

# Transfer of Singleton Properties from U.S. Navy to Alameda Unified

August 14, 2018



**ADK&A**

## Action Requested

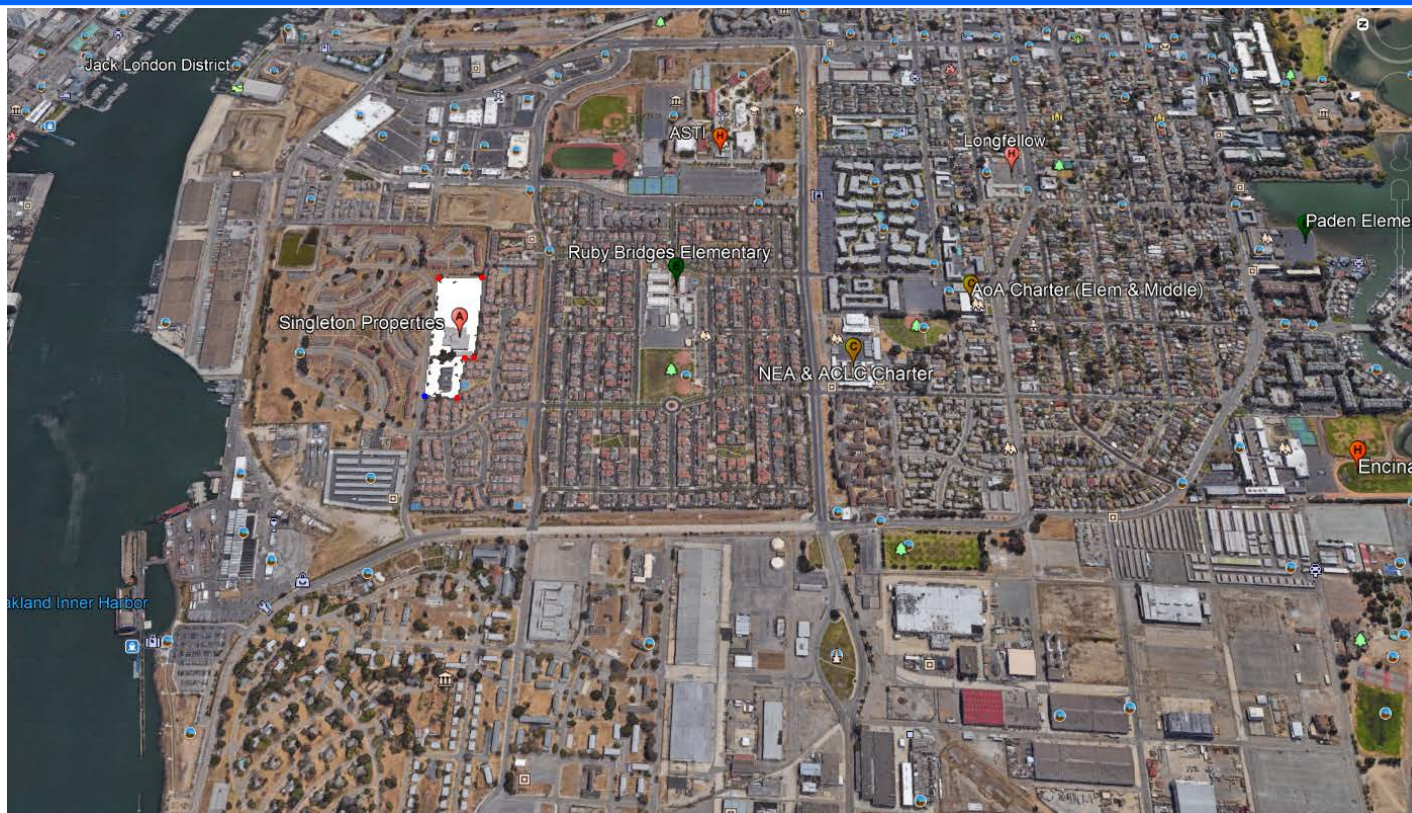
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- Approve staff recommendation to accept Public Benefit Conveyance (PBC) for 240 and 250 Singleton Avenue from the U.S. Navy via the U.S. Department of Education.
  - The property may only be used as a school site for the next 30 years and may not be sold.



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# Singleton Property Location



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Excellence & Equity For All Students

# Singleton Property Map



## 250 Singleton Avenue

- Approx. 5.00 acre lot
- 35,500 sq. ft. building area
- 28 classrooms, including six portables, plus a Multipurpose Room
- Last used by AUSD for Island High School



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## 240 Singleton Avenue

- Approx. 1.69 acre lot
- 10,500 sq. ft. building area
- 10 daycare classrooms
- Last used by AUSD for WCDC

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## Background

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- AUSD first leased Singleton properties from the U.S. Navy in 1961.
- Properties were connected to the same utility infrastructure that supported the Navy North Housing. This infrastructure was maintained by the Navy.
- Following the closure of the Base, the Navy stopped supporting the utility infrastructure in 2011 and gave the District the option to take over the Singleton properties and maintenance of utilities.
- Board of Education decided to return the Singleton properties and moved Island High and Woodstock Child Development Center (WCDC) to the Longfellow facility.



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## Recent Developments

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- In 2015, the District applied to the Navy to take over Singleton properties under Public Benefit Conveyance for educational purposes.
- The Navy approved the transfer in 2016, but the District wanted to time the transfer to coincide with the sale of North Housing to a private developer who would be responsible for upgrading the utility infrastructure.
- The North Housing lot was sold by the Navy to Carmel Partners in summer of 2017.
  - The North Housing site was renamed “Admirals Cove.”



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## Utility Upgrades

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- Carmel Partners intends to renovate 146 residential units at the Admirals Cove and make the following infrastructure improvements:
  - Extension of Singleton Avenue to connect to Bette Street (Alameda Landing)
  - ADA upgrades
  - Street lights
  - Sanitary sewer system
  - Storm water system
  - Electric service lines
  - New water mains
- MOU signed between the City of Alameda and Carmel Partners in March 2018 grants AUSD use of the backbone infrastructure.
- A separate MOU will be needed between Carmel Partners and AUSD to cover details of access and monthly utility payments.



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## Terms of Transfer

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- Properties would be used for Island High and WCDC.
  - Change in program to another educational use would require the Navy's approval.
  - A non-school use would need the Navy's approval, and the District would have to pay partial or full market price of the property, depending on the proposed use.
- Island High and WCDC would relocate to Singleton within 3 years of the District assuming ownership of the properties.
- District agrees not to sell the property for 30 years.



## Facility Needs

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Critical facility needs in 2019-20 dollars, based 2014-15 facilities review with 6% annual escalation:

- 240 Singleton Avenue: \$4.5M (\$3.2M in 2014-15)
- 250 Singleton Avenue: \$7.2M (\$5.4M in 2014-15)
- Major items needing repair include:
  - ADA accessibility, fire protection, locks
  - Windows, roofs, floors, walls, doors, paint
  - Plumbing, electrical, heating & cooling (HVAC)
  - Clocks, bells, and public announcement system
- Expenditures related to repair of utility infrastructure are included but may not be needed as Carmel Partners will provide access to utilities.



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## Funding for Repairs

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- \$5.7M may be reallocated from Longfellow to Singleton properties
    - Funds follow students.
    - Singleton is included in 2014 Facilities Master Plan, the basis for the Measure I bond.
  - Initial budget of up to \$270K is estimated (source would be facility funds) to conduct the following due diligence tasks:
    - Review existing records
    - Search for missing records, especially for 250 Singleton Avenue
    - Geotechnical survey – liquefaction
    - DSA conformity for 240 Singleton Avenue
    - Phase I environmental report (non-invasive) and hazardous materials survey
    - Prepare revised critical facilities assessment report
  - Approximately 6 months to do initial due diligence work.
- Depending on results of due diligence, staff may recommend returning the property back to the Navy.***

## Implications for District's Real Estate and Space Issues

(from Jan 17, 2017 presentation)

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1. Employee housing
2. Maintenance Yard at end of useful life
3. Food Services Warehouse at end of useful life
4. Thompson Field – not regulation-sized
5. Singleton conveyance
6. Bachelor Officer Quarters (BOQ) and Alameda Point
7. ~~District Office lease~~



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## Opportunities

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### **Acquiring 240 & 250 Singleton Avenue opens up the following opportunities:**

1. Expand WCDC program
  - Consolidate Pre-K classes needing Special Education services at WCDC
    - May require using some of the 250 Singleton classrooms
  - Consolidate Transitional Kindergarten classes from Central and West Alameda at WCDC
    - May require using some of the 250 Singleton classrooms
2. Relocate the Maintenance Yard and the Food Services Warehouse to the Longfellow facility
  - Sell the Maintenance Yard and the Food Services Warehouse parcels to generate funds to renovate Longfellow facility for Maintenance Yard and Food Services uses



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## Board Action

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- Board approval tonight would authorize the staff to work with the Navy and the U.S. Department of Education to transfer 240 & 250 Singleton to AUSD.



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