In communities where sites are located:
 - Review capacity to meet local current and projected educational needs
 - Conduct local community outreach
 - Document outreach and information collected
- Develop recommendations as to which, if any, sites can be considered surplus

2455 Church St, Oakland 94605

(Formerly Edward Shands Adult Ed)

Property Size: 1.08 Acres

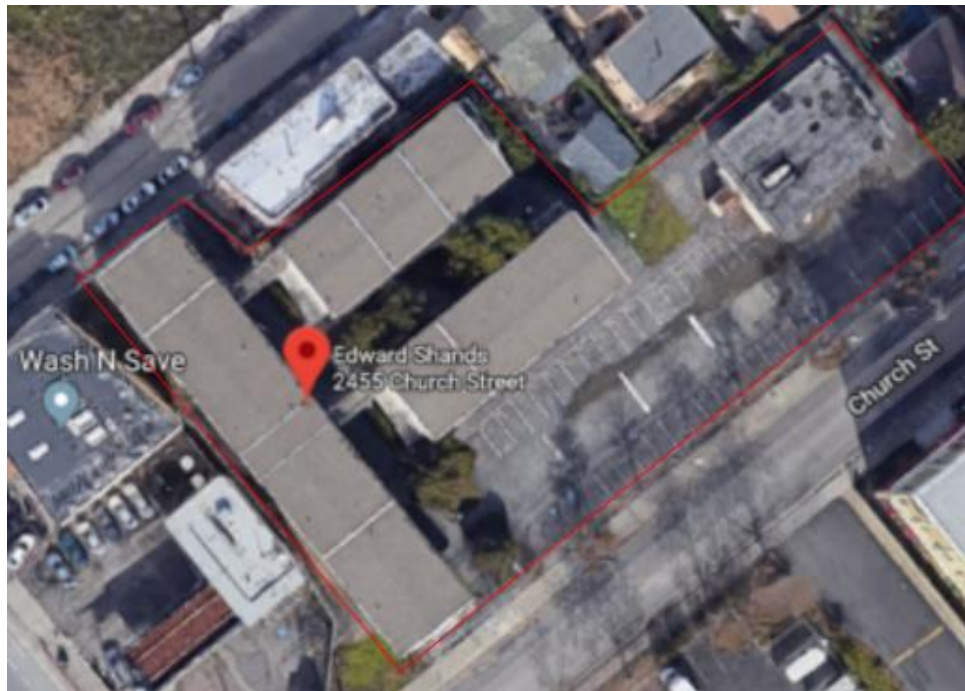
Building Size: 20,032 sq ft,
1 & 2-story

Configuration: 4 portable
classroom clusters/16
classrooms

Built in 1968, 1990

Poor condition

Vacant 10+ years



86 Echo Ave, Oakland 94611

(Formerly Piedmont CDC)

Property Size: 0.51 Acres

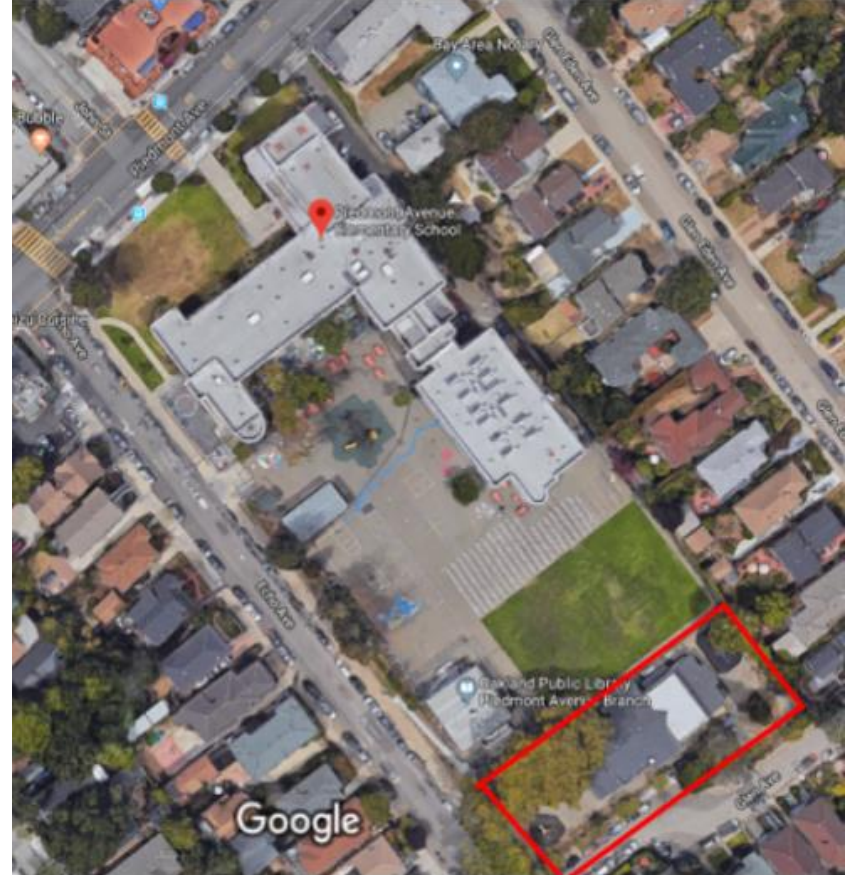
Building Size: 6,837 sq ft,
1-story

Configuration: 4 open
classrooms, offices and
kitchen

Built in 1966

Fair/Good condition

Vacant 5 years



4551 Steele St, Oakland 94619

(Formerly Tilden CDC)

Property Size: 0.44 Acres

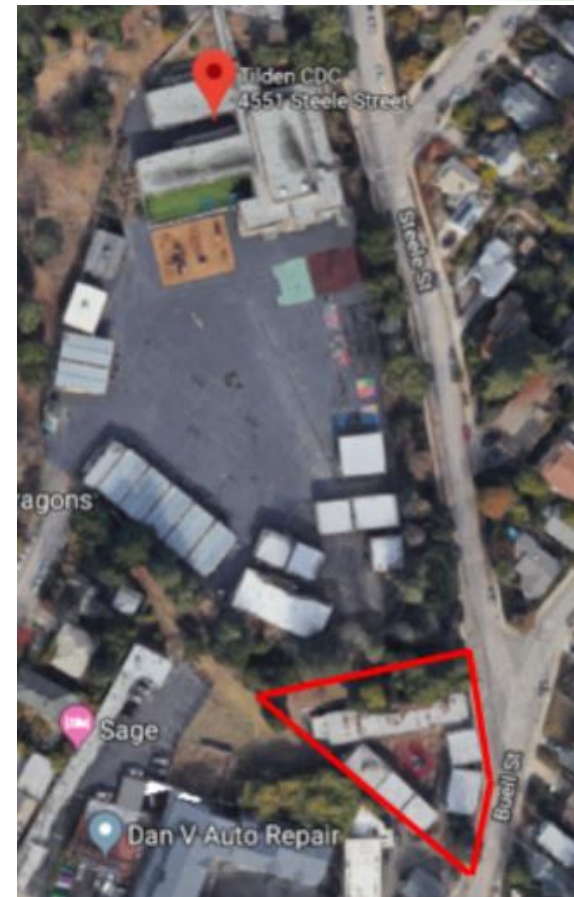
Building Size: 8,640 sq ft,
1-story

Configuration: 9 classroom
portables

Built in 1967

Poor condition

Vacant 10+ years



581 61st St, Oakland 94609

(Formerly Sankofa CDC)

Property Size: 0.41 Acres

Building Size: 4,320 sq ft,
1-story

Configuration:

4 classrooms, kitchen

Built in 1973

Poor condition

Vacant 8-10 years



7980 Plymouth St, Oakland 94621

(Formerly Webster CDC)

Property Size: 0.31 Acres

Building Size: 3,712 sq ft,
1-story

Configuration: 3
classrooms

Built in 1962

Poor condition

Vacant 4-5 years



Summary of Sites

Site	Lot Size	Building Size	Condition	Vacant
2455 Church St	1.08 acres	20,032 sq ft	Poor	10+ years
86 Echo Ave	0.51 acres	6,837 sq ft	Fair/good	5 years
4551 Steele St	0.44 acres	8,640 sq ft	Poor	10+ years
581 61 st St	0.41 acres	4,320 sq ft	Poor	8-10 years
7980 Plymouth St	0.03 acres	3,712 sq ft	Poor	4-5 years

Public Comment

One minute per speaker

Adoption 7-11 Public Committee Meeting Schedule

Consideration of sites: Aug-Sep

Focus: Review basic surplus property recommendation, consider community input on alternative uses for the properties, develop initial recommendations on potential re-use of sites.

Public meetings:

- Aug 8: Introductions and Purpose
- Aug 22: Property Review (2455 Church)
- Sep 5: Property Review (86 Echo Ave. & 4551 Steele)
- Sep 19: Property Review (58 61st & 7980 Plymouth)
- Oct 3: Preliminary Recommendations
- Oct 17: 7-11 Recommendations to Board



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