

ALAMEDA UNIFIED SCHOOL DISTRICT

**Exempt Surplus Property Advisory Committee
Final Report**

on

Findings and Recommendations

and

Priority Use List

for

**Bachelor Officers Quarters
(700 West Essex, Alameda, CA 94501)**

Presented to the Board of Trustees on

June 23, 2020

ALAMEDA UNIFIED SCHOOL DISTRICT

Facilities Advisory Committee Final Report on Findings and Recommendations

Executive Summary

On October 24, 2017, the Board of Trustees of the Alameda Unified School District ("District") approved the formation of a District Advisory Committee ("Committee") and authorized then-Superintendent Sean McPhetridge to convene such a committee to fulfill the requirements of California Education Code sections 17387-17391.

The following community members were approved by the Governing Board and agreed to serve on the Committee:

Bill Sonneman
Kelly Scott
Brian McGuire
Lisa Goodwin
Allison Leshefsky

Brent Saldaña
Daniel Chin
Martha Silver
Ron Matthews

These members represented a cross section of the community and met the requirements stated in California Education Code sections 17387-17391. In accordance with the California Education Code, the Committee was charged with the following duties:

- a. Review pertinent information to determine the locations, size, condition and current use of real property owned by the district. Review master facilities plan if one exists.
- b. Establish a priority list of possible uses for the district's real property that will be acceptable to the community and develop recommendations about the property.
- c. Circulate throughout the attendance area the priority list of property use and provide for a public hearing for community input to the Committee regarding the acceptable uses for district property.
- d. Forward a report to the District Board of Trustees recommending uses of surplus property.

The Committee met on June 2 and June 11, 2020 and held public hearings on these days in order to obtain input from the community. Minutes from the public hearings are attached as **Exhibit A**.

During the Committee meetings, enrollment information and current and possible future uses of property were discussed, reviewed and evaluated. Based upon the information presented to the Committee, the following findings and recommendations are presented to the Governing Board.

ALAMEDA UNIFIED SCHOOL DISTRICT

Committee's Findings:

1. The Alameda Unified School District has and will have for the near future, sufficient and suitable classroom space and real property within the District.
2. The Bachelor Officers Quarters ("BOQ") located at 700 West Essex, Alameda, CA ("BOQ") cannot be used for any operational purpose without making substantial and cost-prohibitive upgrades to the property, including extensive infrastructure development, likely demolition of the existing facility and ground-up reconstruction. The Committee found that there are also no immediate alternative school district needs for the BOQ.
3. The Committee found that the proceeds of a sale or lease of the BOQ could benefit District programs and other facility projects.
4. Based on the Committee's review of this information, and after studying all of the real property owned by the District, the Committee came to the conclusions set forth below.

ALAMEDA UNIFIED SCHOOL DISTRICT

Committee's Recommendations Regarding Disposition and Priority Use:

1. The Bachelor Officers Quarters located at 700 W. Essex, Alameda California 94501 should be considered exempt surplus to the educational needs of the District. (See Exhibit B – Boundaries of Surplus Property.)
2. The District's Governing Board should request a waiver from the State Board of Education to facilitate the disposition of the Bachelor Officers Quarters.
3. The Bachelor Officers Quarters should be sold or leased and revenue received be used for any purpose determined by the Governing Board which best serves to improve the educational experience of all students in the District and to the extent permitted by law.

We, the members of the Committee, appreciate the opportunity to serve the Board of Trustees in this important activity. We hope this report will assist the Board of Trustees with its decisions regarding the Alameda Unified School District.

DocuSigned by:

[Martha Silver, Committee Chairperson]

ATTACHMENTS:

Exhibit A – Minutes from Public Hearing

Exhibit B – Boundaries of Surplus Property (Former Bachelor Officer Quarters, 700 West Essex Drive, Alameda, CA 94501)

ALAMEDA UNIFIED SCHOOL DISTRICT

District Advisory Committee
June 2, 2020
4:00pm
Zoom Virtual Meeting

A. Call to Order: The meeting called to order at 4:04 p.m. by Shariq Khan.

Present: Kelly Scott, Brian McGuire, Martha Silver, Ron Matthews, Brent Saldana, Daniel Chin, Lisa Goodwin

Shariq Khan, CBO; Dani Krueger, Executive Assistant, Seth Eckstein, Legal Representative Fagen Friedman & Fulfroft; Ashleigh Kanat, Economic & Planning Systems, Allan Kotin, Economic & Planning Systems

Absent: Bill Sonneman, Allison Leshefsky

A-1 Welcome and Introductions: Shariq Khan welcomed all and committee members staff introduced themselves.

A-2 Adoption of Agenda

Motion to adopt the meeting agenda for June 2, 2020

Motion: Member: Matthews Seconded: Member Silver

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

A-3 Approval of Minutes

Motion to adopt meeting minutes from August 14, 2019 as presented.

Motion: Member McGuire Seconded: Member Matthews

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

EXHIBIT A

ALAMEDA UNIFIED SCHOOL DISTRICT

B. General Business

B-1 Election of Chairperson (Action)

Committee member Brian McGuire nominates member Silver as committee chairperson, and member Silver accepts the nomination.

Motion to appoint Martha Silver as committee chairperson.

Motion: Member McGuire

Seconded: Member Goodwin

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

B-2 Overview of DAC Roles and Responsibilities

This district advisory committee was established by the Board of Education on October 24, 2017. This committee must convene before the sale, lease, or long-term rental of any surplus District property.

The role of the District Advisory Committee is to recommend answers for up to two questions for a property:

1. Is the property needed for current or projected future student use?
2. If not, what is/are the priority use(s) of the property?

Answers will be set out in a committee advisory report that must be adopted by a majority of the committee to be presented to the Board of Education.

B-3 Overview of Potential Exempt Surplus Real Property: Maintenance Yard at 2615 Eagle Avenue and Former Bachelor Officer Quarters at 700 West Essex Drive (10 Mins/Information)

Shariq Khan presented the committee background on both potential exempt surplus properties. The District owns property located at 2615 Eagle Avenue, Alameda, CA 94501 known until recently as the "maintenance yard." The facility on this parcel has

ALAMEDA UNIFIED SCHOOL DISTRICT

outlived its useful life, and the District is in the process of relocating its Maintenance and Operations Department to the property at 240 & 250 Singleton Avenue acquired by the US Navy. Upon completion of the move, the District will not require the use of the parcel located 2615 Eagle Avenue.

The District also owns two parcels of property at 700 West Essex Drive on Alameda Point. These parcels contain the former Bachelor Officer Quarters and an adjacent lot that were acquired through a land swap with the City of Alameda in 2014. The District does not operate any services at the Bachelor Officer Quarters.

Enrollment and capacity data provided and reviewed with the committee shows that the District maintains adequate capacity for the current and projected enrollment.

B-4 Review Staff Recommendation and Priority Use List

Staff recommends the following based on information known:

- That the Bachelor Officers Quarters and Maintenance Yard be declared exempt surplus properties.
- The District obtain waivers from the State Board of Education to streamline the process for disposing of the properties.
- The District sell the properties and use proceeds at the Board's discretion and to the extent permitted by law.

Staff has provided the committee a draft recommendation report for each property to review and provide edits as necessary. The committee will vote to approve these reports at its next scheduled meeting. The committee will meet again soon in order to accommodate Board of Education and State Board schedules.

B-5 Hearing/Public Comment

Committee discussion shows support of the staff recommendation. No members of the public joined the meeting.

C. Adjournment

Doodle poll is available for scheduling the next committee meeting Chair Silver adjourned the meeting at 4:57 pm.

EXHIBIT A

District Advisory Committee
June 11, 2020
4:00pm
Zoom Virtual Meeting

A. Call to Order: The meeting called to order at 4:01 p.m. by Chair Martha Silver

Present: Martha Silver Kelly Scott, Brian McGuire, Ron Matthews, Brent Saldana, Daniel Chin, Bill Sonneman,

Shariq Khan, CBO; Dani Krueger, Executive Assistant, Seth Eckstein, Legal Representative Fagen Friedman & Fulfroost; Ashleigh Kanat, Economic & Planning Systems, Allan Kotin, Economic & Planning Systems

Absent: Allison Leshefsky, Lisa Goodwin

A-1 Welcome and Introductions: Chair Martha Silver welcomed all and committee members and staff introduced themselves.

A-2 Adoption of Agenda

Motion to adopt the meeting agenda for June 11, 2020

Motion: Member: Matthews Seconded: Member Sonneman

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

A-3 Approval of Minutes

Motion to adopt meeting minutes from June 2, 2020 as presented.

Motion: Member Matthews Seconded: Member McGuire

AYES: 6

NOES: 0

ABSTAIN: 1

Motion Carried

EXHIBIT A

B. General Business

B-1 Approval of Committee Recommendation to the Board of Education regarding Potential Exempt Surplus Real Property: Maintenance Yard at 2615 Eagle Avenue (5 Mins/Action)

Committee made edits to staff drafted recommendation reports. Committee wanted to list priority of sale only not priority use of revenue from sale for the Food Services Warehouse.

Motion to approve Recommendation with committee edits.

Motion: Member McGuire

Seconded: Member Matthews

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

B-2 Approval of Committee Recommendation to the Board of Education regarding Potential Exempt Surplus Real Property: Former Bachelor Officer Quarters at 700 West Essex Drive (5 Mins/Action)

Committee made edits to staff drafted recommendation reports. Committee includes language to allow for lease of property in addition to sale.

Motion to approve Recommendation with committee edits.

Motion: Member Sonneman

Seconded: Member Matthews

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

Staff notes that these edits may require additional language edits within each report.

Motion to approve Recommendations with additional edits to be made by staff prior to presentation to the Board on June 23, 2020.

Motion: Member McGuire

Seconded: Member Matthews

AYES: 7

NOES: 0

ABSTAIN: 0

Motion Carried

EXHIBIT A

B-3 Next meeting

No additional DAC meeting necessary in the immediate future.

C. Adjournment

Chair Marth Silver adjourned the meeting at 4:24pm.

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ALAMEDA UNIFIED SCHOOL DISTRICT

