

Update on Options to Relocate District Office

April 24, 2012

Background Information

How did we get here?

- **District-Wide Facilities**
- **California Watch In-Depth Study**
- **Larry Patton Gym Field Act Certification**
- **Adult School Windows Project Completion**

Background Information (cont.)

“Main Section” Kofman Auditorium, Student Classrooms, Larry Patton Gym:

- “Main Section” is Field Act Certified by the Department of State Architecture (DSA)
- Second and Third Floor Classrooms and Kofman Auditorium classrooms were retrofitted with Bond Funds
- Entrances/Exits and elevated walkways are being evaluated to ensure safe passage during a significant seismic event

Action: Shoring Study Completed 4-12-12 (Attached)

Background Information (cont.)

Alameda Adult School:

- Adult School Building “East Wing” has not been retrofitted
- “DSA” has indicated that Adult School Building is within a K-12 campus and “students” should fall within guidelines of Field-Act and Educational Code

Action: Classes for Adult School will need to be relocated

- Night classes have been relocated
- Day classes will remain until end of school year
- All 2012-13 classes will be relocated (most likely Wood School)

Background Information (cont.)

District Offices:

- Offices are not retrofitted (left and right side of Kofman Auditorium)
- Architectural and Engineering Study:
 - lack of proper anchorage from heavy concrete walls to light wood diaphragms has led to collapse of buildings during large seismic event
 - would likely perform poorly during a large earthquake

Action: District Office is recommended for relocation

District Office

Action steps taken to relocate District Office completely from current facility:

- Evaluated the staffing space needs (approximately 22,000 square feet)
- Evaluated all current district property for District Office location
- Spoke with the City of Alameda about existing space available
- Enlisted the support of local commercial real estate professionals to tour properties

District Owned Property

- ***Historic Alameda High School:***
 - Temporary retrofitting cannot be completed until staff has been relocated
 - Poses problems with the timeline of the project if facility is still inhabited
 - Goal is to have temporary retrofitting in place for the start of the next school year
 - Plans are being developed and the bid process will begin in May
 - Building will not be habitable after the completion of the temporary retrofitting

District Owned Property

- ***Old Island:***
 - Will have demolition of old portables
 - Only has space for approximately 10,000 square feet
 - All electrical and underground conduit needs replacement
 - Restrooms need to be created
 - Portables added at about $\$120,000 \times 12 = \1.4 million
 - Will still need another 11,000 square feet of space
 - No parking—Parking for up to 100 employees and guests needed on Eagle Avenue

District Owned Property

- ***Wood School:***
 - Most likely the temporary home of Adult School classes in 2011-12
 - Has approximately 10,000 square feet of space in the portables
 - Used to house the District Office at a time when the Central Office was much smaller
 - Portables are of similar age and condition as Old Island and are at end of life
 - Replacement costs similar to Old Island approximately \$1.4 million
- ***Other Available Classroom Space:***
 - 2,000 square feet at Haight
 - A few single classrooms across the district

Local Commercial Real Estate

- Toured twelve properties on Bay Farm Island (Harbor Bay Industrial Park) and Main Island (Marina Village)*

1801 Harbor Bay Parkway	1101 Marina Village Parkway	980 Atlantic Avenue
1320 Harbor Bay Parkway	1201 Marina Village Parkway	1105 Atlantic Avenue
1851 Harbor Bay Parkway	2012 Marina Village Parkway	1115 Atlantic Avenue (In Escrow)
1601 Harbor Bay Parkway	2363-2433 Mariner Square Drive	2060 Challenger (Purchase Option)

- Toured two (City) properties at Alameda Point*

950 West Mall (City Hall West)	2550 Monarch Street
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Alameda Point (City Owned Property)

- ***Toured two Alameda City leased properties on the Alameda Naval Base (City Hall West and 2550 Monarch)***
 - Significant facility work needed
 - \$200,000 to \$300,000 just to get them habitable
 - Not seismically retrofitted
 - Initial rates higher than other newer properties on the island

Funding (at \$2.00 per square foot)

- Lease cost could be as high as \$46,000 per month, \$552,000 per year, \$2.7 million over a five year period
- Funding would come primarily from Fund 40 “Special Reserve Fund for Capital Outlay Projects”
- Funding can only be used for “Capital Facilities Projects”
- Current balance in Fund 40 \$3,620,955
- Annual generation rate is approximately \$400,000

Facilities Needs Analysis

- Will be completed early May
- Tentatively scheduled to be presented late May early June
- Early findings are approximately \$50 million in facility improvements (this will go up by analysis completion)
- Analysis is for planning and addressing critical issues
- Will have to be prioritized across multiple years
- Nothing surfacing as critical as Historic Alameda High School and District Office Space

Next Steps

- “Letter of Intent to Lease” is needed to get process started on moving the District Office
- We are looking at two additional properties in Marina Village
- Prior choice 1115 Atlantic went into escrow
- Lease negotiated and signed (May-June 2012)