

# **Update on District Owned Properties**

## **Intent to Sell Surplus Real Property**

### **Maintenance Yard & Bachelor Officer Quarters**

**January 12, 2021**

## Real Estate and Space Issues

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|--|------------------------------|
| 1. Employee housing                              | 1. Dormant                   |
| 2. Maintenance Yard at end of useful life        | 2. Ready for RFP             |
| 3. Food Services Warehouse at end of useful life | 3. Proceeds from Maint. Yard |
| 4. Athletic facilities for High Schools          | 4. Future Bond               |
| 5. Singleton Acquisition                         | 5. Completed                 |
| 6. BOQ at Alameda Point                          | 6. Coordinating Strategy     |
| 7. District Office lease expiration              | 7. Completed                 |

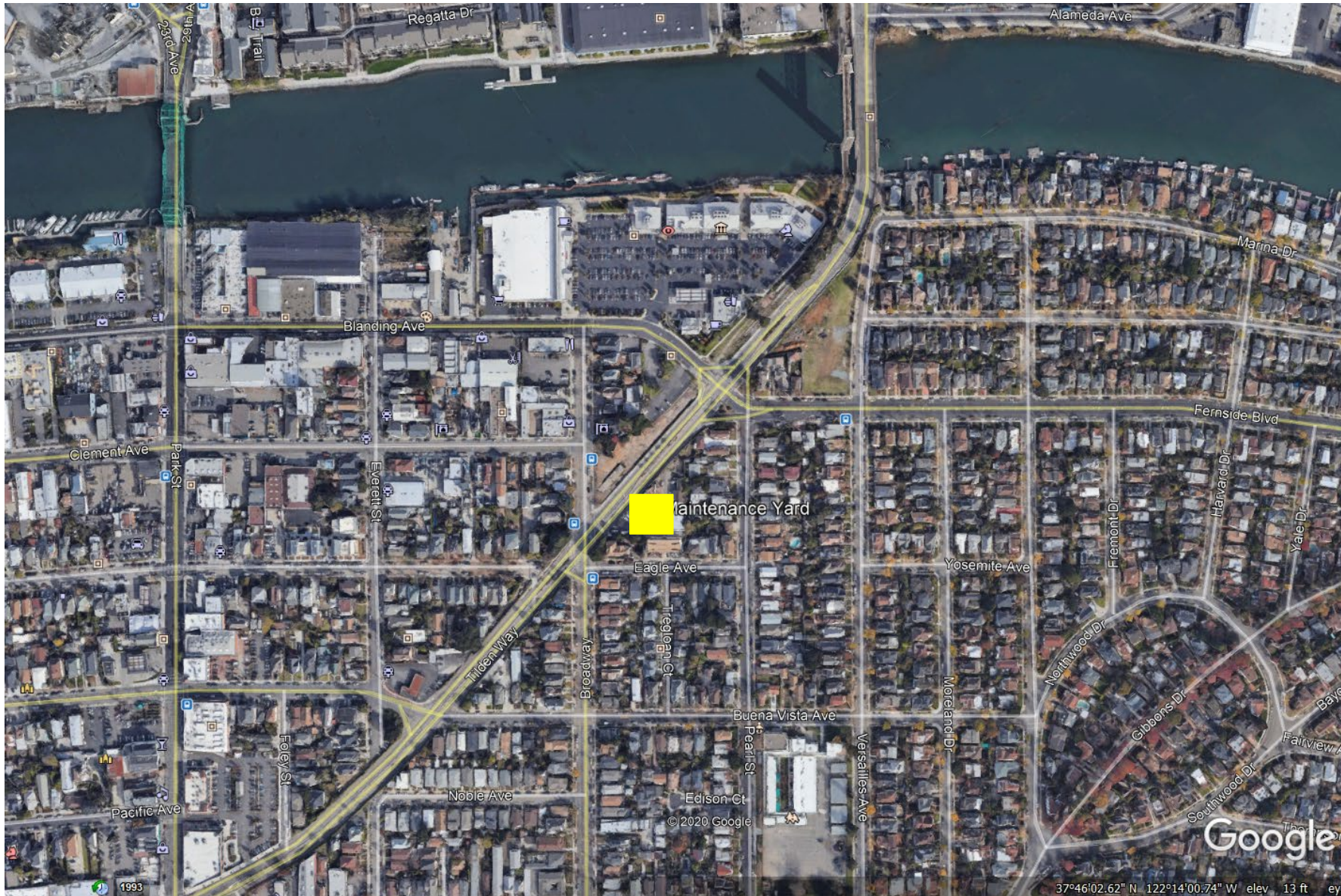
## Background

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- District Maintenance Yard is located at 2615 Eagle Avenue. Current usage includes:
  - Trade shops for carpentry, plumbing, electrical, gardening, heating Ventilation (HVAC), and painting
  - District warehouse is also located in the same building.
  - Maintenance Yard is moving to Singleton Property acquired by US Navy, and Eagle Avenue Property would not be needed after the move.
  - Move is 90% complete.
- Bachelor Officer Quarters located at 700 W. Essex at Alameda Point:
  - Property is vacant and uninhabitable, not currently used by Alameda Unified.



# Maintenance Yard – Currently Located at 2615 Eagle Avenue





## Maintenance Yard – Current Location

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## Maintenance Yard – Current Location





## Maintenance Yard – Current Location

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## Maintenance Yard – Current Location

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- 3 parcels
- Total Area 1.05 Acres
- R-4 Neighborhood residential district
- May qualify for the State density bonus law for multifamily housing





# Bachelor Officer Quarters (BOQ)





# Bachelor Officer Quarters (BOQ)





## Bachelor Officer Quarters (BOQ)

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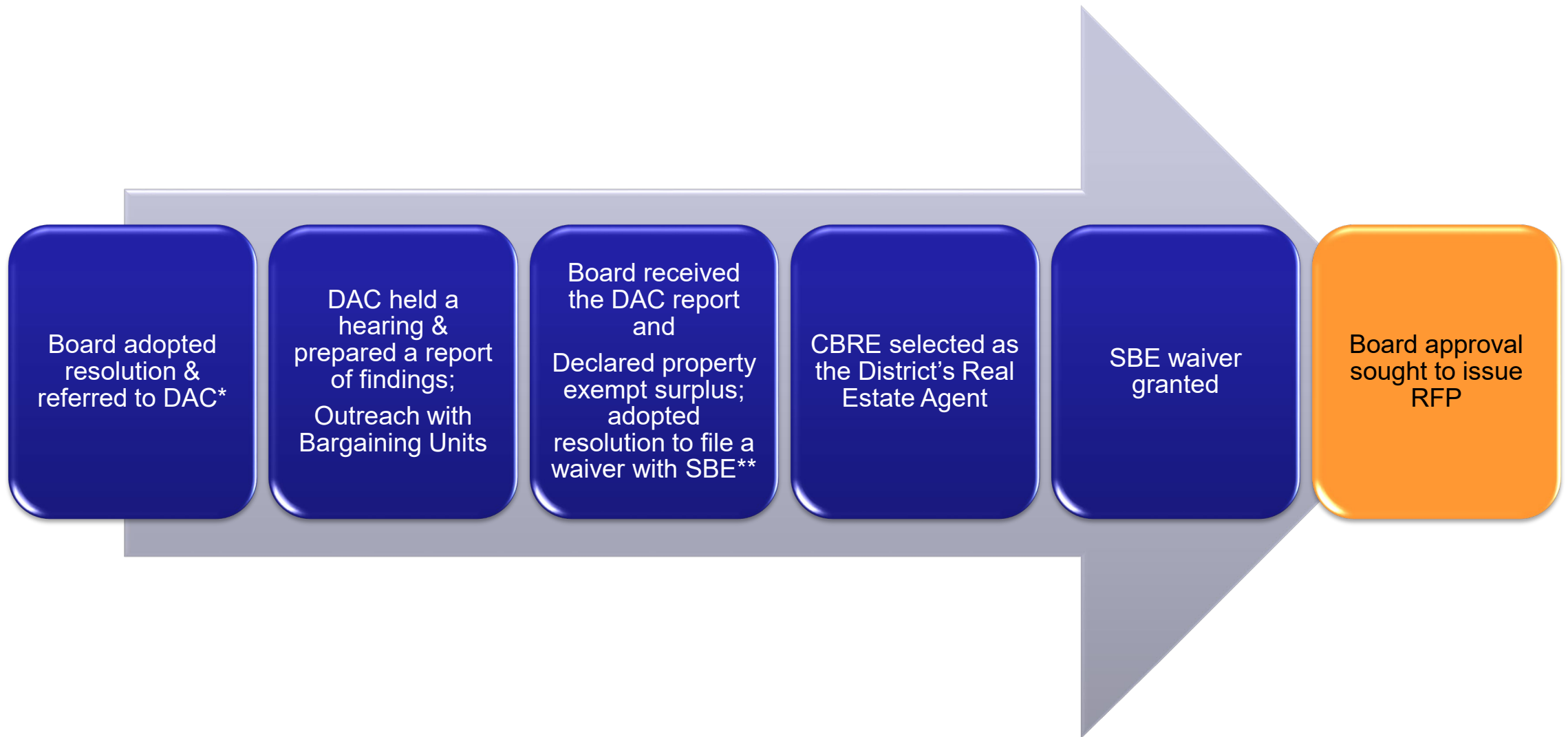
- 2 parcels
- Total Area 15 Acres
- AP-AR Alameda Point Adaptive Reuse zoning
- “Contributor” to Alameda Point’s historic district
- Significant investment and infrastructure cost





# Process

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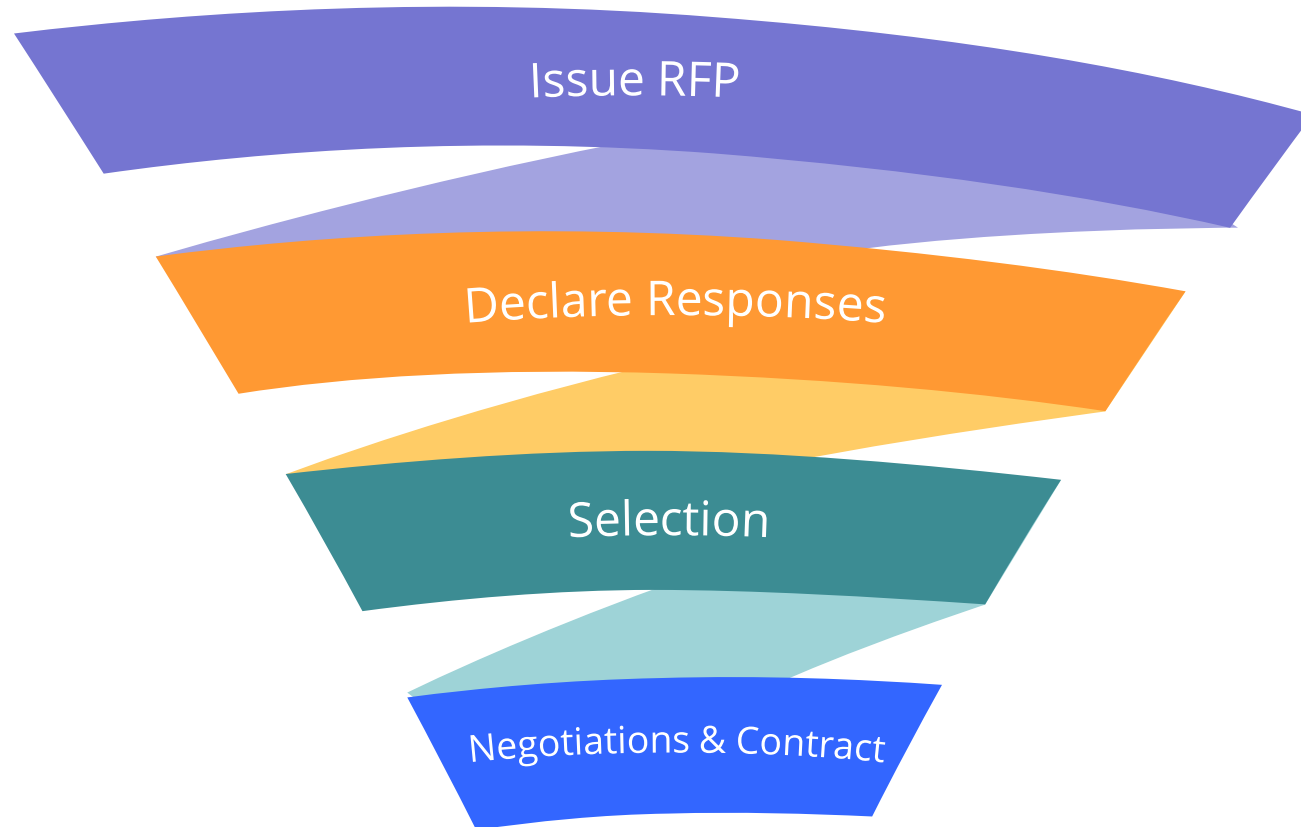


\* District Advisory Committee

\*\* State Board of Education

## Process – Looking Ahead

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## Staff Recommendation

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Staff recommends approval of Resolution No. 2020-2021.24 which will authorize staff to complete the following steps:

- Issue Request For Proposals (RFP)
  - Maintenance Yard: Broad distribution to local, regional, and national investors, developers, and other government agencies
  - BOQ at Alameda Point: Coordinate with the City of Alameda to determine appropriate disposition strategy
- Evaluate proposals
- Make a recommendation to the Board
- Negotiate a purchase & Sale agreement and present to the Board for action