

**OAKLAND UNIFIED SCHOOL DISTRICT
NOTICE OF PUBLIC HEARING REGARDING A PROPOSED SALE OF THE
DISTRICT'S DOWNTOWN PROPERTY PURSUANT TO SB 39 AND SB 512**

**TO ALL INTERESTED PARTIES, PLEASE TAKE NOTICE
that the Oakland Unified School District ("District") on**

TIME	DATE
6:00 P.M	Wednesday, July 12, 2006,
6:00 P.M.	Wednesday, August 16, 2006, and
6:00 P.M.	Wednesday, September 6, 2006

in the **Board Room, Paul Robeson Building, 1025 2nd Avenue, Oakland, CA 94606-2212**, with the State Administrator and/or the Board of Education, will hold a public hearing, each date, to discuss the proposed sale of the District's Downtown Property in connection with the District's Request for Qualifications (RFQ) for the development, sale or lease of a 9.47 acre property between 10th and 12th streets, and the Lake/Peralta Park and 4th Avenue. The District issued a RFQ for a real estate development team to enhance the value of several parcels of land in the Lake Merritt "Channel Area", which includes the current District Headquarters Administration Building, the adjoining Annex and parking, the Harper Building, two small high schools, one small K-5 elementary program, and two early childhood development centers. These parcels total approximately 8.25 acres, and with the addition of the City's anticipated vacated streets running between the District parcels, these properties total approximately 9.47 acres.

The Property transferred through the proposed sale will be either: (1) the entire property owned by the District (approximately 8.25 acres, 9.47 acres with vacated streets), or (2) the entire property minus southerly parcels (nearest Lake Merritt) that total approximately 3.2 acres (for the purpose of developing a school on the site). The final determination of the exact land areas and property that will be conveyed will be made at the District's election and will occur after the District has had the opportunity to assess its options for reconstruction and possible relocation of school facilities on the Property.

The purpose of the public hearing is to discuss and to receive public comment regarding the District's proposed sale of the property and the possible relocation of the District's school facilities currently situated on the property. A copy of the Letter of Intent setting forth the terms of the proposed sale is available for review prior to the public hearing via computer terminal, on or after July 3, 2006 between the hours of 9 a.m. and 4 p.m., weekdays, in the first floor lobby and the Office of the State Administrator in Room 301, in the Paul Robeson Building, 1025 2nd Avenue, Oakland, CA 94606-22 12 and in the Office of Facilities, Planning and Management, 955 High Street, Oakland, CA 94601-4404 and on the World Wide Web at

<http://bex.ousd.k12.ca.us/PublicHearings.asp>.

s/Randolph E. Ward, Ed. D.
State Administrator
Oakland Unified School District

DISTRICT'S REQUEST FOR QUALIFICATIONS AND DEVELOPMENT
PROPOSALS – FEBRUARY 28, 2005

DEVELOPMENT PROPOSAL CURRENTLY IN NEGOTIATION

TERRAMARK, LLC & URBAN AMERICA, LP DEVELOPMENT PROPOSAL

**AMENDED TERRAMARK, LLC & URBAN AMERICA, LP DEVELOPMENT
PROPOSAL**

LETTER OF INTENT BETWEEN DISTRICT AND TERRAMARK, LLC & URBAN
AMERICA, L. P. (90 Day Exclusive Contract Negotiation of Development Proposal)

OTHER DEVELOPER PROPOSALS RECEIVED

GILBANE

SARES REGIS GROUP OF NORTHERN CALIFORNIA, L.P.

SUDA; LANFORD & ASSOCIATES, INC, PHELPS DEVELOPMENT