

PROJECT PROFILE: 240 AND 250 SINGLETON

Property History

AUSD first leased the Singleton properties from the U.S. Navy in 1961. 240 Singleton is the former Woodstock Child Development Center (WCDC), and 250 Singleton is the former site of Miller Elementary School. Between 2008 and 2011, Island High School was located at 250 Singleton.

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. AUSD opted to return the properties to the Navy due to the significant infrastructure needs. The Board then moved Island High and WCDC to the Longfellow facility.

In 2015, the District applied to the Navy to take over Singleton properties under a Public Benefit Conveyance (PBC) for educational purposes. The Navy approved the transfer in 2016, but the District wanted to time the transfer to coincide with 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, and the site was renamed "Admirals Cove." Carmel Partners will renovate 146 housing units, and there is an agreement in place that stipulates the utility/roadway infrastructure will be improved, benefitting the Singleton parcels.



Site Summary

240 and 250 Singleton are adjacent to one another at the west end of the island, and combined the sites comprise nearly 6 acres. The two parcels are surrounded by residential development, including the Navy's North Housing site. The parcels are not far from the Alameda Point boundary to the west. Ruby Bridges Elementary School is nearby. College of Alameda is also nearby. The parcels have significant unaddressed infrastructure needs which will be addressed by Carmel Partners.



Terms of Conveyance

Under the terms of the conveyance of the parcels from the Navy, the Singleton properties would be used for Island High and WCDC. Island High and WCDC would relocate to Singleton within 3 years of the District assuming ownership of the properties. A 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. The District would also need to agree not to sell the properties for 30 years.

Site and Facility Conditions

The parcels have significant unaddressed infrastructure needs, which will be addressed by Carmel Partners. The buildings are in decent condition but require some repair and upgrades. In 2019/20 dollars, it is now estimated that 240 Singleton will require approximately \$4.5M while 250 Singleton will require approximately \$7.2M. Major items needing repair include:

1. ADA accessibility, fire protection, and locks
2. Windows, roofs, floors, walls, doors, and paint
3. Plumbing, electrical, and heating & cooling (HVAC)
4. Clocks, bells, and public announcement system

To fund these improvements, \$5.7M identified as part of the Measure I bond may be reallocated from Longfellow to Singleton so that the funds would follow the students.



Preliminary Strategy

With the conveyance of the properties to AUSD and potential Board approval, the District would move Island High and WCDC from Longfellow to the Singleton properties. This would allow the following:

- ✓ Island High Improvement
 - Improve facilities available to students and staff
 - Make dual enrollment at College of Alameda more convenient for students at Island High School
- ✓ Expand the WCDC Program
 - Consolidate Pre-K classes needing Special Education services at WCDC, freeing up space at other schools
 - Consolidate Transitional Kindergarten classes from Central and West Alameda to WCDC, freeing up space at other schools
- ✓ 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, increasing savings and efficiency for AUSD.

Status

Site due diligence is underway (funded with facility funds) and includes the following tasks:

- Review existing records
- Search for missing records, especially for 250 Singleton Avenue
- Geotechnical survey
- 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. Otherwise this strategy may be viable for AUSD.

Contact:

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