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

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Jody Talkington, Senior Director of Strategic Projects (Superintendent Office)
Tadashi Nakadegawa, Interim Deputy Chief of Facilities

Facilities Committee Meeting Date February 14, 2020

Subject Direction to the Superintendent to pursue Joint Leases or Joint Occupancy Leases for the Former Piedmont CDC and the Former Webster CDC

Action Adoption by the Board of Education, upon recommendation of its Facilities Committee, of Resolution No. 1920-0205 - Directing the Superintendent of Schools, or designee, to pursue Joint Leases or Joint Occupancy Leases for the Former Piedmont CDC and the Former Webster CDC.

Background The Oakland Unified School District's physical assets help provide safe, healthy, and appropriate learning environments for students in Oakland's public schools. The Board of Education has instituted several policies to ensure that the District is first and foremost using its facilities for educational purposes for OUSD students. Secondly, if a District facility is no longer needed for educational purposes by the District, it is District policy to prioritize lease over sale.

In April 2019, the Board convened the 7-11 Committee via [Board Resolution No. 1819-0189](#), a District advisory committee made up of community members, and charged with reviewing specific vacant properties. In June 2019, the Board passed a [Board Resolution No. 1819-0247](#) to have the 7-11 Committee review 5 properties to be considered surplus: (1) Former Edward Shands Adult Education Center; (2) Former Tilden Child Development Center (CDC); (3) Former Piedmont CDC; (4) Former Webster CDC (2 classrooms); and (5) Former Sankofa CDC (4 classrooms). In January 2020, the 7-11 Committee presented the Board with the Committee's final report, which included recommendations for surplus and recommended future use. The final recommendation for each property is as follows (more detail is in the full report):

- 86 Echo Avenue (former Piedmont Child Development Center site): No Surplus
- 58 61st Street (former Washington/Sankofa CDC site): No Surplus
- 4551 Steele Street (former Tilden CDC site): Surplus
- 7980 Plymouth Street (former Webster CDC site): No Surplus
- 2455 Church Street (former Edward Shands Adult Education Center site): Surplus

Discussion

This item addresses two of the five properties considered by the 7-11 Committee: the Former Piedmont CDC and the Former Webster CDC. The Committee recommended not surplusizing these two properties. Therefore, consistent with the recommendations of the 7-11 Committee, this resolution would direct the Superintendent to pursue Joint Leases or Joint Occupancy. If approved by the Facilities Committee, the resolution would be forwarded to the Board for consideration.

Fiscal Impact

N/A. Future items may discuss the potential revenue generation from a joint lease or joint occupancy lease of property.

Attachments

[7-11 Committee Report to the Board of Education](#)

[Board Resolution No. 1819-0189](#)

[Board Resolution No. 1819-0247](#)

[Former Piedmont Child Development Center, 86 Echo Ave \(District 1\)](#)

[Former Webster Child Development Center, 7980 Plymouth St \(District 6\)](#)

[Board Policy 3280](#)

[Board Policy 7350](#)

**RESOLUTION
OF THE
BOARD OF EDUCATION
OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

RESOLUTION NO. 1920-0205

**Directing the Superintendent of Schools, or designee, to pursue Joint Leases or Joint Occupancy Leases
for the Former Piedmont CDC and the Former Webster CDC**

WHEREAS, the Oakland Unified School District (“District”) is deeply committed to the vision of Oakland being home to high quality public education options for all students and families;

WHEREAS, to realize this vision, the Board of Education (“Board”), directed the Superintendent to develop a “Citywide Plan” that promotes the long-term sustainability of publicly-funded schools across Oakland that represent quality and equitable educational options (see BP 6006 - Quality School Development: Community of Schools Policy);

WHEREAS, among the specific goals of the Citywide Plan is to best leverage vacant, underutilized, and surplus properties so that (i) high-quality publicly funded schools across Oakland are able to serve all of its students, (ii) a fiscally sound number of schools exist given the District’s student population, and (iii) schools are located where more high quality options are needed;

WHEREAS, part of the Citywide Plan calls for the District to identify potentially underutilized school sites that the District is interested in investigating further in order to help accomplish the above-discussed goals;

WHEREAS, the District, with input and guidance from the public, now desires to investigate the potential sale, lease, or rental of vacant and underutilized District school sites,

WHEREAS, the District compiled a list of such vacant and underutilized school sites to be considered first, consisting of the following: (1) Former Edward Shands Adult Education Center; (2) Former Tilden Child Development Center (CDC); (3) Former Piedmont CDC; (4) Former Webster CDC (2 classrooms); and (5) Former Sankofa CDC (4 classrooms);

WHEREAS, the District took action on April 10, 2019 to create a 7-11 Committee to make recommendations regarding whether to surplus any of the five aforementioned properties and to recommend future uses for each of the five aforementioned properties; and

WHEREAS, on January 22, 2020, the 7-11 Committee submitted a final report with such recommendations; and

WHEREAS, the 7-11 Committee recommended to the Board not to surplus the Former Piedmont CDC and the Former Webster CDC.

NOW, THEREFORE, BE IT RESOLVED THAT, that the Board directs the Superintendent of Schools, or designee, consistent with the recommendations from the 7-11 Committee, to investigate what would be necessary to pursue Joint Leases or Joint Occupancy Leases for the Former Piedmont CDC and the Former Webster CDC and to report back to the Board by May 31, 2020.

PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this 26th day of February, 2020, by the following vote:

PREFERENTIAL AYE:	None
PREFERENTIAL NOE:	None
PREFERENTIAL ABSTENTION:	None
PREFERENTIAL RECUSED:	None
AYES:	Aimee Eng, Jumoke Hinton Hodge, Gary Yee, Roseann Torres, James Harris, Vice President Shanthi Gonzales, President Jody London
NOES:	None
ABSTAINED:	None
RECUSED:	None
ABSENT:	Student Director Garibo, Student Director Smith-Dahl, Jumoke Hinton Hodge

CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on February 26, 2020.

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By:	OS

OAKLAND UNIFIED SCHOOL DISTRICT



Jody London
President, Board of Education



Kyla Johnson-Trammell
Superintendent and Secretary, Board of Education