

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	26-0628
Introduction Date	03-09-2026
Enactment Number	
Enactment Date	



# Board Cover Memorandum

**To** Measures B, J, & Y Independent Citizens’ School Facilities Bond Oversight Committee (CBOC)

**From** Denise Gail Saddler, Ed.D., Interim Superintendent  
Preston Thomas, Chief Systems & Services Officer  
Pranita Ranbhise, Executive Director, Facilities Planning & Management

**Meeting Date** March 9, 2026

**Subject** Asset Management & Real Property Services – Background, Context, and Progress Update

**Ask of the Committee** No action is required at this time.

**Background** This memo provides a high-level update to the CBOC regarding the District’s Asset Management & Real Property Services work, including Board policy context, guiding principles, and progress on Phase 1 and Phase 2 evaluations of vacant and underutilized District properties. The goal is to provide transparency regarding how the District is managing public assets in alignment with Board policy, bond accountability, and long-term strategic planning.

The District’s asset management work is guided by:

- **Board Policy 7350** – Physical Assets Management
- **Resolution No. 2324-0155 (January 2024)** – Prioritizing the Disposition and Use of Unutilized District Properties
- **Resolution No. 2526-0028 (September 2025)**– Authorizing Phase 1 feasibility studies and launching Phase 2 initial property evaluations

Board Policy 7350 establishes that District physical assets must:

- Be managed as a system
- Provide safe, secure, healthy learning environments
- Align with the Strategic Plan
- Be used to generate unrestricted revenue when appropriate to support student programs

In addition, the Board has emphasized:

- Data-informed planning

- Transparent and inclusive engagement
- Consideration of community benefit
- Long-term financial stewardship

This work is not about surplus disposition alone; it is about establishing a structured framework for evaluating long-vacant or underutilized assets in a disciplined, transparent manner.

**Discussion**

In September 2025, the Board adopted Resolution No. 2526-0178, authorizing Phase 1 feasibility studies for three vacant District properties (Ralph J. Bunche Academy, Lakeview, and 1025 2nd Avenue) and launching Phase 2 initial property evaluations. Phase 1, formally launched in December 2025 following approval of the consultant agreement amendment, includes technical due diligence, conceptual design, financial feasibility analysis, interim use review, and preparation of formal feasibility reports to inform future Board decision-making.

Phase 2 expands the analysis to additional vacant sites through initial valuation and high-level constraint assessments. Using a structured screening process, staff have recommended Golden Gate CDC, Piedmont CDC, and Old Chabot Observatory for Phase 2 evaluation, while also reviewing prior studies for the former Edward Shands and Tilden CDC sites. Phase 2 focuses on comparative data and strategic insights—not development approvals—with completion anticipated by June 2026.

**Fiscal Impact**

Fund 21, Bond Measure Y.

**Attachment(s)**

Presentation

# Asset Management & Real Properties

## Strategies & Updates

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Meeting,  
March 9, 2026  
OUSD Facilities Planning & Management



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

**Goals:** Committee will build understanding of,

1. Strategies & research regarding asset management and real property services
2. Progress regarding Phase I and Phase II properties.

**Agenda:**

**Part 1:** Background & Context

**Part 2:** Guiding Principles & Identified Space Needs

**Part 3:** Asset Management & Real Property Services Updates



## Part 1: Background & Guiding Principles

# OUSD Facilities Asset Summary

**Facility Site/Campus Definition:** A physical location of an OUSD campus, which may have more than one school and more than one building or set of buildings on the site.

## [BP 7350 Physical Assets Management:](#)

**Guiding Principle:** The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland’s publicly funded schools in alignment with the District’s Strategic Plan. To support the District’s educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.

### **Key Sections of the Policy:**

- III. Optimizing Use of District Properties
- IV. Best Use of Properties to House Core Administrative Services
- V. Using District Properties to Generate Unrestricted Revenues to Support Services and Programs for Students

# Background

- **October 30, 2023** – Town Hall on future affordable housing at unused OUSD sites (Former Director Sam Davis & Director Jennifer Brouhard).
- **January 2024** – Facilities Committee Meeting: Asset Management Overview & Summary. Review of Board Policy 7350 and prioritization. (24-0191)
- **January 2024** - Adoption by the Board of Education of Resolution No. 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties. (24-0100)
- **April 2024** – Board Study Session: Real Property Asset Management overview of OUSD assets, challenges, current leased/vacant properties, and vision for surplus properties. (24-1162)
- **May 2024** – RFQ/P for Asset Management and Real Property Services regarding 1025 Second Ave closed with no responses.
- **June 2024** – Facilities Committee Meeting: Asset Management updates on long-term ground leases at three OUSD properties. (24-1671)
- **September 2024** – Initial tour of Jefferson Union School District Educator Workforce Housing project.
- **October 2024** – Board Study Session: Real Property Asset Management updates on guiding principles, consultant scope, and workforce housing initiatives. (24-2661)

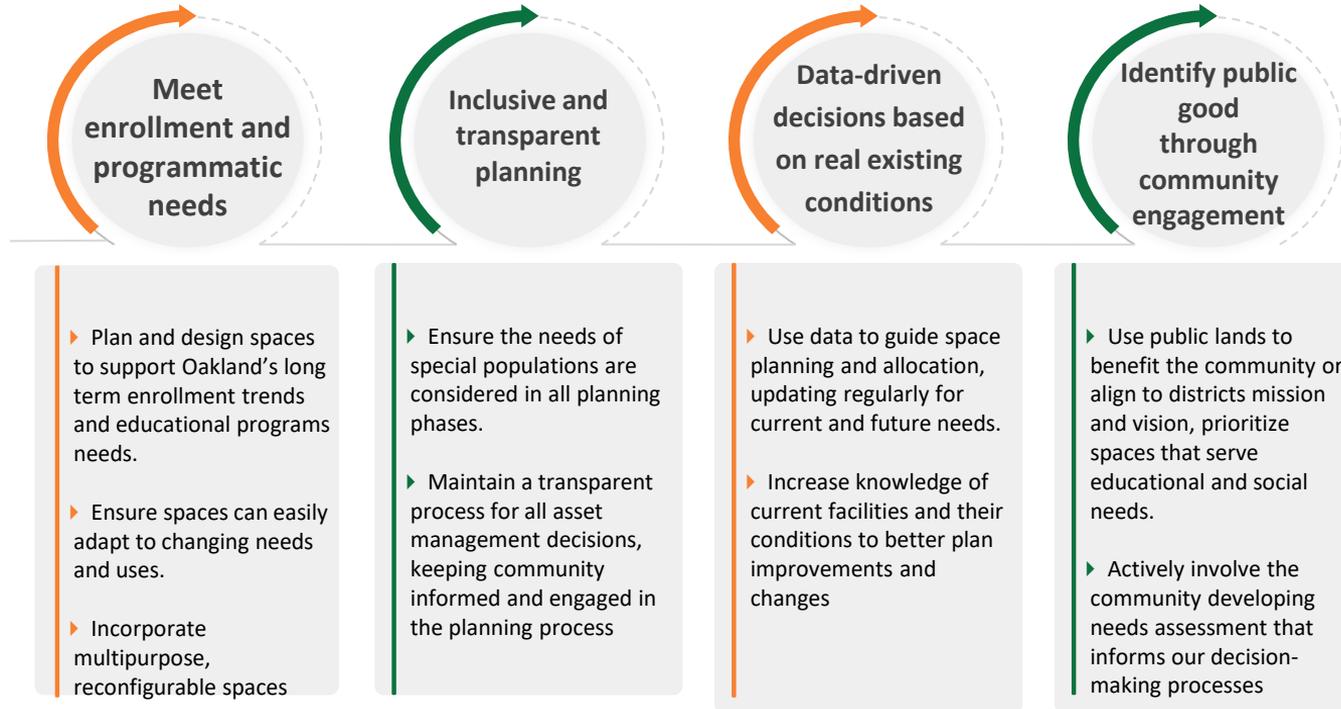
# Background

- **October 2024** – Approval of Services Agreement with Devine & Gong Inc. and Rivercrest Partners
- **December 2024** – Phase I Property Presentation to Board
- **March 2025** – Tours of JUHSD workforce housing with Board Members and Labor Leaders
- **June 2025** – Facilities Committee Meeting: Phase I conclusions and next steps for feasibility studies
- **June 2025** – Phase I Property Valuations in Closed Session (no action)
- **September 2025** – Adoption by the Board of Education of Resolution No. 2526-028 Authorizing a Feasibility Study for Development of Phase 1 Vacant District Assets and Launching Phase 2 Initial Property Evaluations
- **December 2025** – Approval of Services Agreement with Devine & Gong Inc. and Rivercrest Partners
- **February 2026** – Facilities Committee Meeting: Recommended Phase 2 Properties



## Part 2: Guiding Principles & Identified Needs

# Board Guiding Principles for Asset Management



## Collaboration with public agencies

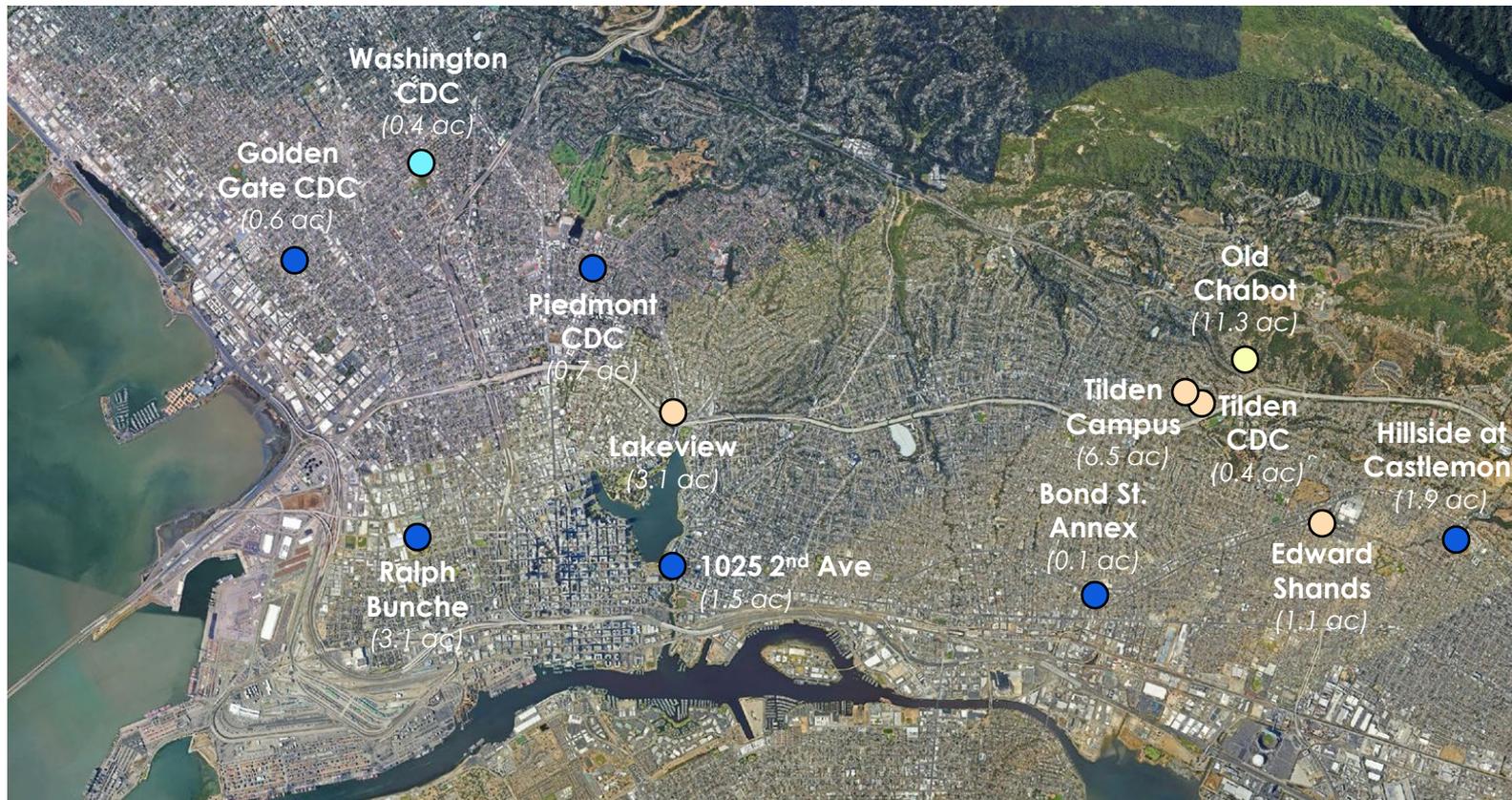
- ▶ Work closely with the City of Oakland and other public agencies to address shared property issues and streamline processes.
- ▶ Seek collaborative solutions for permit approvals and other bureaucratic challenges

# Space Needs for Educational Purposes

Space Needs for Educational Purposes	Space for Housing and Community Needs
<p>OUSD has needs for space for the following educational purposes:</p> <ul style="list-style-type: none"><li>● <b>Early Childhood Education:</b><ul style="list-style-type: none"><li>○ Early Childhood Hub</li><li>○ TK Hub for schools without space</li></ul></li><li>● <b>Central Offices with Direct Service to Students &amp; Families:</b><ul style="list-style-type: none"><li>○ Enrollment Offices for PK-12 in High Student Density Areas</li><li>○ Family Resources Hub, DHP, Family Resources</li></ul></li><li>● <b>Special Education Programs</b> supporting students that historically attend Non-Public Schools</li><li>● <b>Legally Mandated Charter Schools Housing</b></li></ul>	<p>OUSD may opt to repurpose certain facilities to meet community needs and generate additional revenue for educational programs. Some potential uses for community space include:</p> <ul style="list-style-type: none"><li>● Workforce Housing</li><li>● Accommodation for Unhoused Families and Students</li><li>● Affordable Housing</li></ul> <p><b>Non-Profit Organizations supporting OUSD students and families.</b></p> <ul style="list-style-type: none"><li>● Infant-Toddler Programming</li><li>● Childcare and Parenting Services</li><li>● Community-Based Organization (CBO) Programs to Support Special Populations</li></ul>

# OUSD Vacant, Leased, or Underutilized Sites

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





## Part 3: Asset Management & Real Property Services

# Asset Management and Real Property Services - Initial Study

For More  
Information -  
[25-0704](#)

## Project Objective:

- Conduct a comprehensive evaluation of the District's vacant properties to determine their value, high-level feasibility, and potential benefits
- Develop a structured approach to prioritize sites and align with Board objectives

## Key Approach and Reasoning: Two-phase process to assess all vacant properties.

- **Phase I** focuses on three sites to refine evaluation methods
  - Sites: 1025 2nd Ave, Lakeview, Former Ralph J. Bunche Academy
  - Goal: Identify key issues, initial feasibility, conceptual designs, trade-offs, and valuation
  - Completed in June 2025
- **Phase II** would apply insights from Phase I to remaining sites
  - Sites Added: Old Chabot Observatory, Tilden Campus (formerly Urban Montessori)
  - Focus: Apply lessons from Phase I for deeper analysis.

# Board Adopted Resolution: Feasibility Study of Phase 1 Properties & Launching Phase 2 Initial Property Evaluations

## Feasibility Studies: Scope and Purpose

### Scope of Feasibility Study

- **Technical Due Diligence**
  - Environmental (Phase 1 Site Assessment)
  - Structural (if required)
  - Geotechnical
  - Slope and grade
  - Utility capacity
  - Traffic impact (Lakeview) and parking
  - Fire safety considerations
- **Programming and Design**
  - Market/employee demand analysis
  - Formal massing studies
  - Existing building reuse plans
  - Parking and phasing strategies
- **Financial Analysis**
  - Construction cost budgeting
  - Cost analysis of PLA requirements
  - Operating proforma
  - Review of funding sources and analysis of financial feasibility
  - Competitiveness for public funds

### Key Benefits

1. **Refines project objectives**, program, and conceptual design
2. **Develops necessary technical documentation** for RFP
3. **Reduces risk & uncertainty** to increase interest from development partners
4. **Informs evaluation & selection criteria** to ensure selected project partner can execute



# Board Adopted Resolution 2526-0178: Progress Updates

## Phase 1:

- Launched in December 2025
- Includes feasibility studies for Affordable Housing, Workforce Housing, and a TAY Hub at the following sites:
  - *Former Ralph J Bunche Academy at 1240 18th St.*
  - *Lakeview at 746 Grand Ave.*
  - *1025 2nd Avenue*

## Phase 2:

- Engaged with Facilities Committee and the Board on identifying sites through structured screen:
  - Parcel size and development potential; zoning and General Plan capacity; state opportunity/resource designations affecting funding competitiveness; legal or ownership constraints; prior feasibility work completed; and current operational considerations impacting site suitability and timing
- Recommended Phase 2 Sites
  - **Golden Gate CDC:** Residential zoning capacity, local support for housing
  - **Piedmont CDC:** High-resource area designation, competitive for affordable housing funding
  - **Old Chabot Observatory:** Large site with theoretical capacity, requires early investigation due to ownership, zoning, topography, wildfire
  - Analyzing previously completed studies for current assessments: Former Edward Shands Adult Education Center and Former Tilden Child Development Center
- **Estimated Completion:** June 2026



# THANK YOU

## Any Questions?

Additionally, for more information, please reach out:

Preston Thomas, Chief of Systems & Services

Pranita Ranbhise, Executive Director of Planning

Sele Nadel-Hayes, Executive Director of Construction

# APPENDIX



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# Board of Education of Resolution No. 2324-0155 Prioritizing the Disposition and Use of Unutilized District Properties, *Adopted in January 2024*

OAKLAND UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION  
RESOLUTION NO. 2324-0155

**PRIORITIZING THE DISPOSITION AND USE OF UNUTILIZED DISTRICT  
PROPERTIES**

**WHEREAS**, the Oakland Unified School District ("District") is one of the largest landowners in the City of Oakland, and owns a variety of parcels zoned for a variety of land uses; and

**WHEREAS**, the original occupants of this land were the Ohlone people, and the District takes seriously its obligation to steward this land for all the people of Oakland and its future generations, in equitable and sustainable ways; and

**WHEREAS**, there are over 1600 students enrolled in District schools who are experiencing homelessness, and thousands more whose housing is insecure or overcrowded; and

**WHEREAS**, the median rent in Oakland is currently over \$2400 per month, which is unaffordable for the vast majority of District employees; and

**WHEREAS**, the District has a total of 108 facility sites; 76 of those sites have TK-12 and Alternative Ed programs (some with shared campuses); 32 of those sites have other uses such as charter schools, adult education programs, early childhood programs, administrative offices, warehouse spaces and unutilized properties; and the District has a total of at least nine unutilized sites that are not currently being used for any purpose; and

**WHEREAS**, effective use of these properties requires transparency in identifying unutilized or underutilized District land; and

**WHEREAS**, the District seeks to promote the health and welfare of those who live, work, and study within the District; and available District land, prior to disposition, should be made available for those purposes; and

**WHEREAS**, public land is an asset belonging to the people and should be utilized for public good; and

**WHEREAS**, In a written report dated January 22, 2020, a District-authorized committee with between 7 and 11 members ("7-11 Committee") recommended designating certain District properties as surplus, and recommended a priority of potential uses for each property. In addition, the 7-11 Committee recommended that the Board of Education ("Board") consider adopting an overarching policy for District

**BE IT FURTHER RESOLVED**, such policy will include the following future uses in the appropriate places in the priority use list:

- Development of projects with a minimum of 50% affordable housing, including affordable rental units with efforts to prioritize and/or reach out to the many students enrolled in OUSD who are experiencing homelessness or who are housing insecure and their families. "Affordable rental units" are defined to include rental units affordable to households at 120% of Area Median Income ("AMI") or below, with at least 15% of the units in a given development affordable at 0 to 30% of AMI.
- Provision of early childcare and family and youth services
- Housing teachers or District employees; and

# As we develop a plan for our vacant properties, who are we serving?

Surplus property decisions are always political, and you are on the front lines of that reality.

The land itself is the least significant factor—what matters most is defining a clear path for the District to implement community-benefit options.

Staff's goal is to create a clear process that enables the Board to have meaningful discussions and move this work strategically forward together.

