



GSA Pacific Rim Region
Office of Real Property Utilization and Disposal

UNITED STATES GOVERNMENT REAL PROPERTY

**COMBINED
NOTICE OF DETERMINATION OF HOMELESS SUITABILITY AND AVAILABILITY
AND
NOTICE OF SURPLUS DETERMINATION**

**ALAMEDA FEDERAL CENTER NORTHERN PARCEL
620 CENTRAL AVENUE
ALAMEDA, ALAMEDA COUNTY, CALIFORNIA(CA) 94501
GSA CONTROL NO. 9-G-CA-1604-AD**

HUD PROPERTY NO. 54201630019

APRIL 28, 2017

About the Property

The former Alameda Federal Center is located at 620 Central Avenue, Alameda, Alameda County, California 94501 (APN: 074-1305-026-2). The Property is a flat, irregular-shaped parcel containing 3.65 acres. The Property is improved with 11 buildings totaling approximately 79,880 square feet, wrought iron fencing, and 93 paved parking spaces. All utilities are available to the site; however, water, sewer (and some electrical) lines are shared with an adjacent parcel (APN: 074-1305-026-1) owned by East Bay Regional Parks District ("EBRPD"). The new owner of the Property will be required to separate the utilities.

The Property is zoned Administrative Professional Government ("APG"), allowing for general office development with a current government use. The Property is located mere yards from the San Francisco Bay in an established, mixed-use neighborhood that includes single and multi-family residential, retail and other commercial property, and EBRPD's Crab Cove. Alameda is accessible via I-880, bay ferry service, and AC Transit bus service. Oakland International Airport ("OAK") is approximately 7.2 miles away.

The buildings were originally constructed in 1942 for World War II-era training of officers in the U.S. Maritime Service. The most recent, predominant Property use was as a laboratory for testing meat and dairy products by the U.S. Department of Agriculture ("USDA").

The U.S. Marshal Service ("USMS") will remain in a small portion of the Property until construction for their new off-site space is completed and they are able to relocate. Any award or conveyance of the Property to a new owner will be conditioned upon an agreement allowing USMS to remain in their current space until they relocate in late 2017 or early 2018.

Building details, photos, and a map are included with these notices.

NOTICE OF DETERMINATION OF HOMELESS SUITABILITY

Notice is hereby given that the ALAMEDA FEDERAL CENTER NORTHERN PARCEL has been determined suitable for homeless use by the U.S. Department of Housing and Urban Development (HUD). The above determination was published on April 28, 2017 on the Title V webpage of the following HUD Exchange site:

<https://www.hudexchange.info/programs/title-v/suitability-listing/>

Under the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. 11411, as amended), public bodies and eligible nonprofit organizations and institutions that are concerned with providing assistance to the homeless may apply to acquire Government property (through permit, lease, or deed) that has been determined suitable by HUD for homeless use. Public bodies are identified as states and their political subdivisions and instrumentalities and tax-supported institutions. Eligible nonprofit organizations and institutions are identified as those held exempt from taxation under Section 501(c)(3) of the 1954 Internal Revenue Code.

Interested parties will have thirty (30) calendar days from the date of this notice (due on or before May 29, 2017) to submit a written expression of interest and obtain necessary application instructions from the U.S. Department of Health and Human Services (HHS). Public bodies and eligible nonprofit organizations wishing to apply for the property must contact the following HHS representative:

**Theresa Ritta
Program Manager, Federal Real Property Assistance Program
Real Property Management Services
Program Support Center
U.S. Department of Health and Human Services
7700 Wisconsin Avenue, 10th Floor
Bethesda, Maryland 20814
Phone: (301) 443-6672
Theresa.Ritta@psc.hhs.gov**

The General Services Administration (GSA) administers a program for the donation of Federal surplus personal property through a network of State Agencies for Surplus Property (SASP). For program and contact information, visit the following GSA online site at **<http://www.gsa.gov/sasp>**.

If your agency wishes to receive notice of property availability, please go to the GSA Real Property Utilization and Disposal online site at **<http://disposal.gsa.gov>** then either click on the *McKinney-Vento Program* tab and then click on *Email Alerts* to sign up for email notifications, or click on *Email Updates* in the blue banner at the bottom of the page, right-hand corner.

In order for this information to be disseminated as widely as possible, we request that you provide a copy of this notice to any other public body or nonprofit organization/institution concerned with providing assistance to the homeless.

It should be noted that interest may have been expressed by Federal, state, and local governmental units and eligible nonprofit institutions in acquiring the property for other public uses.

If no expression of interest for homeless use is received by HHS within the time frame specified, above, then the property will be considered for disposal as surplus property according to the regulations cited under "Notice of Surplus Determination" on the following pages.

An inspection appointment or more information about the property may be obtained by contacting the following GSA representative:

Rhonda Rance, Realty Specialist/Project Manager
Real Property Utilization and Disposal (9PZ)
U.S. General Services Administration
Mailbox 9
50 United Nations Plaza, 4th Floor NW, Room 4345
San Francisco, California 94102-4912
rhonda.rance@gsa.gov

NOTICE OF SURPLUS DETERMINATION

Notice is hereby given that the ALAMEDA FEDERAL CENTER NORTHERN PARCEL has been determined to be Government surplus real property and available for disposal pursuant to certain provisions contained under Title 40 U.S.C., Chapter 5 (40 U.S.C. 5). The Property is offered "AS IS" and "WHERE IS" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition, or fit, or allowed by law or regulation to be used for the purpose for which intended.

The U.S. Department of Housing and Urban Development (HUD) has determined that the property is suitable for use as a facility to assist the homeless under the terms of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. 11411, as amended). The above suitability determination was published April 28, 2017 on the Title V webpage of the HUD Exchange website at:

<https://www.hudexchange.info/programs/title-v/suitability-listing/>

Homeless interests have priority over other non-Federal public agencies when HUD has determined that a property is suitable for homeless use.

This surplus property is available for disposal pursuant to certain provisions of 40 U.S.C. 5 and applicable regulations. The applicable regulations provide that non-Federal public agencies shall be allowed a reasonable period of time to submit a formal application for surplus real property in which they may be interested. Disposal of this property, or portions thereof, may be made to public agencies under the statute and public use, listed below, whenever the Government determines that the property is available for such use and that disposal thereof is authorized by the statute cited and applicable regulations.

If a public agency desires to acquire the property under the cited statute, written notice of such interest must be filed with the appropriate Federal Sponsoring Agency Contact, listed below, no later than close of business thirty (30) calendar days from the date of this Notice (due on or before May 29, 2017). An inspection appointment or more information about the Property may be obtained by contacting GSA project manager Rhonda Rance via rhonda.rance@gsa.gov.

<u>Statute</u>	<u>Type of Disposal or Public Use</u>	<u>Federal Sponsoring Agency Contact</u>
40 U.S.C. 545(b)(8)	Negotiated Sale to public bodies for general purposes	U.S. General Services Administration ATTN: David Haase, Director Real Property Utilization & Disposal (9PZ) Mailbox 9 50 United Nations Plaza, 4NW, Room 4345 San Francisco, CA 94102-4912 (415) 522-3426 david.haase@gsa.gov

SUCH WRITTEN NOTICE FROM APPLICANT SHALL:

- 1. Disclose the contemplated use of the property.**
- 2. Contain a citation of the applicable statute under which the public agency desires to acquire the property.**
- 3. Disclose the nature of the interest, if an interest less than fee title to the property is contemplated.**
- 4. State the length of time required to develop and submit a formal application for the property. Where a payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period of time required to obtain funds.**
- 5. Give the reason for the length of time required to develop and submit a formal application.**

When the appropriate Federal agency receives the written notice, the public agency applicant shall be promptly informed concerning the period of time that will be allowed for submission of a formal application. In the absence of such written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority contained in 40 U.S.C. 5 and applicable regulations provide for offering the property for public sale.

Federal sponsoring agencies may reject an application for a variety of reasons including any requirements imposed by the Government. Any planning for the stated public use of the property sought to be acquired subject to negotiated sale must be coordinated with the appropriate Federal Sponsoring Agency Contact listed on the above page. An application form to acquire property for the stated use, and instructions for the preparation and submission of an application, may also be obtained from that same Federal Sponsoring Agency Contact.

If any public agency considers that the proposed disposal of this property is incompatible with its development plans and programs, written notice of such incompatibility must be forwarded to the above GSA office within the same 30-day time frame prescribed above.

If your agency wishes to receive subsequent notice of surplus property availability, please go online to the GSA Real Property Utilization and Disposal site at <http://disposal.gsa.gov> and click on *Email Updates* in the blue banner at the bottom of the page, right-hand corner.

GSA #	Building #	Description	Floors	Most Recent Use	GSF
CA0761	Building 1	Wood frame	2	Lab, Office	26,412.44
CA0762	Building 2A	Wood frame	2	Office	8,672.86
CA0763	Building 2B	Wood frame	2	Office	8,754.67
CA0765	Building 2C	Wood frame	2	Office	9,119.17
CA0773	Building 2D	Wood frame	2	Storage/Workshop/Storage	24,082.18
CA0774	Building 8	Wood frame	1	Storage	817.68
CA0775	Building 10	Wood frame	1	Storage	776.55
CA0776	Building 9	Wood frame	1	Trash Facilities	254.58
CA0777	Building 12	Cinder block	1	Sewage Pumping Station	695.32
CA0779	Building 13	Cinder block	1	Hydraulic Elevator Equipment	75.04
N/A	N/A	Metal	1	USDA Hazardous Materials	220.00
TOTAL					79,880.49

	
View of entrance to the subject property from McKay Ave. Southern portion of the subject property..	Southerly view of McKay Avenue, existing improvements, and a secondary gate and access identified as Cressy Drive.
	
Subject property – Cressy Drive access.	Southern view of the subject along the west property line, from the northwest property corner.
	
Westerly view along the north property line of the subject. The Neptune Apartments are adjacent to the right, with the metal fence marking the property line.	View of northerly property line of subject property, from McKay Avenue.



NEIGHBORHOOD MAP

