

Property Review Deeper Dive

Building and Property Condition

Initial assessments provided were from site visits and visual inspection of properties.

- Continuing to refine using District property information
- Additional site inspections, preparation of rehabilitation estimates

Building industry standard for ranking building and property condition is: **Facility Condition Index (FCI)**

- FCI = Costs of rehabilitation & repairs/Costs of Replacement
- Expressed as a %--the higher ratio, the worse the condition
- Used for multiple facilities to rank and prioritize facilities investment
- See Shands example

Building and Property Condition: Shands

Facilities Condition Index Example

2017 Vandalism Repairs Cost Estimate Prepared for OUSD

Estimated Repairs Cost = \$5,482,000 (2017 \$)

Building Replacement Cost: 20,418 sf X \$450/sf = \$9,188,100 (2017 \$)

Shands FCI = \$5,482,000/\$9,188,100 = .596

Cost to repair is 59.6% of Cost to Replace

Using building industry metrics, this would be considered a building in poor condition, and a good candidate for demolition.

“Usually an FCI of 10% or below signals a building with good effective age. An FCI greater than 10% suggests a building is beginning to deteriorate...”

2455 Church St (Shands) Site History

Why is this site vacant and for how long?	Adult Education Program at Shands closed in 2010 due to lack of funding. There was a short secondary use by Police Services.
How was the condition of the property scored?	The initial property condition was based upon site and building walkthroughs. Poor condition. Very deteriorated, all wiring removed, HVAC damaged, interiors damage. See FCI using 2017 cost estimates--will be updated.
Is there any need for educational purposes?	District Adult Education program has a different focus, no funding available for program expansion.
What is the demonstrated interest in this property?	We have heard of interest from an East Oakland Church and Alameda County.

86 Echo Ave (Piedmont) Site History

Why is this site vacant and for how long?	Piedmont CDC was closed in 2010 after state funding allocations for early childhood education were reduced as an impact of the great recession of 2008. There was also low enrollment of students who qualified for the state funded seats in the pre-school
How was the condition of the property scored?	Initial condition rated as Fair/Good based on visual inspection from site and building visits. Observations included minor site and building deterioration due to lack of maintenance. We will develop an FCI for the future consideration phase.
What is the demonstrated interest in this property?	<p>City of Oakland Libraries</p> <p>OUSD Early Childhood Education programs are not interested in the property due to size and location.</p>

4551 Steele St (Tilden) Site History

Why is this site vacant and for how long?	Tilden CDC was closed in 2010 due low enrollment for K-3 poor facilities conditions. The entire pre-school, including special education and general education program there, moved to the Burbank campus.
How was the condition of the property scored?	The initial property condition was rated as Poor based upon visual assessment of the site and buildings. We will develop an FCI for full consideration.
What is the demonstrated interest in this property?	<p>None at this time. Need more engagement.</p> <p>OUSD Early Childhood Education is not interested in this site due to its poor condition for children.</p>

581 61st St (Sankofa) Site History

Why is this site vacant and for how long?	Washington/Sankofa CDC was closed in 2010 after state funding allocations for early childhood education were reduced as an impact of the great recession of 2008. The pre-school program moved into the Sanfoka school building. There was a short secondary use by the Temporary Alternative Placement (TAP) Center.
How was the condition of the property scored?	Initial property condition was rated as poor from visual inspection during site and building visits. Evident site and building deterioration from lack of maintenance. We will develop estimates for rehabilitation and an FCI.
What is the demonstrated interest in this property?	<p>None at this time. Need more engagement.</p> <p>OUSD Early Childhood Education is not interested in this site due to its poor condition. PreK program is currently housed inside the school.</p>

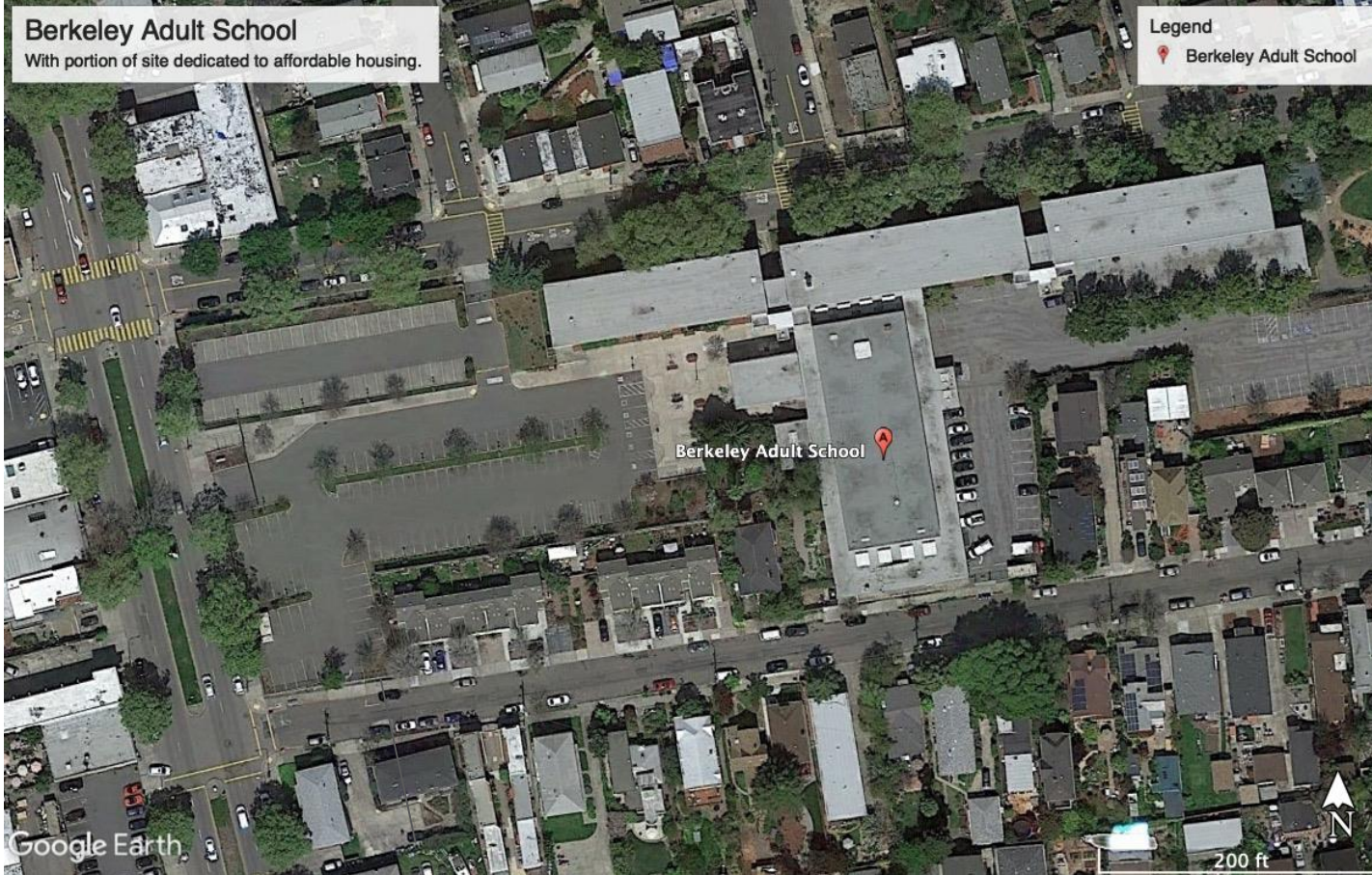
7980 Plymouth St (Webster) Site History

Why is this site vacant and for how long?	Webster CDC was closed 2010 in the wake of reductions in state funding allocations for early childhood education as an impact of the great recession of 2008. Another factor was the poor condition of the facility. An OUSD preschool program was eventually restored in that neighborhood at Arroyo Viejo.
How was the condition of the property scored?	Building was rated in Fair condition based on visual inspection, with interiors being noted as in better condition than exterior. We will do further investigation, develop estimates for rehabilitation and prepare an FCI.
What is the demonstrated interest in this property?	None at this time. Need more engagement. OUSD Early Childhood Education is not interested in this site due to its condition. OUSD currently operates nearby Arroyo Viejo CDC to serve eligible families in this neighborhood.

Partial site properties

Four of the properties are on portions of existing school sites -
- this can work and still ensure functionality, safety of schools.

- Natural separations -- elevation changes at Tilden and Piedmont create clear boundaries
- Large site sizes and locations of buildings create separation -- Webster
- Fencing, landscape boundaries
- Separate entries from streets not at school frontage



Partial school site property example

Community reuse of school properties

There are strong opportunities for community-based organizations to revitalize surplus District properties.

This BUSD property was part of a 7-11 Committee process.

Land swap with City, which then provided the property to the Community-based health center.



Lifelong Medical Care at former BUSD site, 6th St.