

## BOARD AGENDA ITEM

F-13

**Meeting Date:** September 28, 2010

**Item Title:** Recommendation regarding Miller Site (Island High School and Woodstock Child Development Center)

**Item Type:** Information

**BACKGROUND:**

Currently, the Island High School and Woodstock Child Development Center are housed on Navy property. The Navy previously provided water and sewer services for those AUSD properties as well as for Coast Guard properties on this land. However, in January 2011, the Coast Guard will switch to city water and East Bay MUD sewer services. AUSD will be the only entity remaining on the property and using the Navy owned water and sewage systems.

If AUSD accepts this public benefit conveyance of property, they will be responsible for all water and sewer service costs, monthly maintenance costs for the lift station, and all required repairs of the water and sewer lines and lift station. They will also be responsible for any capital expenditures to maintain operations for programs at both sites.

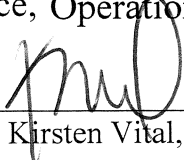
**FISCAL IMPLICATIONS:** Significant Financial Impact –Initial Capital Improvements \$265,230 to \$356,310

**RECOMMENDATION:** Relinquish Public Conveyance Property back to Navy

**AUSD Guiding Principles:** #5-Accountability, transparency and trust are necessary at all levels of the organization. #6-Allocation of funds must support our vision, mission and guiding principles.

**Submitted by:** Robbie Lyng, Director of Maintenance, Operations & Facilities <sup>RS</sup>

**Approved for Submission to Board of Education**

  
Kirsten Vital, Superintendent

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# Recommendation regarding Miller site: Island High School and Woodstock Child Development Center properties.

**Maintenance, Operations & Facilities**

**September 28, 2010**

## Information update concerning WCDC and Island High sites

Original lease with Department of Navy established in 1951 included 6.69 acres of land. Two facilities being maintained by AUSD were built between 1951-1960 on this property

- Miller Elementary School (currently Island High School)  
est. 35,500 sq. ft including 22 classrooms and 6 portables; est. 5.0 acres
- Woodstock Child Development Center (WCDC)  
est. 10,500 sq ft including 10 daycare classrooms; est. 1.69 acre
- Currently, the United States Coast Guard (USCG) pays for utility services associated with the Navy owned water and sewage system. By January 2011, the Coast Guard will switch to City of Alameda water and East Bay Municipal Utilities District (EBMUD) services.
- AUSD will be the only remaining entity on the Navy owned water and sewage system.

# Three Options

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Option 1: Maintain both sites and continue to operate the Navy owned water and sewage system.

Option 2: AUSD does capital improvements required to the site and hooks into City of Alameda/EBMUD water and sewer services.

Option 3: Relinquish property entitlement

## Notes:

- AUSD does not currently “own” the Island High and WCDC property. It is leased from the Navy.
- Property can be conveyed to AUSD as part of a Public Benefit Conveyance (PBC) through the Department of Education. The property would need to be used for education purposes and would not be able to be sold.
- Remediation of the properties must be done before the turnover and is anticipated to be completed in 2012/2013.

# Option 1: Maintain Both Sites

Currently, the United States Coast Guard maintains the sewer lift station which services the Island High and WCDC sites. If AUSD accepts this property, they will be required to bear the full costs and responsibilities to maintain and repair the sewer lift station.

Note: For past ten years, district did not pay for water or sewer fees. Utilities were paid by the United States Coast Guard. The Navy has stated that they would not seek recovery of those utility costs.

|  | WCDC    | Island High | Fees     | Total     |
|--|---------|-------------|----------|-----------|
| Annual Water Fee* including fees to open service account   | \$4,623 | \$3,854     |          | \$8,477   |
| Annual Sewer Fee*  | \$966   | \$774       | \$0      | \$1,740   |
| Lift Station Maintenance<br>City est. for annual required maintenance  | \$0     | \$0         | \$84,000 | \$84,000  |
| Lift Station Maintenance if emergency repair required<br>City est. to bring unit up to code with 15% contingency fee |         |             | \$64,400 | \$64,400  |
| Estimated cost total and cost required by AUSD to maintain the two sites   |         |             |          | \$158,617 |

Notes:\* Utility services data pulled from similar AUSD sites for analysis purposes only.

Also, there may be additional cost of abatement during any lift station repair due to building materials used at time of installation.

## Option 2: Capital Improvements

AUSD may accept the property and install a new water/sewer line per code . This new line would connect into the newly installed City water and EBMUD utility line to be developed on the west end of the property (corner of Main & Singleton). The district would be responsible for all installation fees.

| <b>“New” Water and Sewer Service</b>  | <b>Fees</b> |
|---|-------------|
| Request for water service fee (not including irrigation)                            | \$3,200     |
| Request for waste water service fee   | \$2,500     |
| Est. cost for 1000’ pipeline with 15% contingency fee (includes estimated hydrants) | \$91,350    |
| System Capacity Charge from EBMUD   | \$137,180   |
| Meter install cost  | \$6,000     |
| Est. design cost  | \$25,000    |
| Est. cost total   | \$265,230   |

# Additional Capital Improvements

Also, due to a recent energy audit completed by Alameda Municipal Power sponsored by the Americans with Recovery Act, the Island High site was found to be the most energy intensive school in the district to operate with the highest EUI at \$2.18 per sq ft/yr. compared to \$1.10 per sq ft/yr. (Energy Audit report for AUSD prepared by Meredith Owens, Alameda Municipal Power, August 2010).

Note: Significant repairs are required to that site's cooling tower for standard heating and cooling operations of Island High facility. The damaged units is currently not functioning at 100%.

| Replacement of existing damaged HVAC tower                                      | Repair Fees |
|---|-------------|
| Replacement unit for existing cooling tower* (including 15% contingency fee)    | \$91,080    |
| 6 weeks lead time for new cooling tower*. Quote provided by Pacific Coast Trane |             |

# Items needing to be resolved prior to taking ownership of Navy property

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- Remediation of a groundwater plume that impacts a portion of the Miller property. Completion date uncertain.
- Department of Toxic Substance Control (DTSC) evaluation and removal of hazardous materials. This also includes DTSC testing and inspection of property to assure that site is “clean”.
- All required Department of Toxic Substance Control certifications as required by the City of Alameda and Alameda Unified School District prior to accepting the property.
- Any Environmental Protection Agency inspection(s).



# Option 3: Relinquish Public Benefit Entitlement Property

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Due to:

- High cost of acquiring the property from the Navy
- Current availability of district owned school site space to house current programs.
- Unknown feasibility of property meeting DTSC and EPA remediation requirements.

## Recommendation

Staff recommendation is to relinquish Island High School and Woodstock Child Development property back to the Department of Navy.

# Available AUSD properties to house existing programs

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AUSD has available properties within a three mile radius for relocation of programs.

- Longfellow, Ruby Bridges and Haight can accommodate the Woodstock Child Development Center. They have the necessary restrooms, multi-purpose rooms and play yard facilities. All sites are or can be certified for early childhood programs.
- Woodstock Education Center would accommodate the Island High school students. It has the necessary classroom space, child care space and close proximity to the new Boys and Girls Club.
- Estimated cost to district for relocating students, staff and AUSD equipment to another AUSD property, where space exists to continue district programs = \$30,000.