OFFICE OF CHARTER SCHOOLS

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

April 1, 2018

Sele Nadel-Hayes
Envision Academy
111 Myrtle Street, Suite 203
Oakland, CA 94607

Re: Oakland Unified School District
Final Offer of Facilities, 2018-2019

Dear Sele Nadel-Hayes:

Oakland Unified School District ("District") makes this Final Offer of Facilities to **Envision Academy** ("Charter School") for the 2018-2019 school year.

The District has carefully considered the Charter School's request for facilities under the criteria set forth in Proposition 39 and its implementing regulations. (Cal. Ed. Code § 47614; Cal. Admin. Code, title 5, §§ 11969.1, *et seq*.) This Final Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5, §11969.9(h).

A. Procedural History

The Charter School submitted a Request for Facilities under Proposition 39 pursuant to Cal. Admin. Code, title 5, § 11969.9(c) on or before November 1, 2017. The Charter School's Request for Facilities was based upon a projected in-District ADA of **350.29**.

B. 2018-2019 Final Offer to the Charter School

Education Code § 47614 and its implementing regulations only obligate the District to offer space sufficient to accommodate the Charter School's in-District students. The District's allocation of space is therefore based on the Charter School's projected in-District ADA of **350.29**.

1. *Methodology*

Cal. Admin. Code, title 5, § 11969.3 governs the identification of the comparison group sites. Subsection (a)(1) states as follows:

Comparison Group:

> The standard for determining whether facilities are sufficient to accommodate charter school students in conditions reasonably equivalent to those in which the students

> would be accommodated if they were attending public schools of the school district providing facilities shall be a comparison group of district-operated schools with similar grade levels. If none of the district-operated schools has grade levels similar to the charter school, then a contiguous facility within the meaning of subdivision (d) of section 11969.2 shall be an existing facility that is most consistent with the needs of students in the grade levels served at the charter school. The district is not obligated to pay for the modification of an existing school site to accommodate the charter school's grade level configuration.

Cal. Admin. Code, title 5, § 11969.3(a)(2) governs the determination of the comparison group schools for districts whose students live in high school attendance areas:

> The comparison group shall be the school district-operated schools with similar grade levels that serve students living in the high school attendance area, as defined in Education Code section 17070.15(b), in which the largest number of students of the charter school reside. The number of charter school students residing in a high school attendance area shall be determined using in-district classroom ADA projected for the fiscal year for which facilities are requested.

The District must first identify the high school attendance area in which the largest number of in-District Charter School students reside. Education Code §17070.15(b) defines "attendance area" as "the geographical area serving an existing high school and those junior high schools and elementary schools included therein." Based on the information provided in the Charter School's facilities request, the District has determined that the greatest number of Charter School students live within the **Fremont High School** attendance area.

Table 1: High School Attendance Area

Grade Span	Attendance Area	# of Students	% of Students in Grade Span
9-12	**Fremont**	**111**	**27.1%**
	Castlemont/CCPA/Madison	92	22.5%
	McClymonds	62	15.2%
	Outside of Oakland	50	12.2%
	Oakland High	35	8.6%
	Oakland Tech	32	7.8%
	Skyline	27	6.6%

Therefore, the comparison group schools for the Charter School are as follows:

- Life Academy and Fremont High School

The Charter School's March 1, 2018 letter does not dispute the District's methodology used to identify the comparison group schools.

2. Facilities Offered:

The District offers the Charter School facilities at the following school sites:

McClymonds High School
2608 Myrtle Street, Oakland, CA 94607

Westlake Middle School
2629 Harrison Street, Oakland, CA 94612

Ralph J. Bunche High School
1240 18th Street, Oakland, CA 94607

The Charter School's allocation of space is as follows:

Table 2a: Allocation of Exclusive Use Teaching Station Space to Charter School by School Site

School Site	# of Teaching Stations/ Specialized Classrooms	Total Sqft
McClymonds	9	11,964
Westlake	4	3,136
Ralph Bunche	3	2,424
Total	**16**	**17,524**

Table 2b: Allocation of Exclusive Use Teaching Station Space to Charter School by Room

School Site	Room # (per MKThink site plan)	Sqft
McClymonds	A-2-12	833
McClymonds	B-2-14	938
McClymonds	B-3-301	1526
McClymonds	B-3-303	1526

McClymonds	B-3-309	1273
McClymonds	H-1-2	894
McClymonds	H-2-8	1911
McClymonds	H-3-10	1415
McClymonds	H-3-12	1648
Westlake	C-2-206	796
Westlake	C-2-207	772
Westlake	C-2-208	796
Westlake	C-2-209	772
Ralph Bunche	P10(B)-1-16	780
Ralph Bunche	P18(D)-1-10	780
Ralph Bunche	P7(A)-1-20	864

Table 2c: Allocation of Exclusive Use Non-Teaching Space to Charter School at Shared Sites by Room

School Site	Room # (per MKThink site plan)	Sqft	Room Type
McClymonds	B-3-302, 309a; H-2-9; H-3-8, 13	538	storage
Westlake	C-2-214, 216	184	storage
Ralph Bunche	P10(B)-1-16a	32	storage
Ralph Bunche	P18(D)-1-10a; P19(E)-1-um3; P7(A)-1-20a	113	restroom
Ralph Bunche	P19(E)-1-um4	67	circulation
Ralph Bunche	P19(E)-1-um6	192	admin/office
McClymonds Total Exclusive Use NTS	-	**538**	-
Westlake Total Exclusive Use NTS	-	**184**	-
Ralph Bunche Total Exclusive Use NTS	-	**404**	-

Table 2d: Allocation of Non-Teaching Space (NTS) to Charter School by School Site

Site Name	Projected ADA at Site			Envision Projected ADA as % of Total Site ADA	Total Site NTS	Envision NTS Allocation	Exclusive Use Interior NTS Allocation	Shared NTS Allocation[1]	
	District-Run	AIPHS	Envision					Interior	Exterior
McClymonds	405.81	0.00	197.04	32.68%	490,165	160,208	538	40,890	118,780
Westlake	303.16	73.70	127.38	25.26%	235,672	59,534	184	11,590	47,760
Ralph Bunche	82.56	0.00	95.53	53.64%	125,304	67,216	404	6,418	60,394
Total	**791.53**	**73.70**	**350.29**	**-**	**851,141**	**260,164**	**1,126**	**54,726**	**204,312**

The Charter School's access to non-teaching space, which includes all non-classroom space (both in and outside of buildings and portables) at the site, is based upon the Charter School's per-student entitlement to each category of space at the comparison group schools, and calculated upon the proportion of in-district ADA to the total ADA at the Site. The specific allocation of specialized teaching space and non-teaching space to the Charter School is set forth in subsections 3(c) and 3(d) below.

3. <u>Reasonable Equivalence Methodology</u>:

In order to determine whether facilities are "reasonably equivalent," the District compares the proposed facilities to District-operated schools constituting the comparison group school. The District has considered capacity, condition, location, and other relevant factors, using as a point of reference the comparison group schools identified above, to allocate a facility to the Charter School that meets Proposition 39 standards for "reasonable equivalence."

a. <u>Condition</u>:

With respect to "condition," the District may allocate facilities to the Charter School that are comparable to the comparison group in the following ways:

No.	Facility Characteristic – Capacity	Regulatory Authority
1.	Ratio of teaching stations to average daily attendance ("ADA")	C.C.R., tit. 5, § 11969.3(b)(1)
2.	Specialized classroom space if such facilities are available	C.C.R., tit. 5,

[1] The Charter School's Shared NTS Allocation is subject to change if the other charter school offered space at Westlake does not accept the District's Proposition 39 offer.

No.	Facility Characteristic – Capacity	Regulatory Authority
	to the district comparison group (e.g., science laboratories)	§ 11969.3(b)(2)
3.	Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space)	C.C.R., tit. 5, § 11969.3(b)(3)
4.	School site size	C.C.R., tit. 5, § 11969.3(c)(1)(A)
5.	Condition of interior and exterior surfaces	C.C.R., tit. 5, § 11969.3(c)(1)(B)
6.	Mechanical, plumbing, electrical, and fire alarm systems in condition and conformity to applicable law	C.C.R., tit. 5, § 11969.3(c)(1)(C)
7.	Availability and condition of technology resources	C.C.R., tit. 5, § 11969.3(c)(1)(D)
8.	Overall learning environment qualities (e.g., lighting, noise mitigation, and/or size for intended use)	C.C.R., tit. 5, § 11969.3(c)(1)(E)
9.	Furnishings and equipment	C.C.R., tit. 5, § 11969.3(c)(1)(F)
10.	Condition of athletic fields and/or play area space	C.C.R., tit. 5, § 11969.3(c)(1)(G)

The District has also evaluated data on the condition of the facilities at the comparison school group based on site information available from the District's Asset Management and Facilities Master Plan. A summary of this analysis, found in the table below, shows that the site offered to the Charter School is reasonably equivalent to the comparison school group in every facility characteristic category. Additional information regarding each facility can be found in **Exhibit A.** Based on the data available to the District, the District has concluded that the facilities offered to the Charter School meet the reasonable equivalence standards under the category of "condition."

Table 3: School Site Condition Analysis

School/Site Type		Offer Site			Comparison School Site	
School/Site		**McClymonds**	**Westlake**	**Ralph Bunche**	Fremont	Simmons
Size of Site (acres)		**10.7**	**5.7**	**3.2**	8.6	6.3
Surfaces*	Physical Condition (Interior)	**E**	**E**	**E**	G	E
	Circulation & Wayfaring (Interior)	**G**	**G**	**E**	G	E
	Physical Condition (Exterior)	**E**	**E**	**G**	E	E
	Circulation & Wayfaring (Exterior)	**G**	**G**	**E**	G	E
Mechanical, plumbing, electrical, and fire alarm systems conformity with applicable codes		**Y**	**Y**	**Y**	Y	Y
Tech Infrastructure		**Y**	**Y**	**Y**	Y	Y
Safe Learning Environment		**Y**	**Y**	**Y**	Y	Y
Furnishings/Equipment		**Y**	**Y**	**Y**	Y	Y
Athletic Fields/Play Area Space		**Y**	**Y**	**Y**	Y	Y

* Each site plan included surface condition information for each individual building at the site. For sites with multiple buildings, these ratings were averaged, taking into consideration the relative size of each building to determine the overall site surface condition (E=Excellent, G=Good, F=Fair, P=Poor)

b. <u>Teaching Stations</u>:

With respect to teaching stations, Cal. Admin. Code title 5, § 11969.3(b)(1) states that "[f]acilities made available by a school district to a charter school shall be provided in the same ratio of teaching stations (classrooms) to ADA as those provided to students in the school district attending comparison group schools."

The District followed the methodology set forth by the Court in *California Charter Schools Assn. v. Los Angeles Unified School District* (2015) 60 Cal.4th 1221 in determining the teaching station allocation

to the Charter School. The District consulted, in accordance with Cal. Admin. Code tit. 5, § 11969.3(b)(1), the "classroom inventory pursuant to Sections 1859.31 and 1859.32 … on the Form SAB 50-02." (See, Cal. Admin. Code tit. 2, s 1859.30.) A copy of Form SAB 50-02 is linked as **Exhibit B**. Although the Proposition 39 regulations require the District to reference the classroom inventory referenced on Form SAB 50-02, the District notes that Form SAB 50-02 lists the aggregate classroom inventory by grade range within each high school attendance area, without breaking down inventory by school. Therefore, the District has taken the additional step of creating an updated inventory of actual room utilization at each comparison group school. That inventory is linked as **Exhibit C**.

The District is permitted to evaluate the utilization of classrooms at the comparison group schools under *California Charter Schools Association*, supra, as the California Supreme Court held in that case that:

> According to the District, only classrooms in the inventory that are "provided to" noncharter public school K–12 students in the District must be counted. On this view, unbuilt classrooms, classrooms already used by charter schools, and classrooms dedicated to preschool, adult education, or other uses besides K–12 education are not "provided to" such K–12 students and thus need not be counted in determining the ADA/classroom ratio under section 11969.3(b)(1). [¶] We agree with this reading of section 11969.3(b)(1). (*Id.* at 1239.)

Therefore, the District not only met, but exceeded, the requirements for determining the teaching station-to-ADA ratio under Cal. Admin. Code tit. 5, § 11969.3(b)(1). The District went beyond the classroom inventory contained in Form SAB 50-02, and manually created an inventory of classroom utilization at each of the comparison group schools, to determine the number of classrooms "provided to" District students at the comparison group schools. From that list, the District determined the ADA to teaching station ratio at the comparison group school as **25.30 per teaching station**.

Table 4: Comparison Group Schools Serving Grades 9-12 Located in High School Attendance Area

School	ADA Teaching Station Ratio
Life Academy	24.67
Fremont High School	25.93
Average	**25.30**

Applying that ratio to the Charter School's projected ADA of **350.29**, the District determined that the Charter School was entitled to an allocation of **14 (rounded up from 13.85**) teaching stations.

Table 5: Calculation of Exclusive Use General Education Classroom Allocation

Grade Span(s)	ADA (In-District)	Average ADA Teaching Station Ratio	General Education Classrooms *(ADA / Average ADA Teaching Station Ratio)*
9-12	350.29	25.30	14 (13.85)

The District created and utilized an updated inventory of actual room utilization at each comparison group school to determine the number of teaching stations "provided to" students in the comparison group schools, in accordance with the Proposition 39 regulations. Therefore, the District rejects the Charter School's boilerplate contention in its March 1, 2018 letter that the District failed to follow the methodology set forth in the Proposition 39 regulations for determining the number of teaching stations to allocate to the Charter School. The District also based its ADA projections for request year 2018-2019 upon data provided by its enrollment office. The Charter School's March 1, 2018 letter does not dispute the District's methodology used to determine the allocation of teaching stations to the Charter School.

c. Specialized Teaching Space:

Cal. Admin. Code title 5, § 11969.3(b)(2) states as follows with respect to the allocation of specialized teaching space to Charter Schools:

> If the school district includes specialized classroom space, such as science laboratories, in its classroom inventory, the space allocation provided pursuant to paragraph (1) of subdivision (b) shall include a share of the specialized classroom space and/or a provision for access to reasonably equivalent specialized classroom space. The amount of specialized classroom space allocated and/or the access to specialized classroom space provided shall be determined based on three factors:
>
> (A) the grade levels of the charter school's in-District students;
>
> (B) the charter school's total in-District classroom ADA; and
>
> (C) the per-student amount of specialized classroom space in the comparison group schools.

During the 2017-18 school year, OUSD contracted with a third party vendor to conduct an educational adequacy assessment at its facilities. As part of this assessment, the vendor collected updated specialized teaching space data, which included the approximate square footage of each space. Although this data has not yet been finalized, it was used to help determine the charter

school's specialized teaching space allocation based on "the per-student amount of specialized classroom space in the comparison group schools" as shown in the table below. Detailed data related to the specific specialized teaching space present at comparison sites and sites where the charter school has been offered space are provided in **Exhibit D**.

Table 6: Calculation of Specialized Teaching Space (STS) Allocation[2]

STS Type	STS Existing at Offer Site(s) (Sqft)	STS Entitlement (Sqft)	Exclusive Use STS Already Included in Classrooms Offered (Sqft)	Over(+)/ Under(-) Allocation of STS Entitlement (Sqft)*
Art Classroom	3048	380	1032	652
Art Technology Lab	0	0	0	0
Computer Laboratory	4256	1024	1856	832
CTE Classroom (Related to Lab Instruction)	391	276	0	-276
CTE Family/Consumer Science Multipurpose Lab	4680	564	2376	1812
CTE Industrial Education Laboratory	0	0	0	0
CTE Technology Education Laboratory	1645	0	0	0
CTE General Laboratory	2484	801	0	-801
Drama Classroom	792	0	0	0
Music Room (Elementary School)	0	0	0	0
Music Room, Band	2958	627	0	-627
Music Room, Choir	1663	0	0	0
Science Classroom	4154	1033	1528	495
Science Laboratory	4152	3959	2592	-1,367
SpEd Life Skills Lab	0	0	0	0
Total	**30,223**	**8,664**	**9,384**	**720**

* Calculated by subtracting STS Entitlement from Exclusive Use STS Already Included in Classrooms Offered

The District provides the Charter School with specialized teaching space in the form of an allocation of building space or, if necessary, shared space. The District's updated calculation of the Charter

[2] Square footage figures included in this table are approximate and were taken from the Jacobs data found in Exhibit E. All other square footage figures found in this document were taken from MKThink data (Exhibit F) and are more precise. Therefore, discrepancies in square footage figures may exist between this and other tables found in this letter.

School's entitlement to specialized teaching space shows that the Charter School has been allocated 720 sqft of specialized teaching space beyond the amount to which it is entitled. The Charter School is also being offered 2 additional classrooms above its Proposition 39 entitlement as these classrooms were previously included in the Preliminary Offer to the Charter School, and are not being withdrawn by the District in this Final Offer.

The District has used the updated information provided by its third-party vendor to obtain an updated inventory of the specialized teaching space at the comparison group schools and, where, necessary, has re-evaluated its calculation of the Charter School's per-pupil entitlement to specialized teaching space. Therefore, the District rejects the Charter School's contention in its March 1, 2018 letter that the District's failed to follow the proper methodology with respect to specialized teaching space. The District's methodology in inventorying, measuring and allocating specialized teaching space complies in all respects with the Proposition 39 regulations.

d. Non-Teaching Space:

With respect to non-teaching space, Cal. Admin. Code title 5, § 11969.3(b)(3) states as follows:

> The school district shall allocate and/or provide access to non-teaching station space commensurate with the in-district classroom ADA of the charter school and the per-student amount of non-teaching station space in the comparison group schools. Non-teaching station space is all of the space that is not identified as teaching station space or specialized classroom space and includes, but is not limited to, administrative space, kitchen, multi-purpose room, and play area space. If necessary to implement this paragraph, the district shall negotiate in good faith with the charter school to establish time allocations and schedules so that educational programs of the charter school and school district are least disrupted.

The District calculated the amount of non-teaching space at the comparison group schools (Table 7a) and determined this space as a function of Sqft/ADA as shown in Table 7b.

Table 7a: Calculation of Non-Teaching Space (NTS) at Comparison Group Schools

Comparison School(s)	Site Acreage (ground level)[1]	Ground Level Space (sqft)[2]	Non-Ground Level Space (sqft)[3]	Total Site Area (sqft)[4]	Classroom Space (sqft)[5]	Site NTS (sqft)[6]
Fremont	8.59	374,180	69,230	443,410	65,094	378,316
United for Success/Life 6-12	6.33	275,735	30,111	305,846	36,277	269,569

Sources: [1] "Site List" Exhibit F; [2] Site Acreage x 43,560 (sqft/acre); [3] "Room List" Exhibit F (Sqft of all non-ground floor level rooms); [4] Ground Level + Non-Ground Level Space; [5] "Room List" Exhibit F (Sqft of all classrooms ≥600 sqft + attached classroom storage spaces included in Prop 39 final offers); [6] Total Site Area - Classroom Space

Table 7b: Non-Teaching Space (NTS) Sqft/ADA at Comparison Group Schools

Comparison School(s)	Total Site NTS (sqft)	Percent of Site Classrooms Occupied by District*	District Share of Site NTS (sqft)	18-19 Projected ADA	Total District NTS (sqft/ADA)
Fremont	378,316	100.00%	378,316	741.88	509.94
United for Success/ Life 6-12	269,569	100.00%	269,569	807.54	333.81
Comparison Group NTS Sqft/ADA				**Minimum**	333.81
				Median	421.88
				Maximum	509.94

* Based on the number of classrooms not offered or occupied by charter schools at the site divided by the total number of classrooms at the site. For sites not shared with or offered to charter schools as part of Prop 39, this number will be 100%.

A supplement to Table 7a, showing the calculation of non-teaching space at the comparison groups schools, is linked as **Exhibit F**.

The District then considered the Sqft/ADA ratio for each category of space at the comparison group school as part of its reasonable equivalence analysis.

Table 8a: Calculation of Charter School Non-Teaching Space (NTS) Allocation at McClymonds

Site Name	McClymonds		
	McClymonds	Envision Academy	Site Total
18-19 Projected Site ADA	405.81	197.04	602.85
% of 18-19 Projected Site ADA	67.3%	32.7%	100.0%
NTS Type	**Sqft**	**Sqft**	**Sqft**
Admin/Office/Conference	9,714	4,717	14,431
MPR/Auditorium/Cafeteria/Gym	21,409	10,395	31,804
Library	2,289	1,111	3,400
Other Interior NTS	51,912	25,205 *(*538)*	77,117

Total Interior NTS	85,323	41,429	126,752
Exterior NTS	244,633	118,781	363,413
Total NTS	329,956	160,209	490,165
Average Sqft/ADA	813.08	813.08	-

*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space. One exception to this is admin space which will be located in Suite 105 and will be exclusive use by the Charter School.

Table 8b: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Westlake**

Site Name	**Westlake**			
	Westlake	**American Indian Public High School**	**Envision Academy**	**Site Total**
18-19 Projected Site ADA	303.16	73.70	87.57	464.43
% of 18-19 Projected Site ADA	65.3%	15.9%	18.9%	100.0%
NTS Type	**Sqft**	**Sqft**	**Sqft**	**Sqft**
Admin/Office/Conference	3,223	783	931	4,937
MPR/Auditorium/Cafeteria/Gym	8,024	1,951	2,318	12,292
Library	1,175	286	339	1,800
Other Interior	18,004	4,377	5,201 *(184*)*	27,581
Total Interior NTS	30,425	7,396	8,789	46,610
Exterior NTS	123,411	30,002	35,649	189,062
Total NTS	153,836	37,398	44,438	235,672
Average Sqft/ADA	507.44	507.44	507.44	-

*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space. One exception to this is admin space which is yet to be identified and will be exclusive use by the Charter School.

** The Charter School's Shared NTS Allocation is subject to change if the other charter school offered space at Westlake does not accept the District's Proposition 39 offer.

Table 8c: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Bunche

Site Name	Bunche		
	Bunche	Envision Academy	Site Total
18-19 Projected Site ADA	82.56	65.68	148.24
% of 18-19 Projected Site ADA	55.7%	44.3%	100.0%
NTS Type	**Sqft**	**Sqft**	**Sqft**
Admin/Office/Conference	1,537	1,222 *(192*)*	2,759
MPR/Auditorium/Cafeteria/Gym	3,000	2,387	5,387
Library	0	0	0
Other Interior NTS	2,546	2,026 *(212*)*	4,572
Total Interior NTS	7,083	5,635 *(404*)*	12,718
Exterior NTS	62,703	49,883	112,586
Total NTS	69,786	55,518	125,304
Average Sqft/ADA	845.28	845.28	-

*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space.

Following is a summary of the Sqft/ADA ratios of non-teaching space at the comparison group schools, compared to that of the Charter School's allocation:

Table 9: Non-Teaching Space (NTS) Actual Sqft/ADA vs. Comparison School Group

Offer Site	Charter Projected In-District ADA		NTS Sqft	NTS Sqft/ADA
McClymonds	197.04		160,208	813.08
Westlake	87.57		44,438	507.44
Ralph Bunche	65.68		55,518	845.28
Total Allocated			**260,164**	**742.71**
Allocation if Based on Comparison School Group		**Minimum**	116,932	333.81
		Median	147,780	421.88
		Maximum	178,628	509.94

The District calculates the Sqft/ADA for non-teaching space to determine the reasonable equivalence

standards for this category of space at the comparison group schools. A charter school's allocation is considered to fall within reasonable equivalence standards if it falls within the minimum/maximum Sqft/ADA ratios at the comparison group schools. The Charter School's allocation of non-teaching space is above its entitlement based on the amount of non-teaching space available at the comparison group schools.

The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for **350.29** ADA.

The specific space offered to the Charter School in this Final Offer is depicted in the diagrams attached as **Exhibit G.**

The District complied with the methodology set forth in the Proposition 39 regulations governing the identification, measurement and allocation of non-teaching space.

4. Response to Charter School's March 1, 2018 Letter

In compliance with Cal. Admin. Code, title 5, §11969.9(h), the District addresses the Charter School's response to the District's preliminary offer of facilities.

The District has responded to the Charter School's arguments regarding teaching stations, specialized teaching space, and non-teaching space under the discussion of each respective category above.

The District has adjusted its calculation of the pro-rata share in response to the Charter School's arguments.

Charter School's ADA Projections: The District is allocating space in accordance with the Charter School's ADA projections.

Site Location: The Charter School identified a location preference of Downtown Oakland. The Charter School also expressed interest in "Oakland High, Lakeview, Westlake, Cole, McClymonds, and Santa Fe."

Education Code 47614(b) states that "[t]he school district shall make reasonable efforts to provide the charter school with facilities near to where the charter school wishes to locate …"The District provided the Charter School a Final Offer at McClymonds High School, located at 2608 Myrtle Street, Oakland, CA 94607, Westlake Middle School, located at 2629 Harrison Street, Oakland, CA 94612; and Ralph J. Bunche High School, located at 1240 18th Street, Oakland, CA 94607. The Charter School indicated that their "preference is to remain within 3 miles of (their) current location." All three sites

offered are within 2 miles of the Charter Schools current location and two of the sites offered (McClymonds and Westlake) were indicated as preferred sites by the Charter School.

5. The District Followed the Legal Requirements for a Multi-Site Offer, and Has Properly Considered the Charter School's Location Preference

Cal. Code Regs., tit. 5, section § 11969.2(d) requires that "[i]f the in-district average daily classroom attendance of the charter school cannot be accommodated on any single school district school site, contiguous facilities also includes facilities located at more than one site, provided that the school district shall minimize the number of sites assigned and shall consider student safety." On January 24, 2018, the District's Governing Board passed a Resolution "Finding that Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Finding" ("Resolution"). The Resolution contains findings supporting the conclusion that the Charter School cannot be accommodated on one site, minimizing the number of sites offered, and considering student safety. (**Exhibit J**, p. 18) The Board also passed an "Amendment to Finding that Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Finding" on March 28, 2018, containing amended findings with respect to the Final Offer of facilities to Envision at McClymonds, Westlake, and Bunche. (**Exhibit K**, pp. 13-14.)

The District rejects the allegation made in the Charter School's March 1, 2018 letter that the District disregarded the safety of the Charter School's students. The falsity of the Charter School's statement is borne out by the District's January 24, 2018 resolution which contains the following findings specifically with respect to Envision's students:

> The District made the following safety considerations specific to the placement of Envision Academy:
>
> The District gave Envision Academy space at its preferred school sites and placements that will enable Envision Academy to remain within 3 miles of its current location. Retaining students, families, and staff within the community to which they are accustomed and already a part of is a safety consideration that is taken into account. The District's offer of three sites within the 3-miles radius will enable students to continue to be a part of a community with which they are familiar.
>
> The District was mindful of keeping campus occupancy and traffic at a level that would not subject students or personnel to increased physical safety risks. The safety concern of managing student safety would be disproportionately exacerbated if total in-District classroom ADA was located at any one site.

The Charter School's claim that the District ignored the safety of the Charter School's students is patently false.

C. Final Facilities Offer – Other Terms and Conditions

1. Pro-Rata Share

The calculation of the Charter School's pro-rata share of facilities costs is attached as **Exhibit H.** The District notes that the Charter School's share of custodial costs may be subject to reconciliation in the event that the District is required to increase staffing as a result of the Charter School's use and occupation of the District's site.

Although the District will address the Charter School's other stated concerns regarding the facilities costs used to compute the pro-rata share during the course of FUA negotiations, it does maintain that it is entitled to include the cost of property insurance. Cal. Admin. Code tit. 5, § 11969.2 provides the definition of "facilities costs" for the purposes of determining the permissible general fund costs to include in the calculation of the pro-rata share:

> As used in Education Code section 47614(b)(1), "facilities costs" are those activities concerned with keeping the physical plant open, comfortable, and safe for use and keeping the grounds, buildings, and equipment in working condition and a satisfactory state of repair. These include the activities of maintaining safety in buildings, on the grounds, and in the vicinity of schools. This includes plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases.

The District believes that it is allowed to include insurance (which only includes property insurance covering the District's structures, and does not include contents or liability insurance) because these costs constitute expenses incurred in "keeping the … buildings … in working condition and a satisfactory state of repair," in the event that they are damaged and an insurable claim is made. Therefore, the Charter Schools occupying the District's facilities under Proposition 39 directly benefit from the property insurance that the District takes out on the structures that they occupy.

2. Overallocation Fee

Cal. Admin. Code tit. 5, § 11969.8 provides for a penalty in the event that a school district overallocates facilities to a charter school based on the charter school's overprojection of Average Daily Attendance ("ADA") for a school year. Subsection (a) of that regulation provides as follows:

> Space is considered to be over-allocated if (1) the charter school's actual in-district classroom ADA is less than the projected in-district classroom ADA upon which the

> facility allocation was based and (2) the difference is greater than or equal to a threshold ADA amount of 25 ADA or 10 percent of projected in-district classroom ADA, whichever is greater.

The penalty for overallocation is calculated as follows:

> The per-pupil rate for over-allocated space shall be equal to the statewide average cost avoided per pupil set pursuant to Education Code section 42263 for 2005-06, adjusted annually thereafter by the CDE by the annual percentage change in the general-purpose entitlement to charter schools calculated pursuant to Education Code section 47633, rounded to the next highest dollar, and posted on the CDE Web site. The reimbursement amount owed by the charter school for over-allocated space shall be equal to (1) this rate times the difference between the charter school's actual in-district classroom ADA and the projected in-district classroom ADA upon which the facility allocation was based, less (2) this rate times one-half the threshold ADA.

Please be advised that, in the event that the District overallocates facilities based upon the charter School's overprojection of ADA, the District will exercise its rights under the Proposition 39 regulations to collect the overallocation fee from the Charter School.

3. Miscellaneous

Should the Charter School accept the Final Offer of Facilities, the District will require it to enter into a Facilities Use Agreement containing the terms and conditions of the District's facilities allocation. (**Exhibit I**) The District provides this proposed agreement without prejudice to its right to propose or modify terms during the process of negotiating the agreement.

Under tit. 5, § 11969.9(i) of the Cal. Code of Regs., the Charter School "must notify the school district in writing whether or not it intends to occupy the offered space," no later than May 1, or 30 days after receipt of this Final Offer, whichever is later.

If you have any questions, please do not hesitate to contact me.

In Service,

Leslie Jimenez
Office of Charter Schools

Exhibit A

District Facilities' Site Plans and Profiles

To view the District facilities' site plans and profiles, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit B

Form SAB 50-02

To view the Form SAB 50-02 for each high school attendance area, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit C

Teaching Station Data

To view the data used to calculate the teaching station ratio, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit D

Specialized Teaching Space at Comparison and Offer Sites

To view the calculation of specialized teaching space at comparison and offer sites, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit E

Preliminary Educational Adequacy Assessment Data Extract (from Jacobs as of 3.5.18)

To view the preliminary educational adequacy assessment data extract from Jacobs, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit F

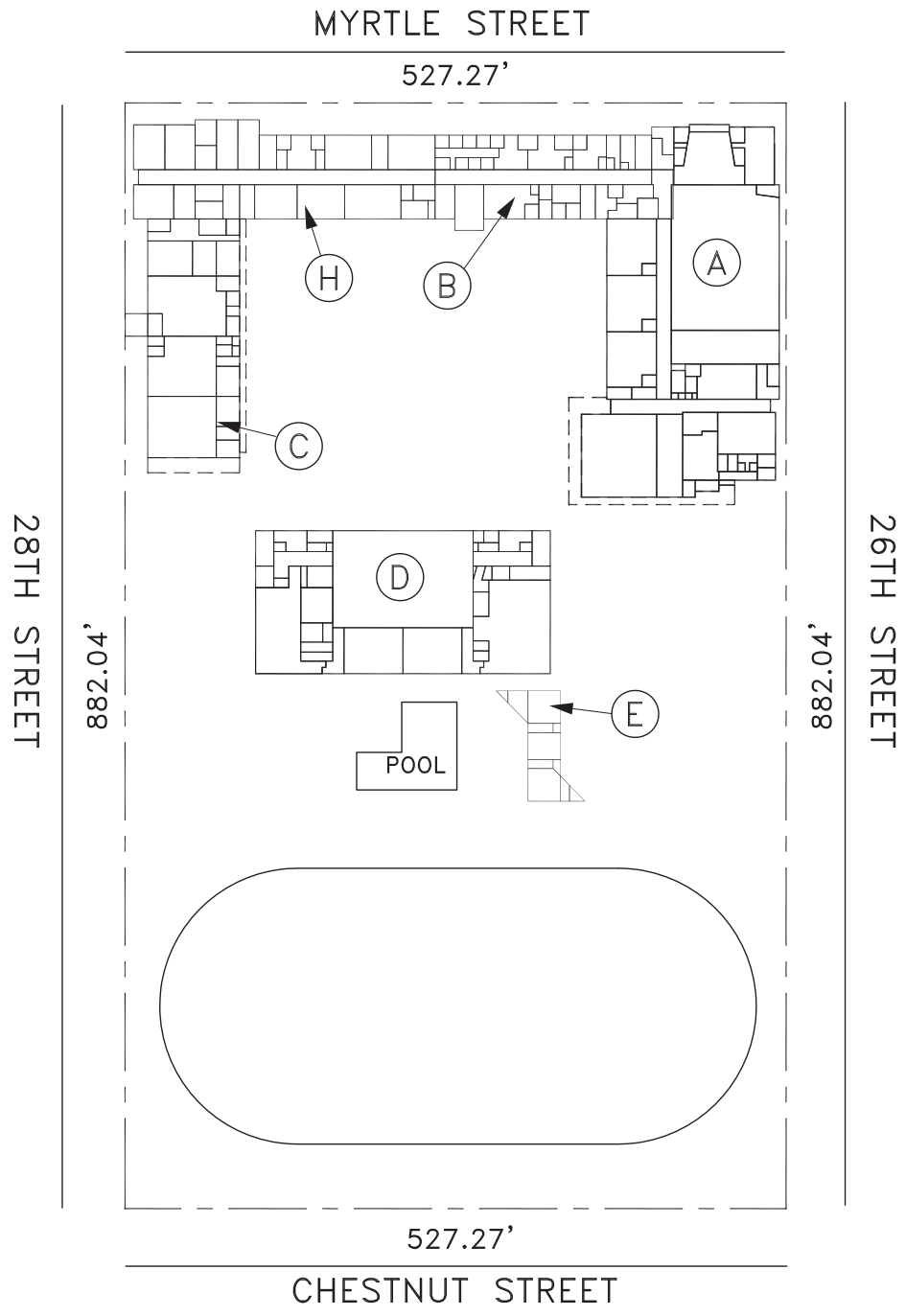
Non-Teaching Space at District Facilities

To view the calculation of non-teaching space at District schools, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit G

Specific Space Offered to Charter School



Not drawn to scale

Exclusive Use by Charter School

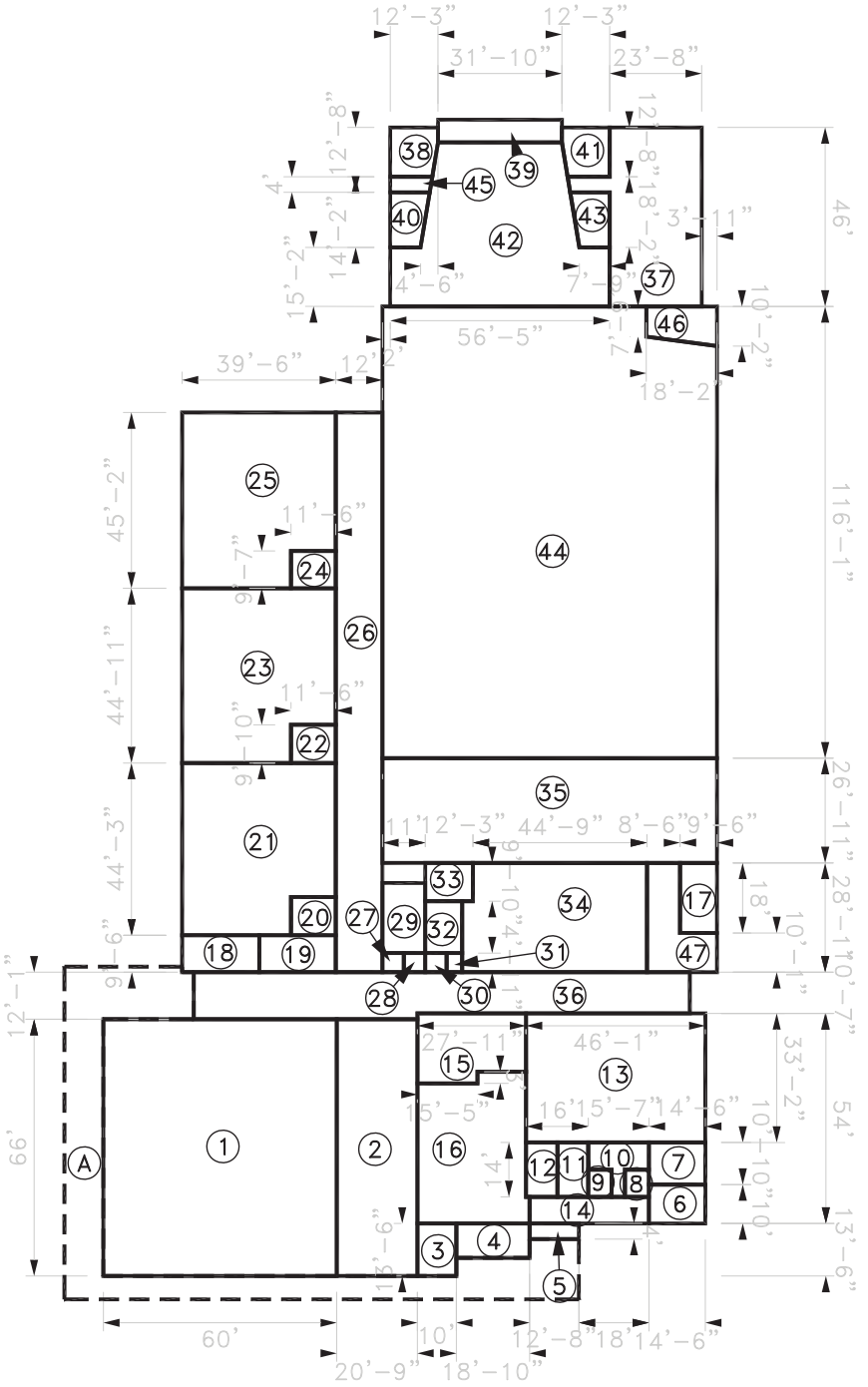
303 - McClymonds High School - Site Plan

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

303 - McClymonds High School - Unit A1

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
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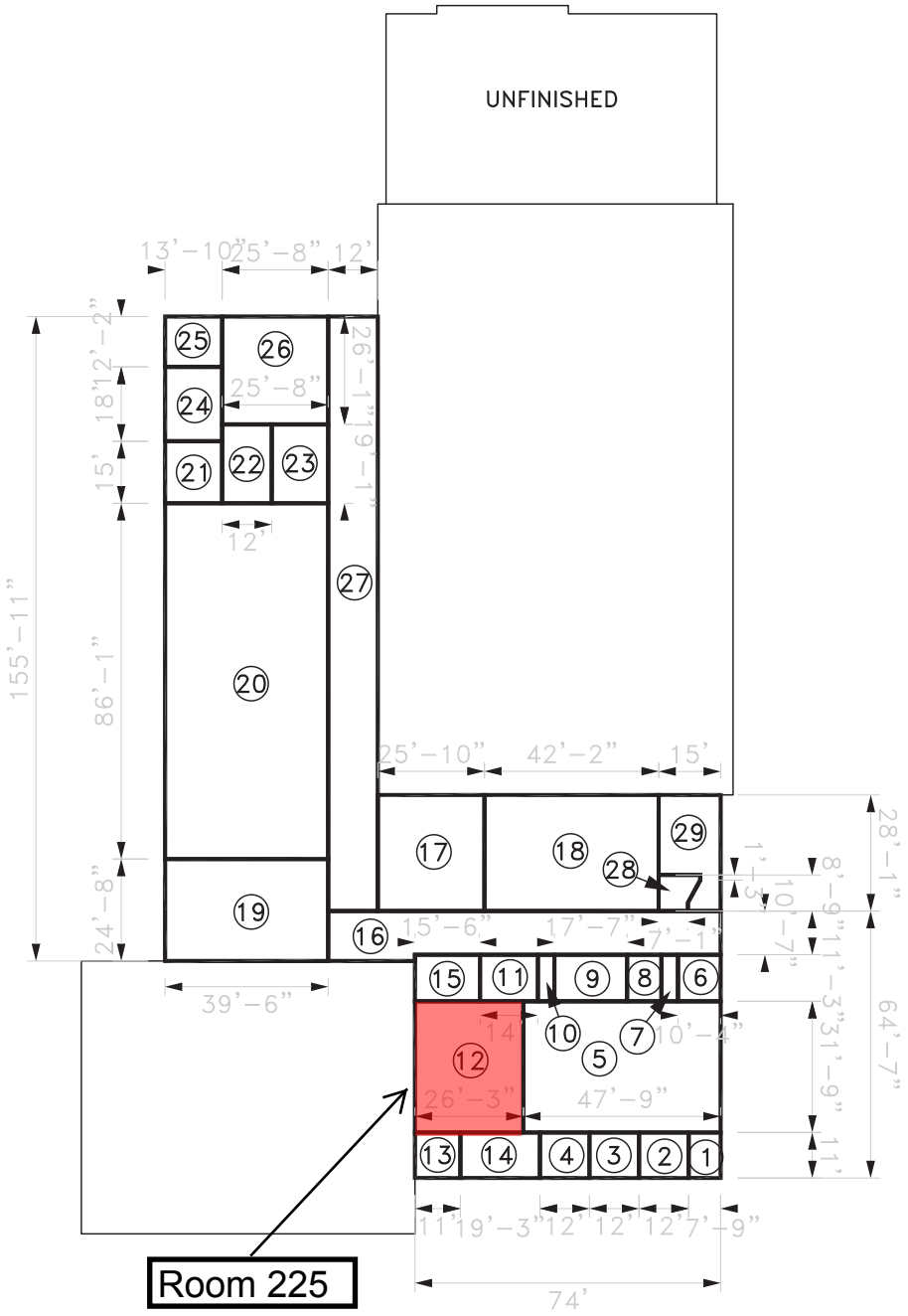
2011

OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

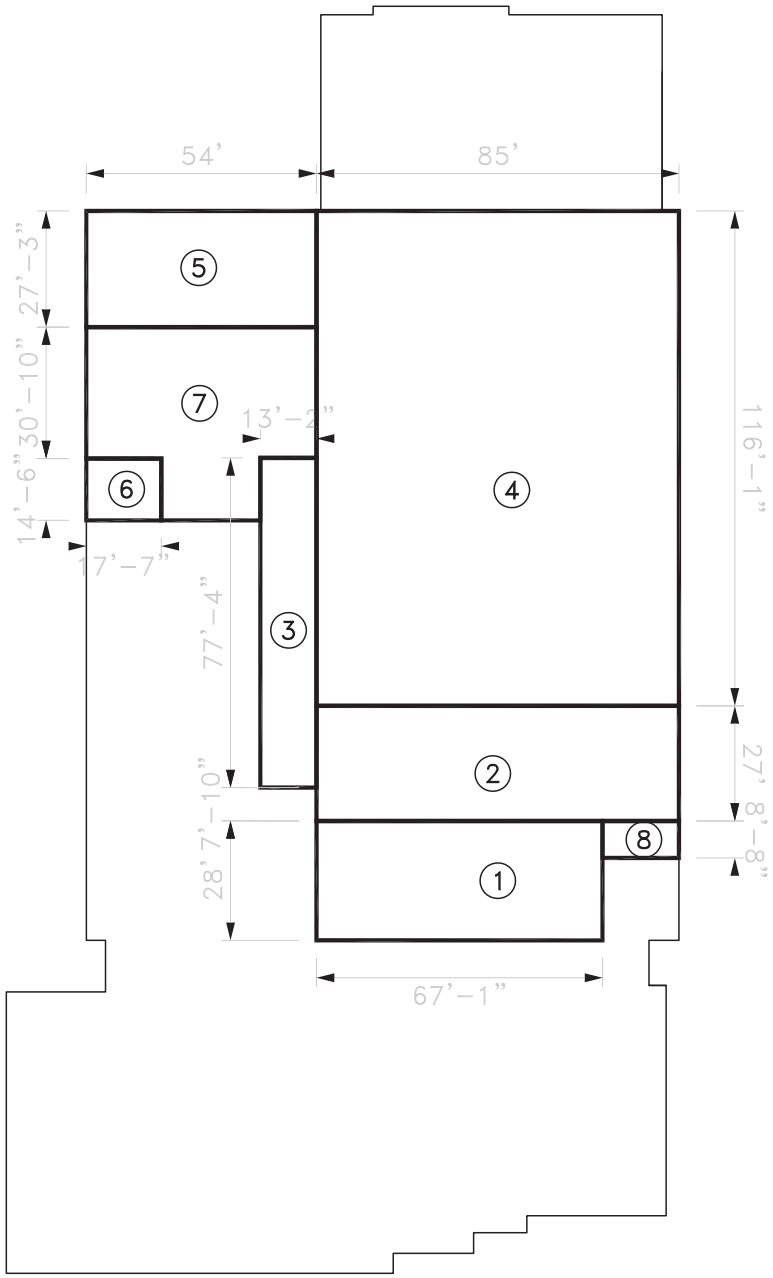
303 - McClymonds High School - Unit A2

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT



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Not drawn to scale

303 - McClymonds High School - Unit A3

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
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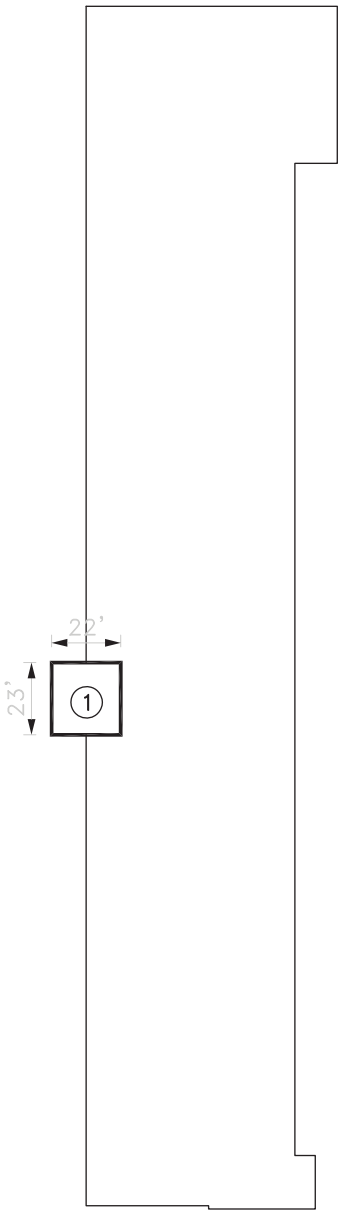
OAKLAND UNIFIED SCHOOL DISTRICT



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Not drawn to scale

303 - McClymonds High School - Unit B4 Basement

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
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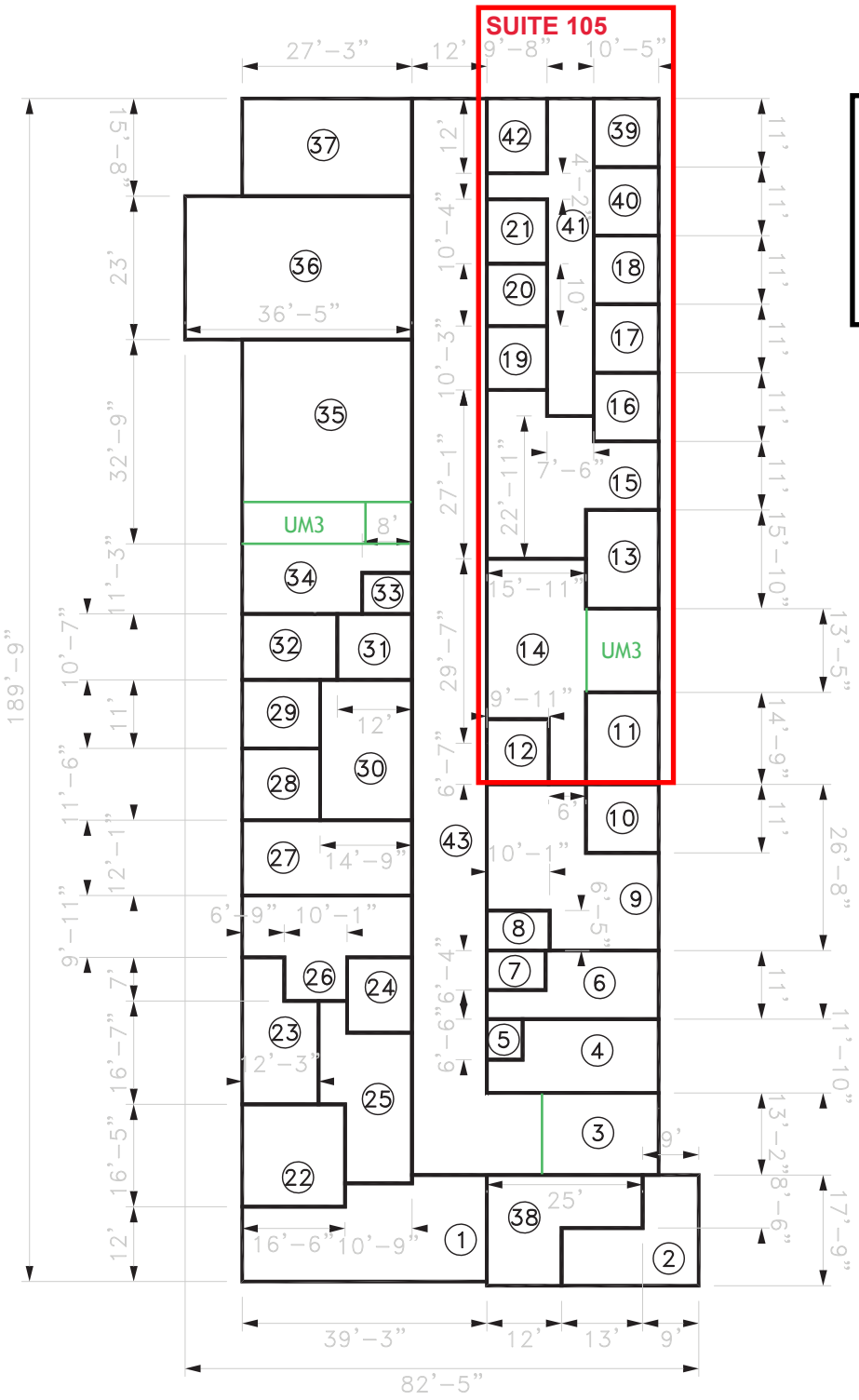
OAKLAND UNIFIED SCHOOL DISTRICT



Although a specific room was not identified, admin/office space will be provided in Suite 105, which includes various admin/office spaces.

Not drawn to scale

303 - McClymonds High School - Unit B1

2607 Myrtle Street - Oakland, CA 94607-3415

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2011

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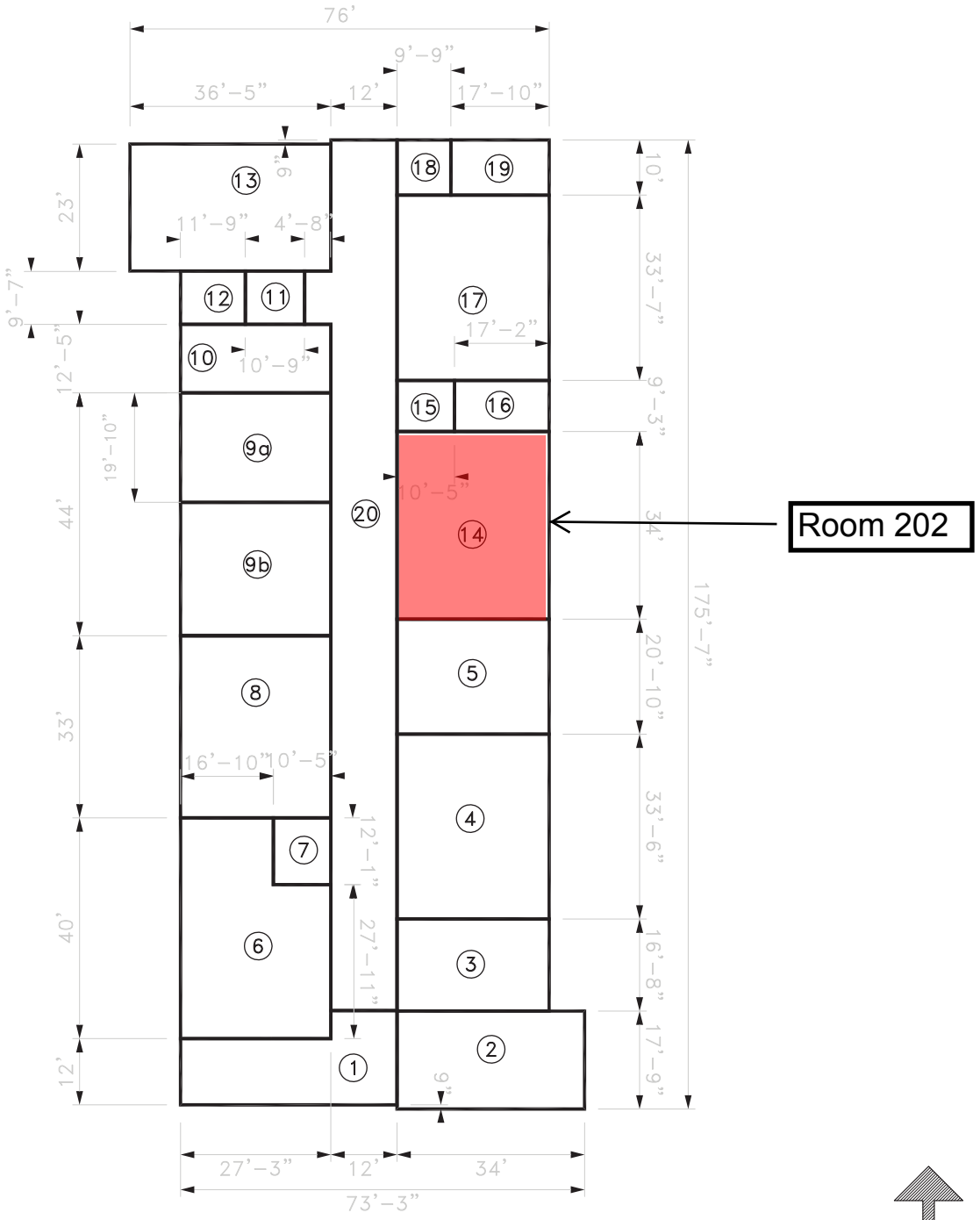

Not drawn to scale

303 - McClymonds High School - Unit B2

2607 Myrtle Street - Oakland, CA 94607-3415

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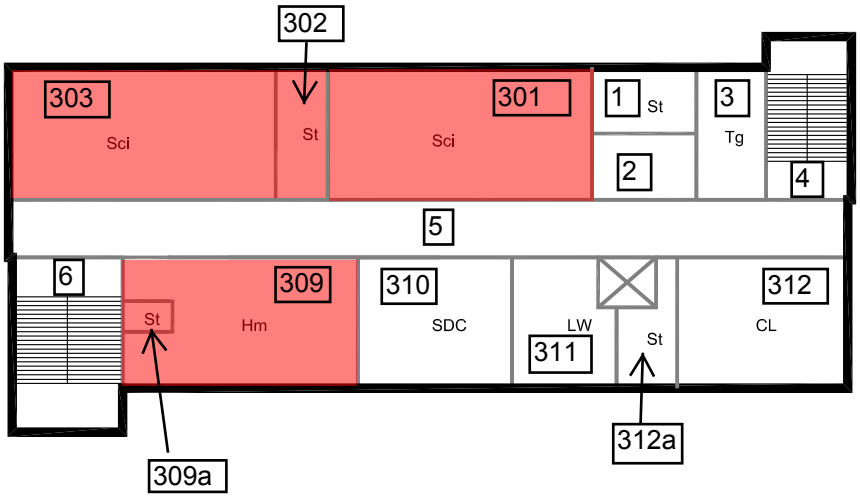
2011

OAKLAND UNIFIED SCHOOL DISTRICT



BLDG B - 3RD FLOOR PLAN

Building B, Floor 3 was missing from the MKThink site and profile. Therefore, this page from a different set of site plans was included and relevant room data is included at the end of the site profile

Incorrect; should be rotated 180 degrees.

N

BYRENS KIM DESIGN WORKS
361 17TH STREET OAKLAND CA 94612 510-452-3224

BLDG B - 3RD FLOOR PLAN

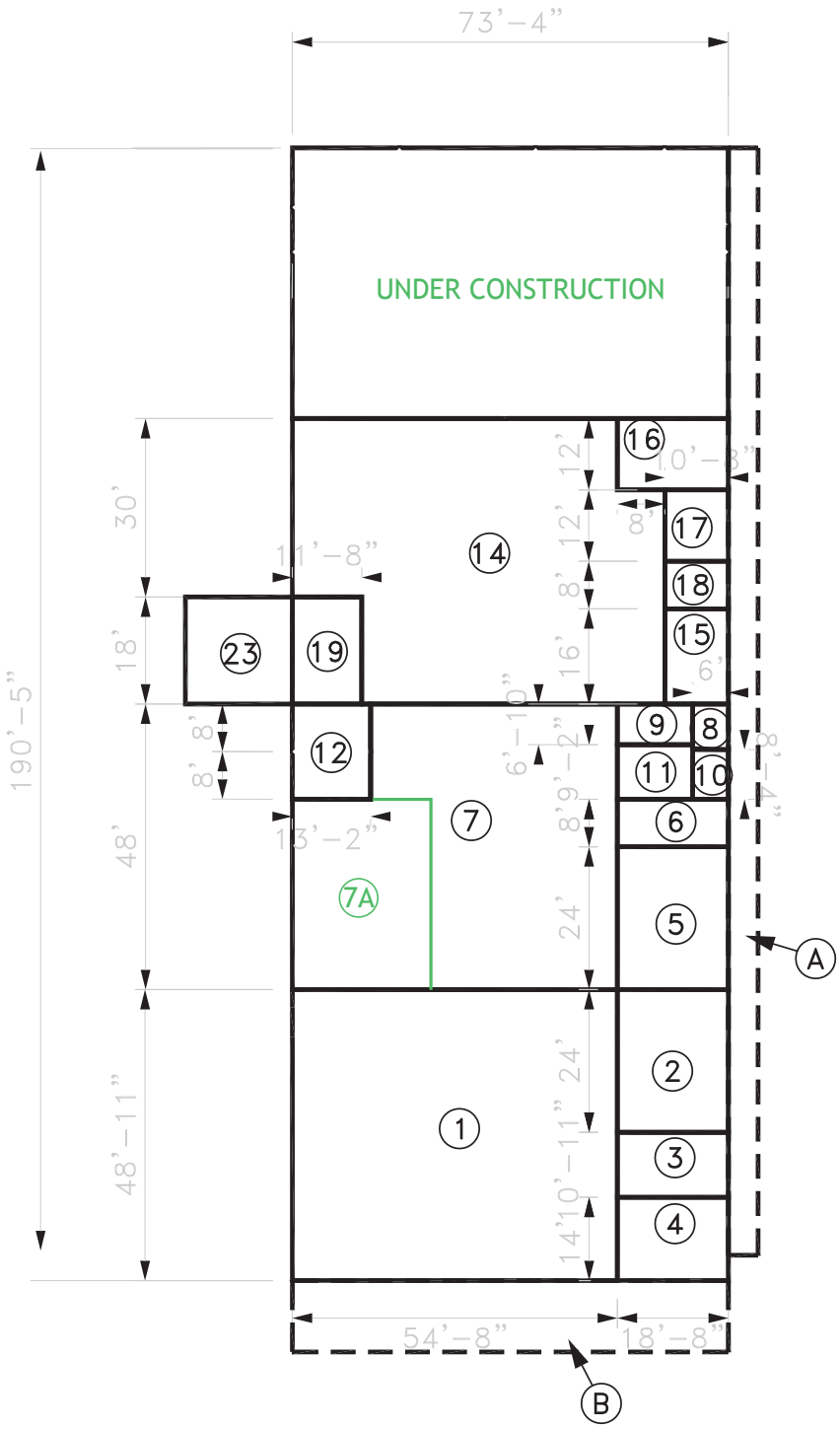
303 - MCCLYMONDS SENIOR HIGH SCHOOL

2607 MYRTLE STREET, OAKLAND, CA 94607-3415

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Date: 1/18/2013

Scale: 1"=40'-0"



Not drawn to scale

303 - McClymonds High School - Unit C1

2607 Myrtle Street - Oakland, CA 94607-3415

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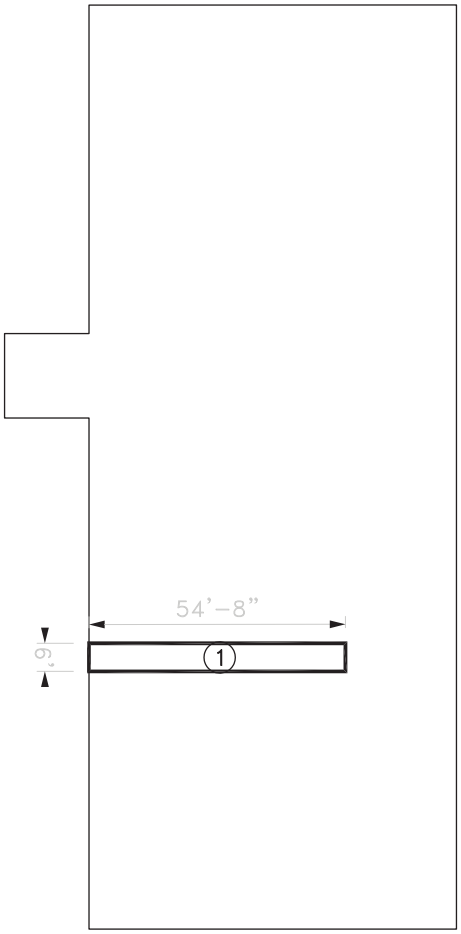
OAKLAND UNIFIED SCHOOL DISTRICT



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Not drawn to scale

303 - McClymonds High School - Unit C2

2607 Myrtle Street - Oakland, CA 94607-3415

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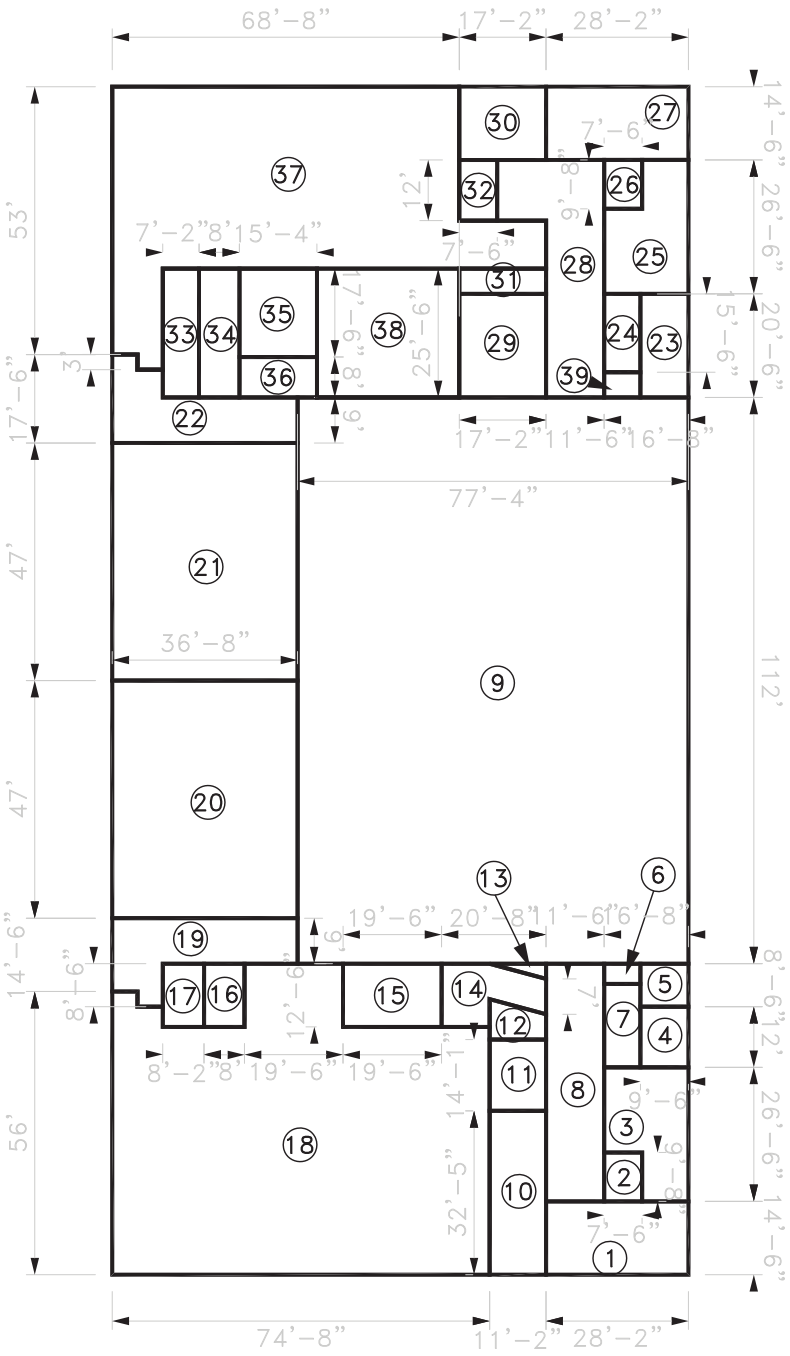
OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

303 - McClymonds High School - Unit D1

2607 Myrtle Street - Oakland, CA 94607-3415

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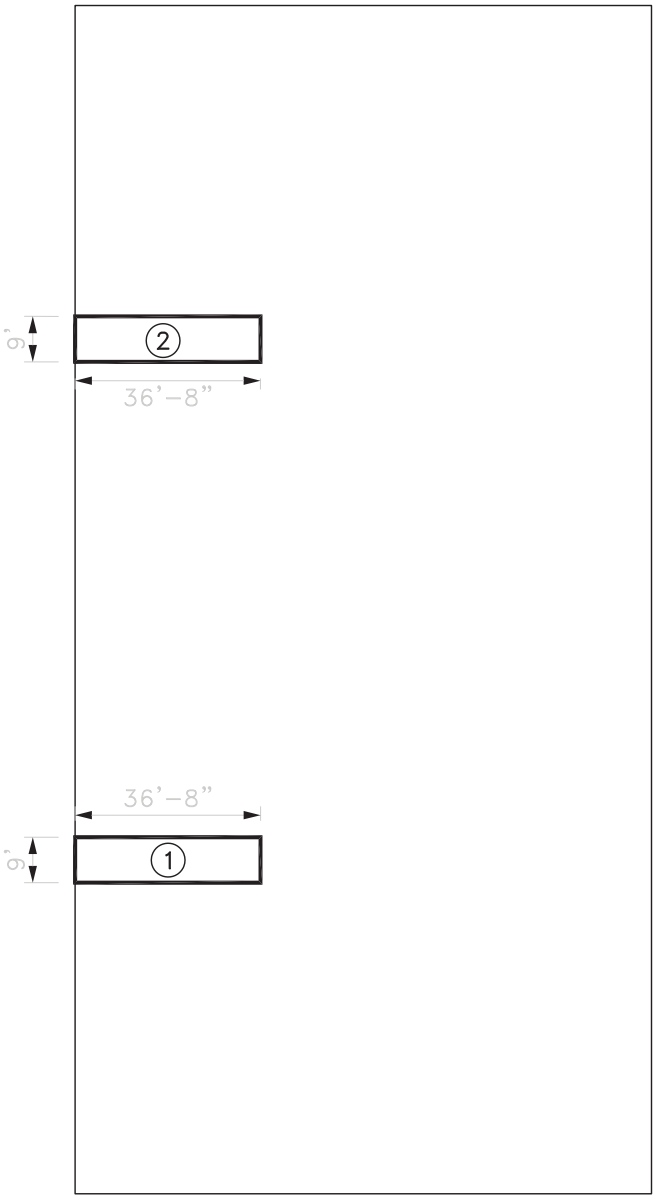
OAKLAND UNIFIED SCHOOL DISTRICT



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Not drawn to scale

303 - McClymonds High School - Unit D2

2607 Myrtle Street - Oakland, CA 94607-3415

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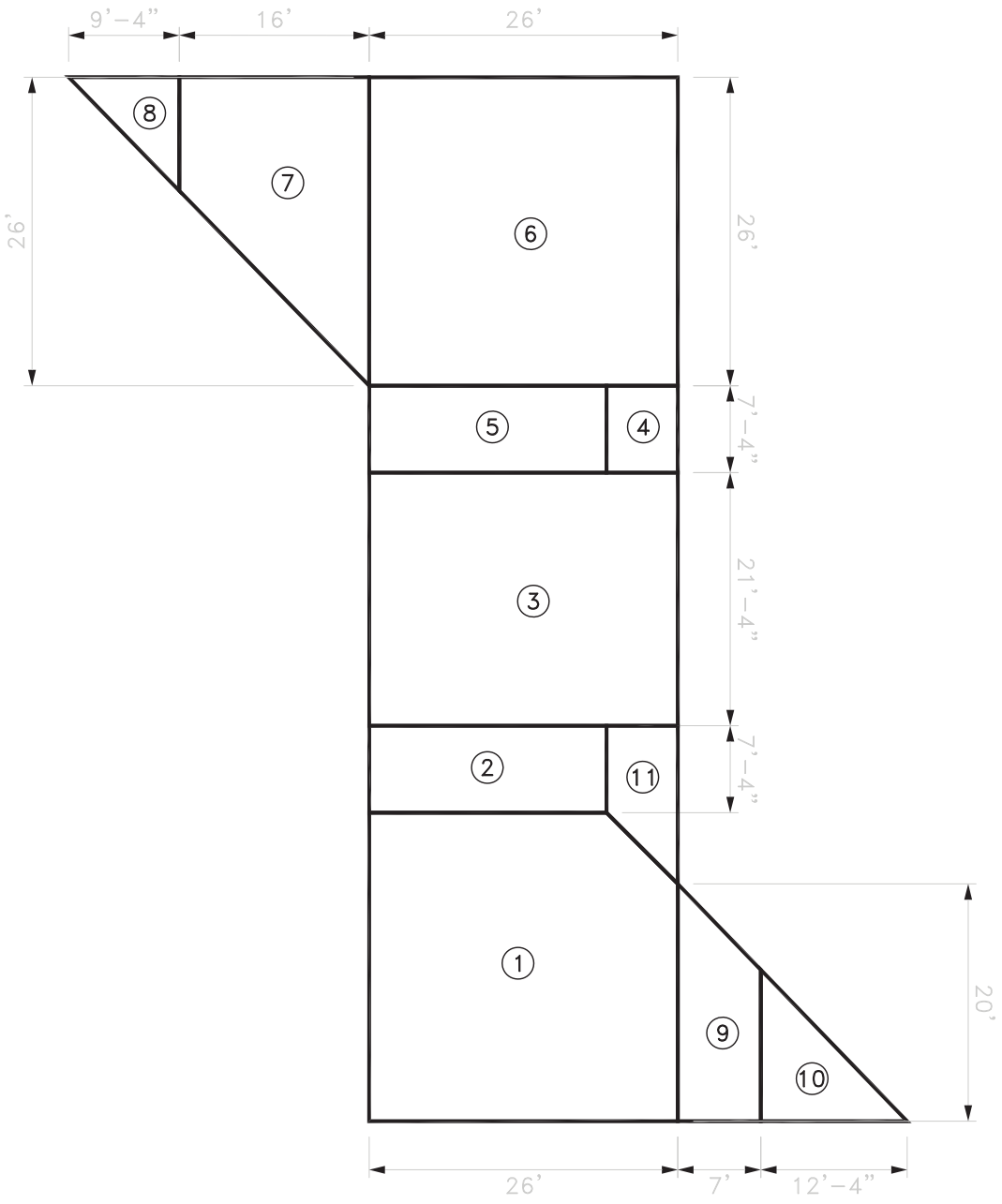
OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

303 - McClymonds High School - Unit E

2607 Myrtle Street - Oakland, CA 94607-3415

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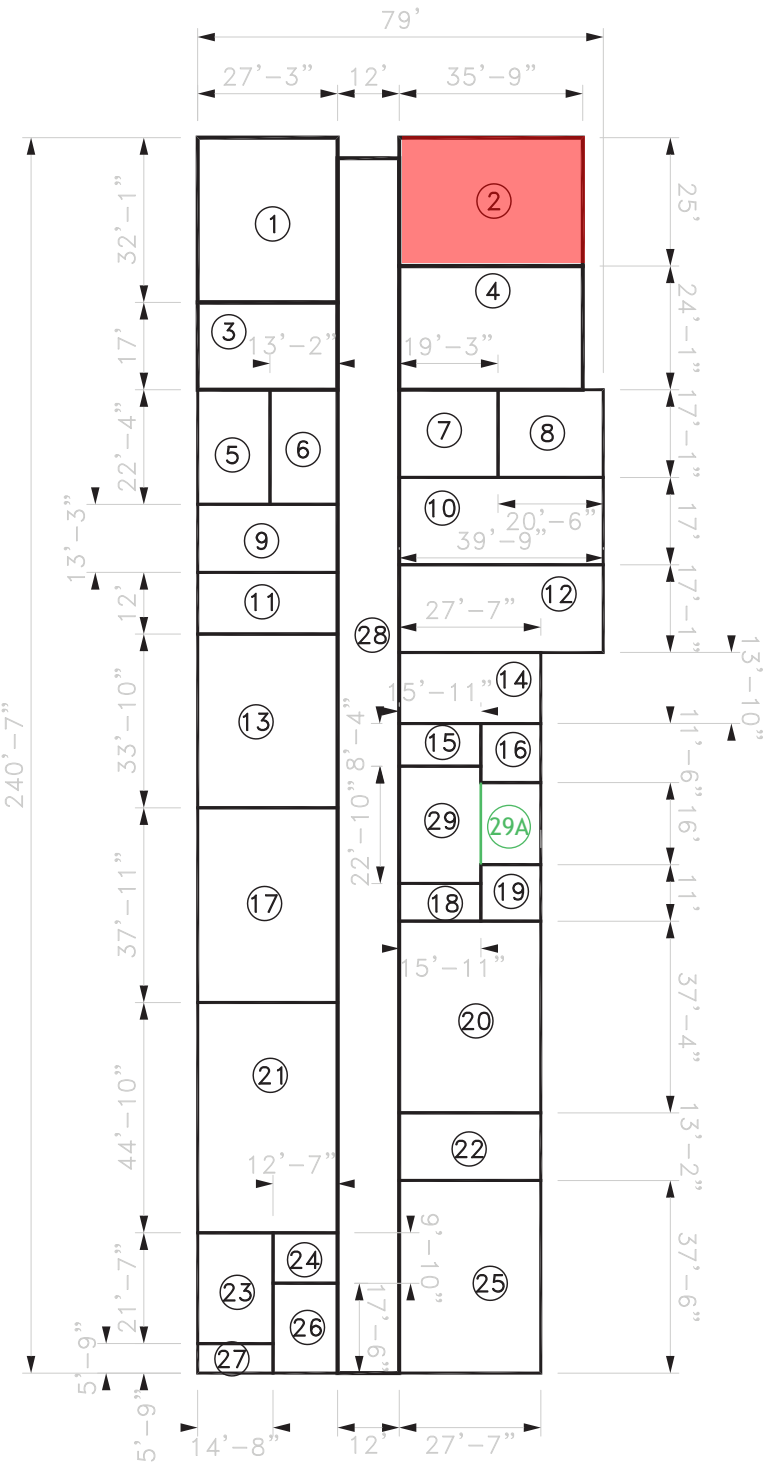
2011

OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

303 - McClymonds High School - Unit H1

2607 Myrtle Street - Oakland, CA 94607-3415

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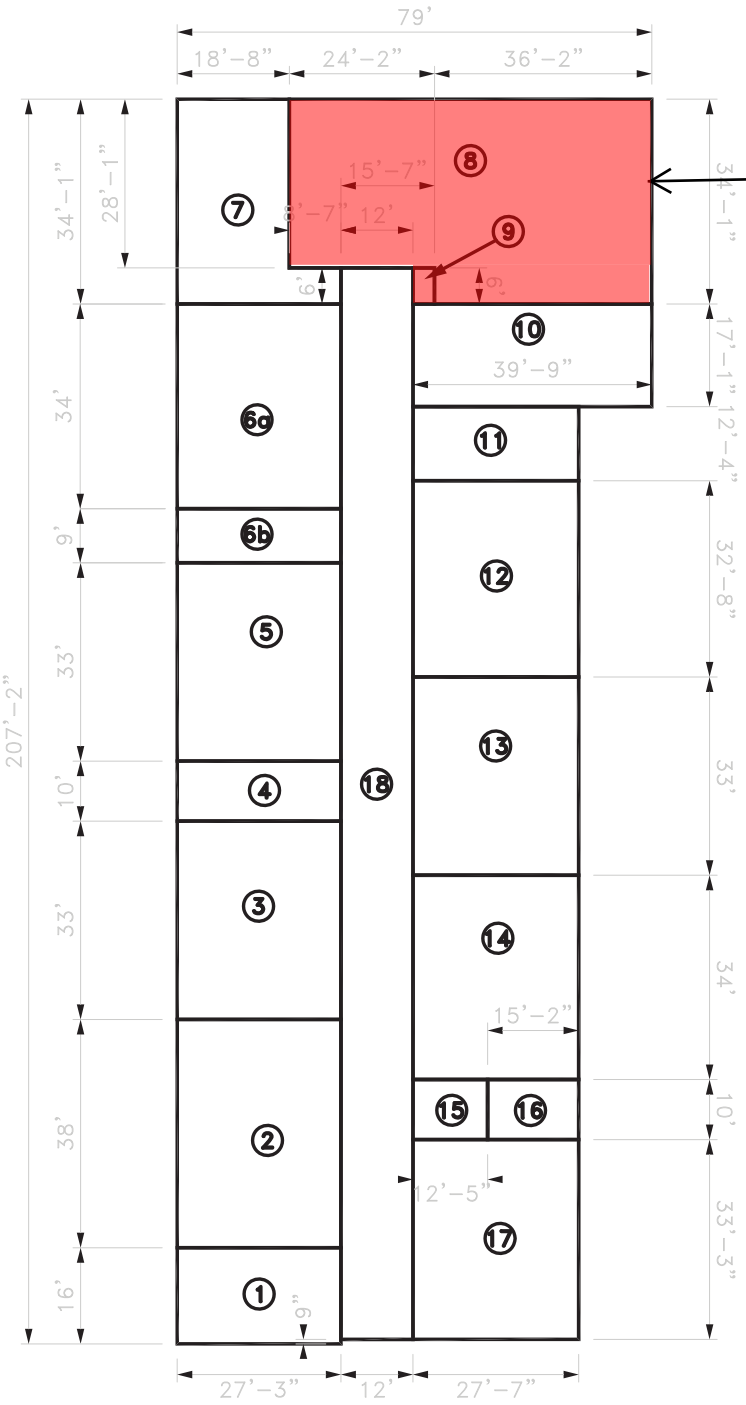
OAKLAND UNIFIED SCHOOL DISTRICT



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303 - McClymonds High School - Unit H2

2607 Myrtle Street - Oakland, CA 94607-3415

MKTHINK
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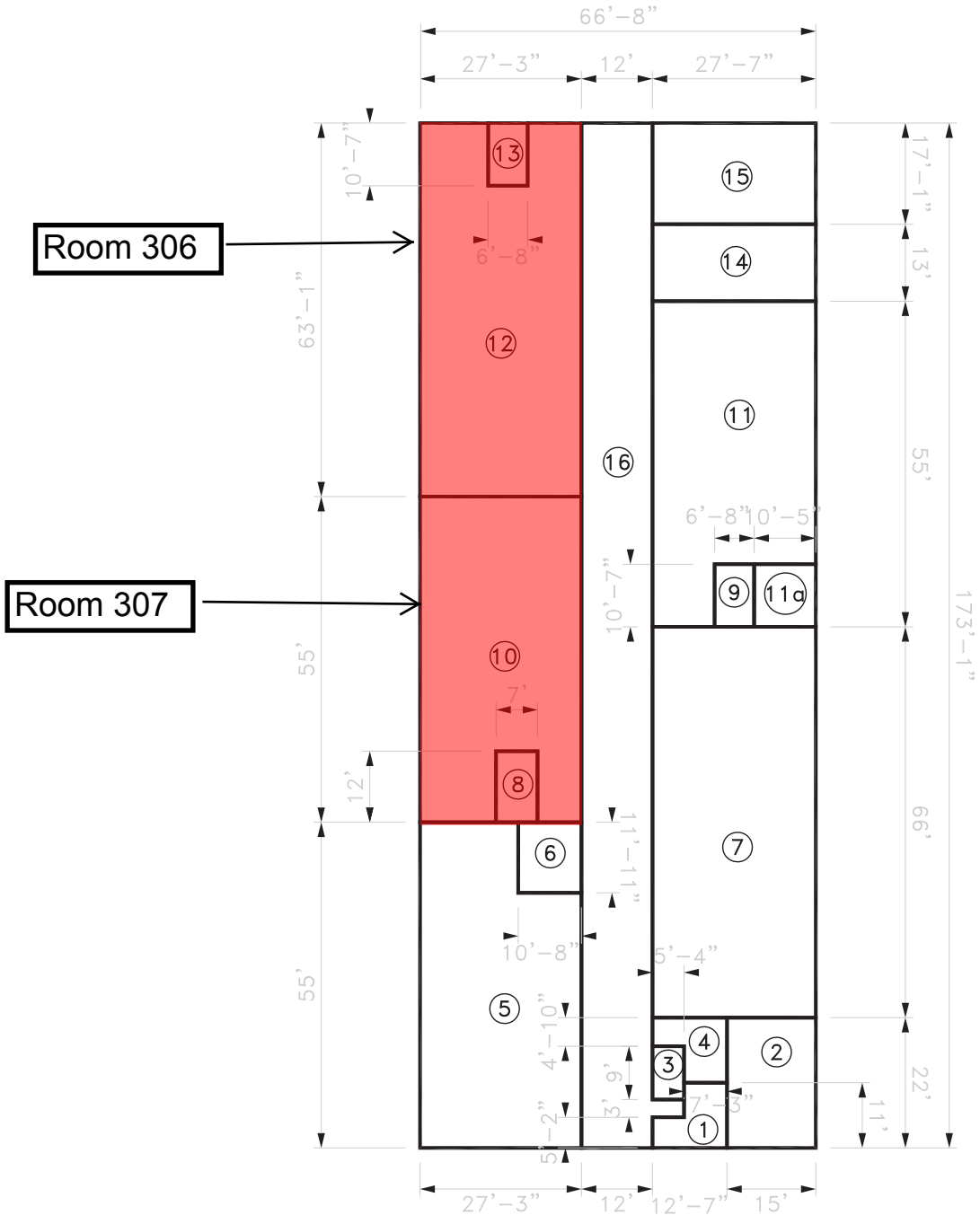
OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

303 - McClymonds High School - Unit H3

2607 Myrtle Street - Oakland, CA 94607-3415

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2011

OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

McClymonds High School

2607 Myrtle Street

Site **303** Region **S1** Grades **9-12**

McClymonds High School is a highly valued icon of the West Oakland community as it is the only full-sized OUSD High School in the region. It is located near the intersection of Market Street & San Pablo Avenue in the Clawson neighborhood, which contains a mix of residential and commercial development with a handful of industrial yards. The area has several options for public transportation, but otherwise is nearly a mile away from any major freeway making access from outside of the community somewhat difficult.

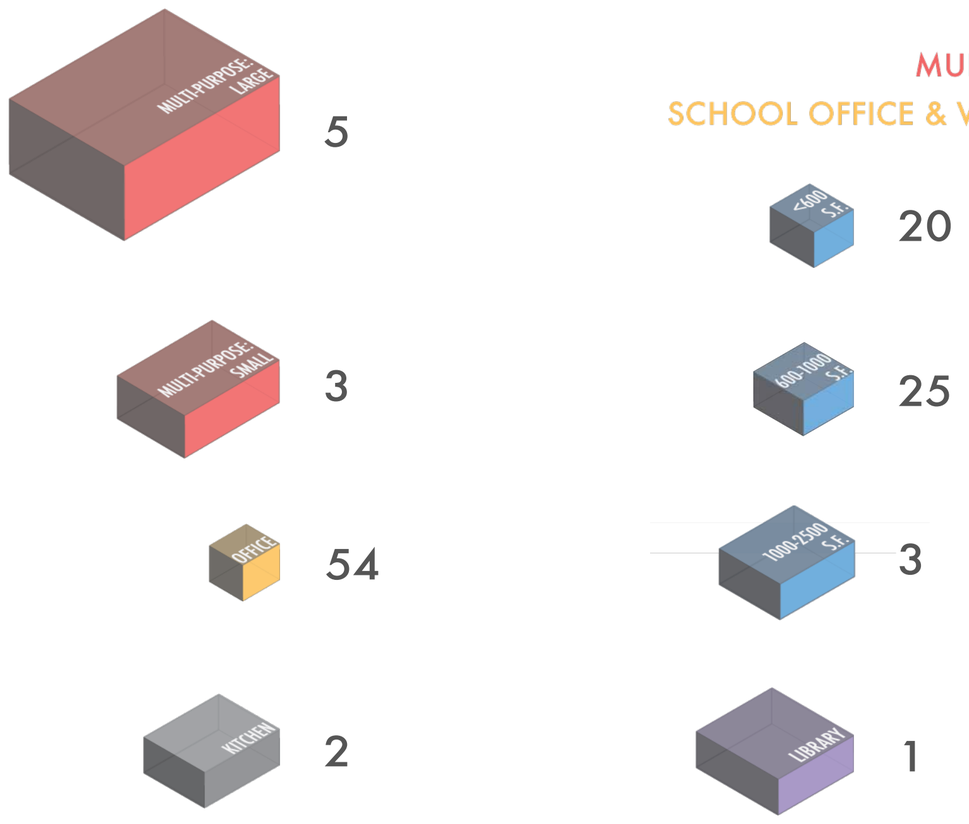
PROGRAMMING (2012-2013)

Schools / Enrollment

	SDC	Non-SDC	Total	API
McClymonds HS	19	225	244	

FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE



Summary Counts

	Total	Permanent	Portable
Site Acreage	**10.7**		
Building Footprint (sf)	**111,814**		
Building Area (sf)	**161,881**	161,881	
Classroom-Sized Rooms	**45**	45	
	3 rooms < 600 s.f. used as classrooms		

	Number of Rooms	Sq Ft
Library Rooms	**1**	3,400
Auditorium/Cafeteria/ Multi-purpose/Gym	**8**	31,804
Admin/Office/ Conference Room	**54**	17,800
School Gardens (None)		
Kitchen	Type: Full-scale	
On-site Health Clinic	Yes	

SITE SUMMARY (Summer 2012)

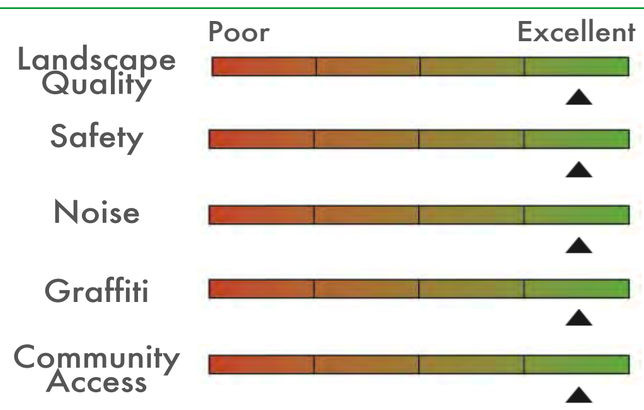
Sports / Recreation

Play structure	
Basketball hoops	●●●●●●●●
Swimming pool	●
Soccer/football field	
Volleyball court	●●●●●●●●●+
Track	●●●●●●●●●+
Baseball field	●●●●●●●●●+
Tennis court	●●●●●●●●●+

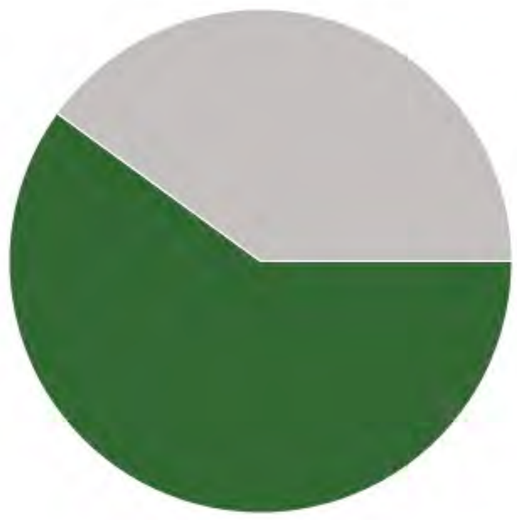
Qualitative Assessment

Transit Accomodations

80 10



Open Space



Paved 40% 60% Green

Oakland Unified School District Facilities Asset Management

McClymonds High School

Building Records

Site ID **303** Region **1** Grades **9-12**

Site & Facilities Photos - Summer 2011 (Sample)

*To view the full set, visit: http://bitly.com/v5byyz

BUILDING A

BUILDING AREA (SQFT): 60,654

CONSTRUCTED: 1951

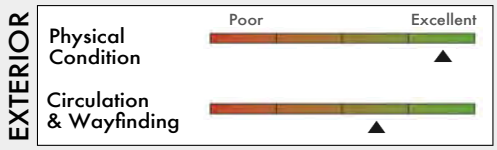
STRUCTURAL ELEMENTS

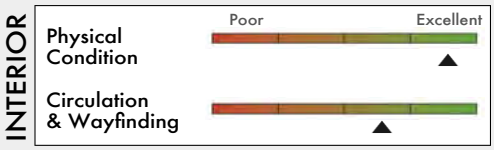
ROOFING
Gypsum roof on steel beams

FOUNDATION
Spread (under interior col.) & Strip (under struct. walls) footings

VERTICAL RESISTANCE
Infilled frames - Steel moment frames w/ infill concrete walls

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
8	9	11	7

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
42	11	Teachers' Lounge

BUILDING B

BUILDING AREA (SQFT): 22,234

CONSTRUCTED: 1951

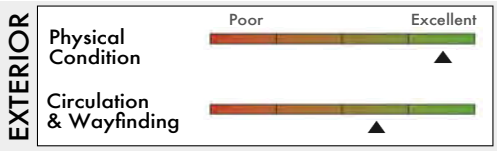
STRUCTURAL ELEMENTS

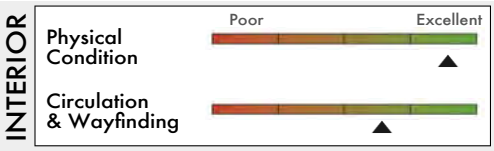
ROOFING
Concrete slab on concrete beams, steel beams

FOUNDATION
Strip footings (under structural walls); Piles (under columns)

VERTICAL RESISTANCE
Rigid frames - Concrete moment frames; Infilled frames - Steel moment frames w/ infill concrete walls

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
3	23	24	6

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
7	35	

BUILDING C

BUILDING AREA (SQFT): 7,535

CONSTRUCTED: 1957

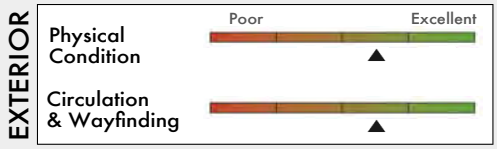
STRUCTURAL ELEMENTS

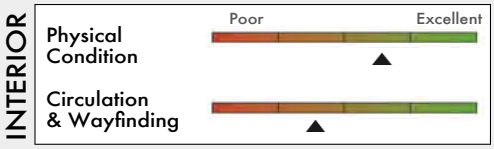
ROOFING
T&G on wood joists and horizontal steel bracing

FOUNDATION
Spread (under col.) & Strip (under struct. walls) footings

VERTICAL RESISTANCE
Infilled frames - Steel moment frames w/ infill concrete walls

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
3	1	1	1

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
5		

BUILDING D

BUILDING AREA (SQFT): 27,450

CONSTRUCTED: 1957

STRUCTURAL ELEMENTS

ROOFING
Flexible plywood diaphragm on light steel trusses

FOUNDATION
Strip footings (under structural walls) & Piles (under columns)

VERTICAL RESISTANCE
Shear wall - Precast concrete wall panels

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
	2	3	5

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
	9	

BUILDING E

BUILDING AREA (SQFT): 2,813

CONSTRUCTED: 1977

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
	1	1	2

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
	1	

BUILDING H

BUILDING AREA (SQFT): 41,195

CONSTRUCTED: 1951

STRUCTURAL ELEMENTS

ROOFING
Concrete slab on concrete beams

FOUNDATION
Strip footings (under structural walls) & Piles (under columns)

VERTICAL RESISTANCE
Rigid frames - Concrete moment frames

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
17	11	12	8

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES
103	43	Conference Room

McClymonds High School

Portable Records

Site ID **303** Region **1** Grades **9-12**

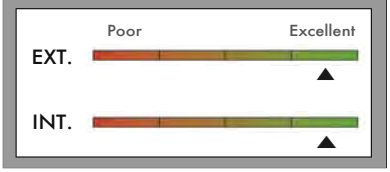
Portable Inventory

Total Count

Average Age

Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

McClymonds High School

Rooms Summary & List

Site ID **303** Region **1** Grades **9-12**

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
BUILDING A								
	1	1	Cafeteria	3,960				247
	1	2	Building Utilities	1,370				
	1	3	Building Utilities	135				
	1	4	Storage	166				
	1	5	Storage	51				
	1	6	Building Utilities	145				
	1	7	Storage	157				
	1	8	Restroom	43				
	1	9	Building Utilities	42				
	1	10	Admin/Office	133		1		
	1	11	Storage	111				
	1	12	Storage	113				
	1	13	Storage	1,529				
	1	14	Circulation	209				
	1	15	Storage	465				
	1	16	Building Utilities	1,049				
	1	17	Storage	171				
	1	18	Restroom	188				227
	1	19	Restroom	187				
	1	20	Storage	113				
	1	21	Classroom	1,635	1			
	1	22	Building Utilities	113				
	1	23	Classroom	1,661	20			
	1	24	Storage	110				
	1	25	Classroom	1,674	0			
	1	26	Circulation	1,726				
	1	27	Storage	27				
	1	28	Restroom	27				
	1	29	Storage	198				
	1	30	Restroom	27				
	1	31	Storage	20				
	1	32	Locker Rooms	127				
	1	33	Circulation	120				
	1	34	Multipurpose	1,306				
	1	35	Multipurpose	2,315				
	1	36	Circulation	1,435				
	1	37	Classroom	1,131	7			128
	1	38	Admin/Office	149				133
	1	39	Circulation	186				
	1	40	Circulation	127				
	1	41	Building Utilities	149				
	1	42	Circulation	1,837				
	1	43	Storage	127				
	1	44	Auditorium	9,821				1,110
	1	45	Circulation	42				
	1	46	Storage	163				
	2	1	Admin/Office	85		0		
	2	2	Admin/Office	132		1		
	2	3	Admin/Office	132		1		
	2	4	Admin/Office	132		1		
	2	5	Classroom	1,516	8			
	2	6	Restroom	116				
	2	7	Circulation	45				
	2	8	Admin/Office	94		1		
	2	9	Storage	198				
	2	10	Circulation	45				
	2	11	Storage	157				

BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
2	12	Classroom	833	6		Room 225	
2	13	Storage	121				
2	14	Storage	212				
2	15	Restroom	177				
2	16	Circulation	1,037				
2	17	Storage	725				
2	18	Classroom	1,184			227	
2	19	Classroom	974				
2	20	Library	3,400	3			
2	21	Admin/Office	207		1		
2	22	Admin/Office	229		3		
2	23	Admin/Office	261		2		
2	24	Storage	249				
2	25	Admin/Office	168				
2	26	Lounge/Staff Dining	670				
2	27	Circulation	1,726				
2	28	Storage	74				
2	29	Circulation	347				
3	1	Storage	1,878				
3	2	Multipurpose	2,295				
3	3	Circulation	1,018				
3	5	Building Utilities	1,472				
3	7	Building Utilities	2,000				
3	8	Circulation	155				
BUILDING B							
1	1	Circulation	572				
1	2	Restroom	280				
1	3	Admin/Office	363		1		
1	4	Admin/Office	289		8	200	
1	5	Storage	37				
1	6	Admin/Office	244		1		
1	7	Storage	60				
1	8	Storage	65				
1	9	Admin/Office	542		1		
1	10	Admin/Office	128		1		
1	11	Storage	172				
1	12	Building Utilities	65				
1	13	Admin/Office	185			103	
1	14	Admin/Office	667		1	202	
1	15	Admin/Office	538		5		
1	16	Admin/Office	115		1		
1	17	Admin/Office	115		1		
1	18	Admin/Office	115		1		
1	19	Admin/Office	99		1		
1	20	Admin/Office	97		1	105	
1	21	Admin/Office	100		1	105	
1	22	Restroom	271				
1	23	Storage	250				
1	25	Storage	176				
1	26	Circulation	341				
1	27	Building Utilities	329				
1	28	Storage	144				
1	29	Restroom	138				
1	30	Locker Rooms	332			12	
1	31	Admin/Office	127		1	119	
1	32	Admin/Office	161		2		
1	33	Restroom	53				
1	34	Storage	96				
1	35	Storage	754				
1	37	Circulation	427				
1	39	Admin/Office	115		1	105	
1	40	Admin/Office	115		1	105	

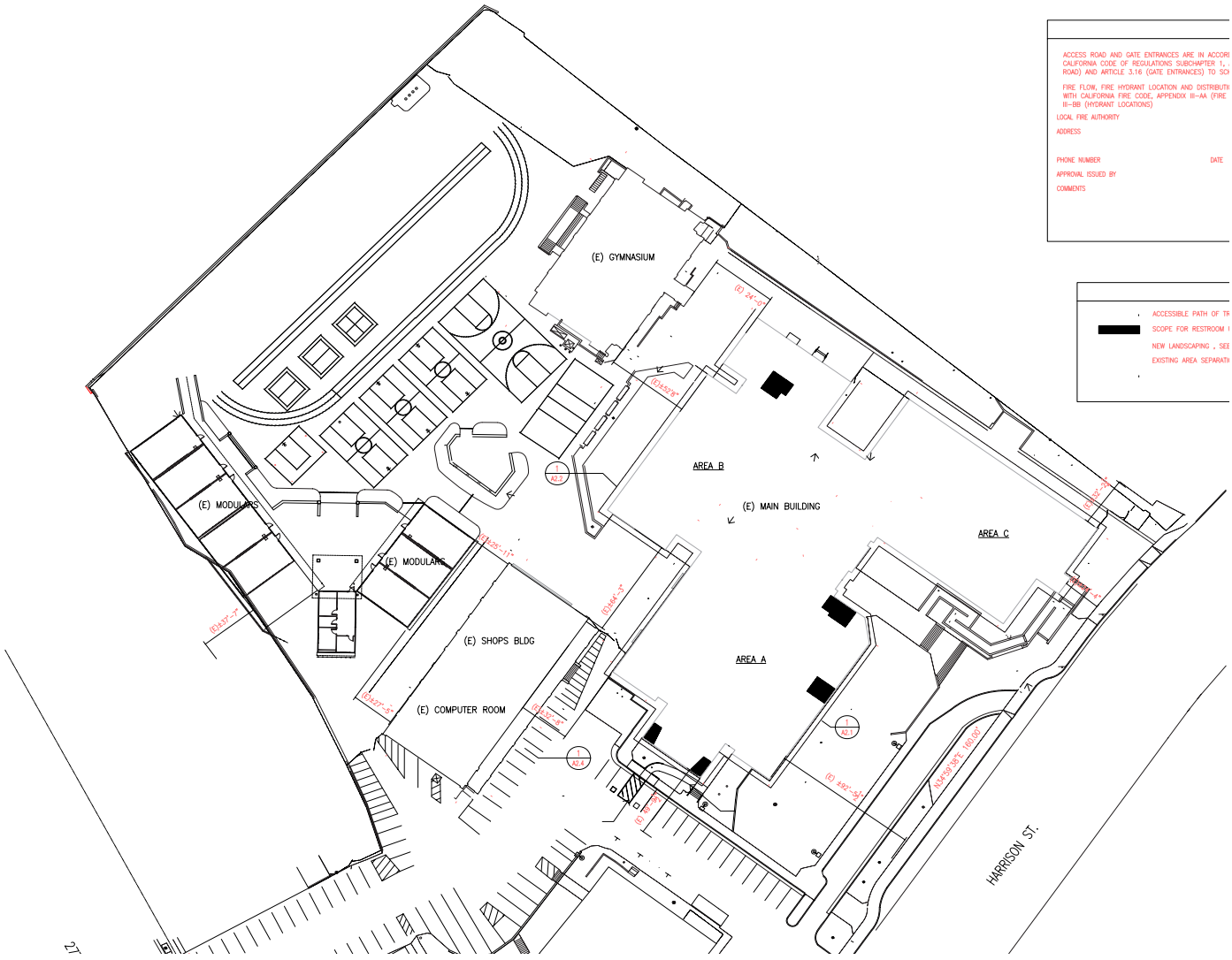
	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	41	Circulation	422				
	1	42	Admin/Office	116				
	1	43	Circulation	2,072				
	2	1	Circulation	532				
	2	3	Restroom	460				
	2	4	Admin/Office	924		1	200	
	2	5	Admin/Office	574		2		
	2	6	Storage	964				
	2	8	Admin/Office	899		2		
	2	9a	Admin/Office	540		1		
	2	9b	Classroom	659				
	2	10	Storage	338				
	2	11	Storage	104				
	2	12	Storage	114				
	2	14	Classroom	938	0		Room 202	
	2	15	Restroom	96				
	2	16	Admin/Office	159				
	2	17	Classroom	926	7			
	2	18	Storage	97				
	2	19	Storage	178				
	2	20	Circulation	1,939			105	
	4	1	Storage	506				
BUILDING C								
	1	1	Classroom	2,674				
	1	2	Classroom	448	1			
	1	3	Storage	204				
	1	4	Storage	261				
	1	5	Storage	448				
	1	6	Circulation	149				
	1	7	Classroom	1,824	1			
	1	7a	Classroom	608	4			
	1	8	Restroom	45				
	1	9	Storage	87				
	1	10	Building Utilities	50				
	1	11	Admin/Office	116				
	1	12	Classroom	208	1			
	1	18	Circulation	85				
	2	1	Storage	328				
BUILDING D								
	1	1	Circulation	408				
	1	2	Admin/Office	73		1		
	1	3	Admin/Office	370		8		
	1	4	Locker Rooms	114				
	1	5	Restroom	81				
	1	6	Mechanical	29				
	1	7	Storage	118				
	1	8	Circulation	541				
	1	9	Gym	8,661				568
	1	10	Building Utilities	362				
	1	11	Storage	157				
	1	12	Building Utilities	73				
	1	13	Storage	17				
	1	14	Circulation	197				
	1	15	Restroom	244				
	1	16	Storage	100				
	1	17	Storage	102				
	1	18	Locker Rooms	3,958				
	1	19	Circulation	400				
	1	20	Gym	1,723				
	1	21	Gym	1,723				
	1	22	Circulation	400				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	23	Restroom	195				
	1	24	Storage	111				
	1	25	Admin/Office	369		0		
	1	26	Storage	73				
	1	27	Circulation	408				
	1	28	Circulation	656				
	1	29	Storage	352				
	1	30	Restroom	249				
	1	31	Storage	86				
	1	32	Restroom	90				
	1	33	Storage	183				
	1	34	Storage	204				
	1	35	Circulation	268				
	1	36	Storage	123				
	1	37	Locker Rooms	2,818				
	1	38	Locker Rooms	718				
	1	39	Mechanical	36				
	2	1	Storage	330				
	2	2	Building Utilities	330				
BUILDING E								
	1	1	Restroom	658				
	1	2	Circulation	147				
	1	3	Admin/Office	555		1		
	1	4	Building Utilities	44				
	1	5	Circulation	147				
	1	6	Restroom	676				
	1	7	Storage	285				
	1	8	Storage	45				
	1	9	Storage	115				
	1	10	Storage	79				
	1	11	Circulation	62				
BUILDING H								
	1	1	Admin/Office	874		5		
	1	2	Classroom	894	20			Room 111
	1	3	Storage	463				
	1	4	Classroom	861	1			
	1	5	Admin/Office	314				308
	1	6	Storage	294				
	1	7	Building Utilities	329				
	1	8	Restroom	350				
	1	9	Storage	361				
	1	10	Circulation	676				
	1	11	Circulation	327				305
	1	13	Admin/Office	922		9		
	1	14	Restroom	381				
	1	15	Classroom	133				
	1	16	Admin/Office	134		1		
	1	17	Admin/Office	1,033		6		
	1	18	Admin/Office	117		1		
	1	19	Admin/Office	128		1		
	1	20	Classroom	1,030				107
	1	21	Conference Room	1,222				116
	1	22	Building Utilities	363				
	1	23	Storage	317				
	1	24	Restroom	124				
	1	25	Conference Room	1,034		2		
	1	26	Locker Rooms	220				
	1	27	Building Utilities	84				
	1	28	Circulation	2,839				
	1	29	Admin/Office	345				
	1	29a	Admin/Office	192		1		

BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
2	1	Admin/Office	436		14		
2	2	Classroom	1,036	3			
2	3	Classroom	899	0			
2	4	Admin/Office	272		1		
2	5	Classroom	899	0		308	
2	6a	Classroom	929	7		211	
2	6b	Admin/Office	245		2		
2	7	Storage	688				
2	8	Classroom	1,911	29		Room 209	
2	9	Storage	21				
2	11	Restroom	340			305	
2	12	Classroom	901	7			
2	13	Classroom	910	3			
2	14	Classroom	938				
2	15	Restroom	124				
2	16	Storage	152				
2	17	Classroom	917	10			
2	18	Circulation	2,140				
3	1	Restroom	107				
3	2	Storage	330				
3	3	Building Utilities	48				
3	4	Restroom	105				
3	5	Classroom	1,161	7		308	
3	5a	Storage	192				
3	6	Storage	127				
3	7	Classroom	1,820	0			
3	8	Storage	84				
3	9	Storage	71				
3	10	Classroom	1,415			Room 307	
3	11	Classroom	1,336	2		305	
3	11a	Storage	110				
3	12	Classroom	1,648	14		Room 306	
3	13	Storage	71				
3	14	Restroom	358				
3	16	Circulation	2,093				

Data for Buiilding B, Floor 3 was missing from the MKThink Site Profile, but has been added below:

Site	Building ID (Old)	Floor	Room ID (Old)	Room Type	Area (SF)	Unique Room ID
McClymonds	b	3	303	classroom	1526	B-3-303
McClymonds	b	3	302	storage	297	B-3-302
McClymonds	b	3	301	classroom	1526	B-3-301
McClymonds	b	3	1	storage	292	B-3-1
McClymonds	b	3	2	circulation	303	B-3-2
McClymonds	b	3	3	circulation	409	B-3-3
McClymonds	b	3	4	circulation	603	B-3-4
McClymonds	b	3	5	circulation	2107	B-3-5
McClymonds	b	3	6	circulation	838	B-3-6
McClymonds	b	3	312	classroom	983	B-3-312
McClymonds	b	3	312a	storage	267	B-3-312a
McClymonds	b	3	311	admin/office	550	B-3-311
McClymonds	b	3	310	classroom	890	B-3-310
McClymonds	b	3	309	classroom	1273	B-3-309
McClymonds	b	3	309a	storage	65	B-3-309a



Not drawn to scale

Exclusive Use by Charter School

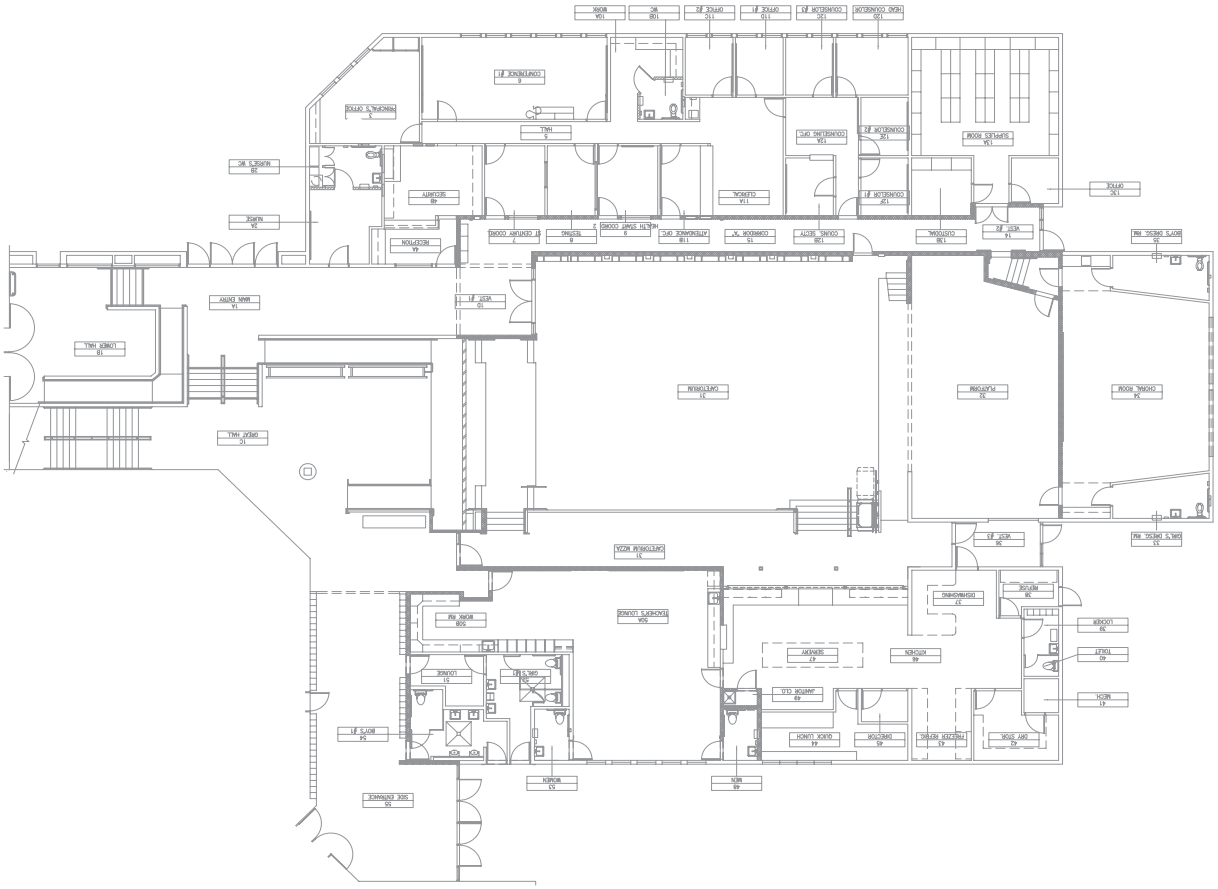
213 - Westlake Middle School - Site Plan

2629 Harrison Street - Oakland, CA 94612-3813

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT



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Not drawn to scale

213 - Westlake Middle School - Unit A

2629 Harrison Street - Oakland, CA 94612-3813

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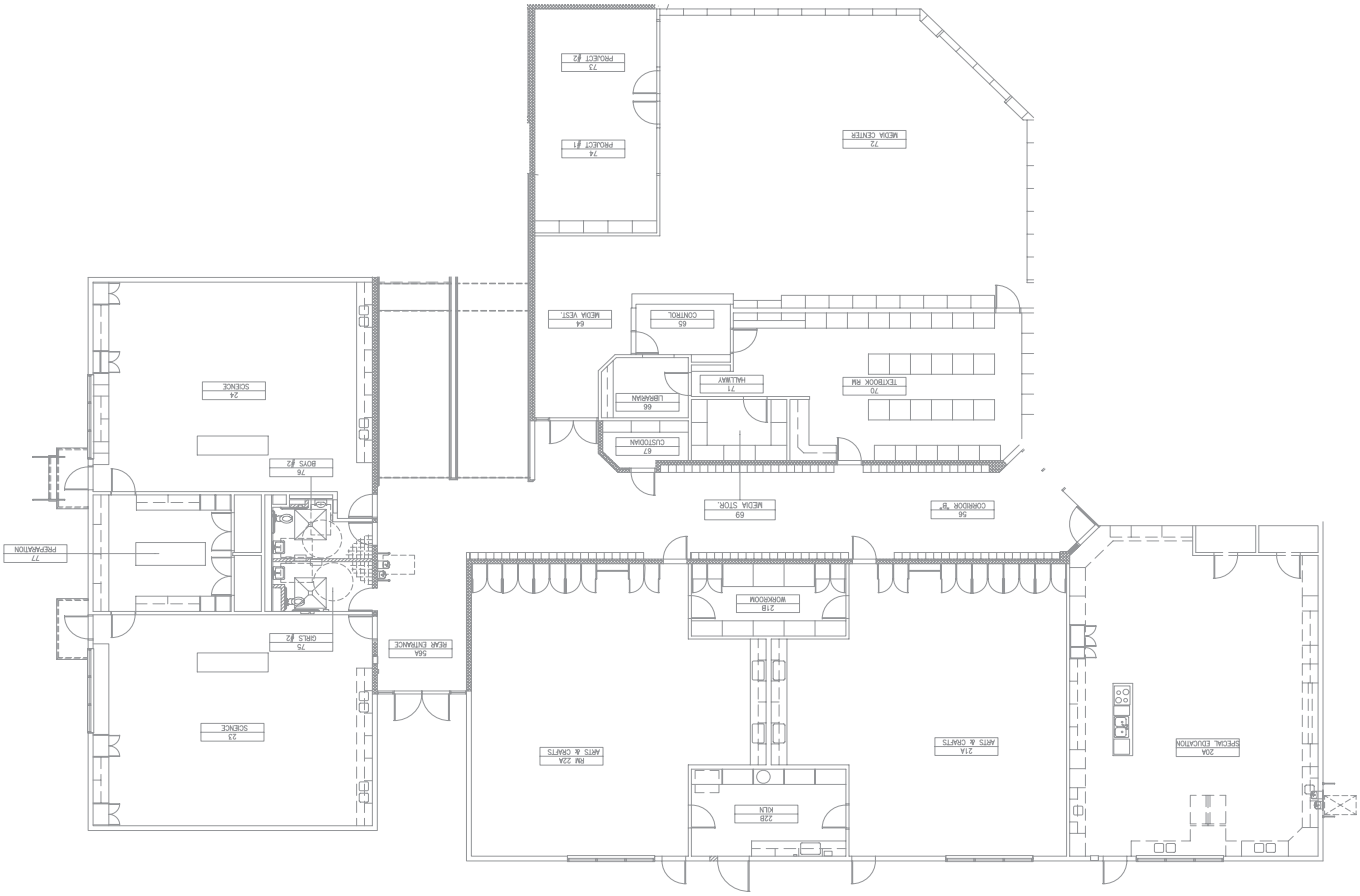

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213 - Westlake Middle School - Unit B

2629 Harrison Street - Oakland, CA 94612-3813

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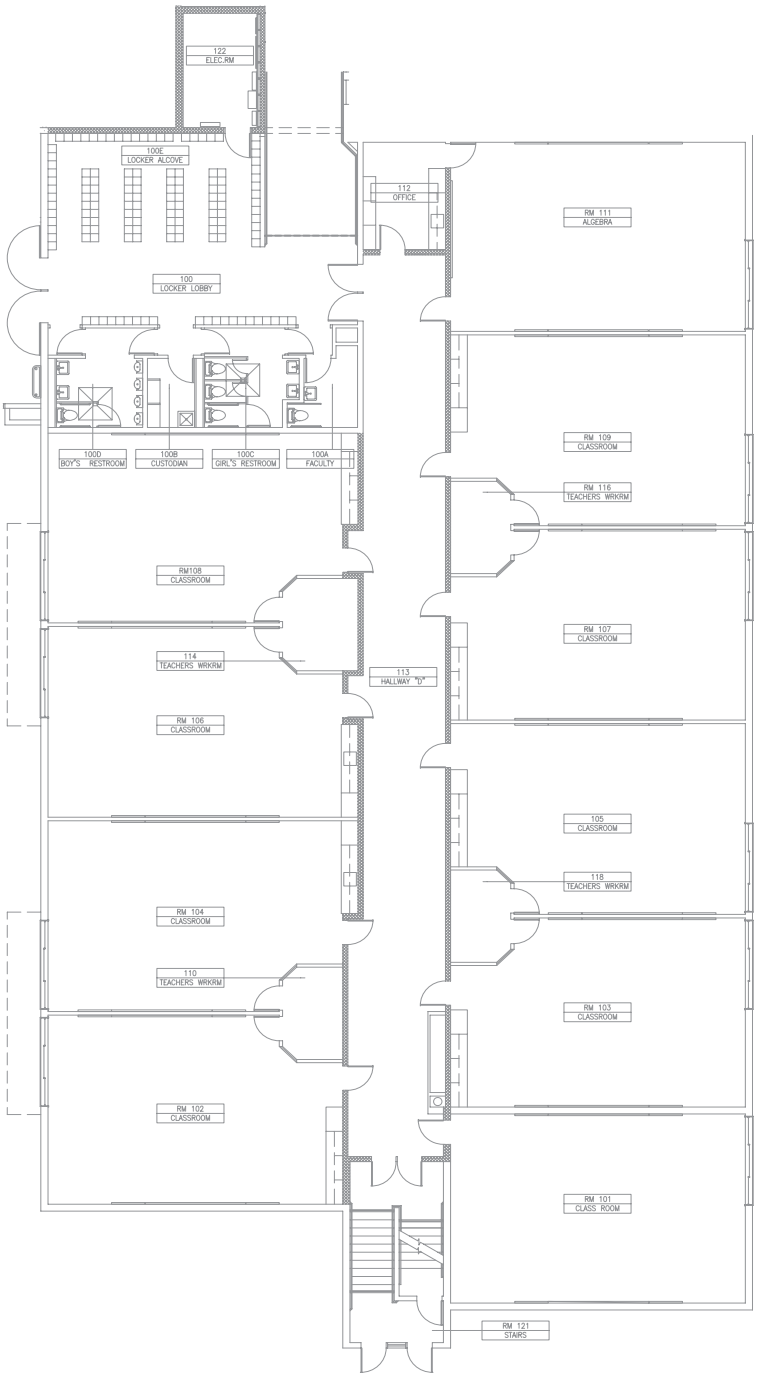

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Not drawn to scale

213 - Westlake Middle School - Unit C1

2629 Harrison Street - Oakland, CA 94612-3813

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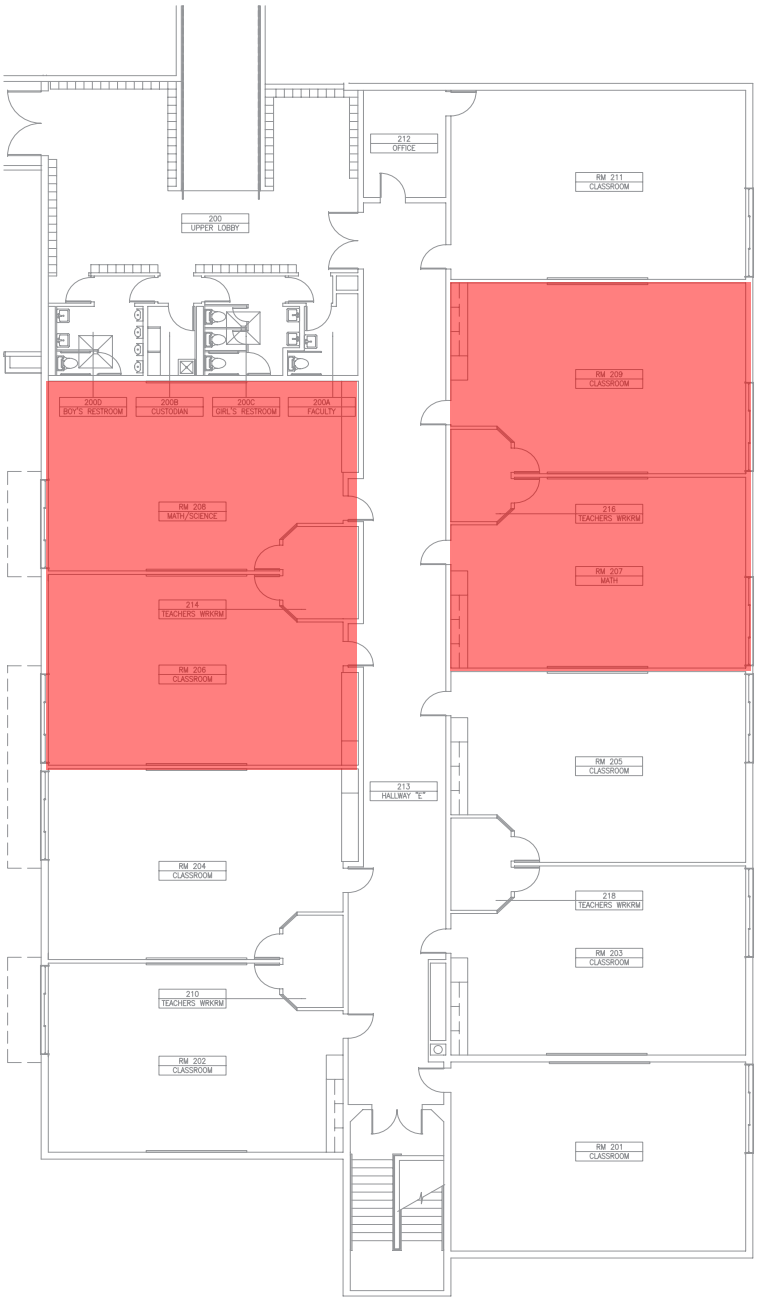

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Not drawn to scale

213 - Westlake Middle School - Unit C2

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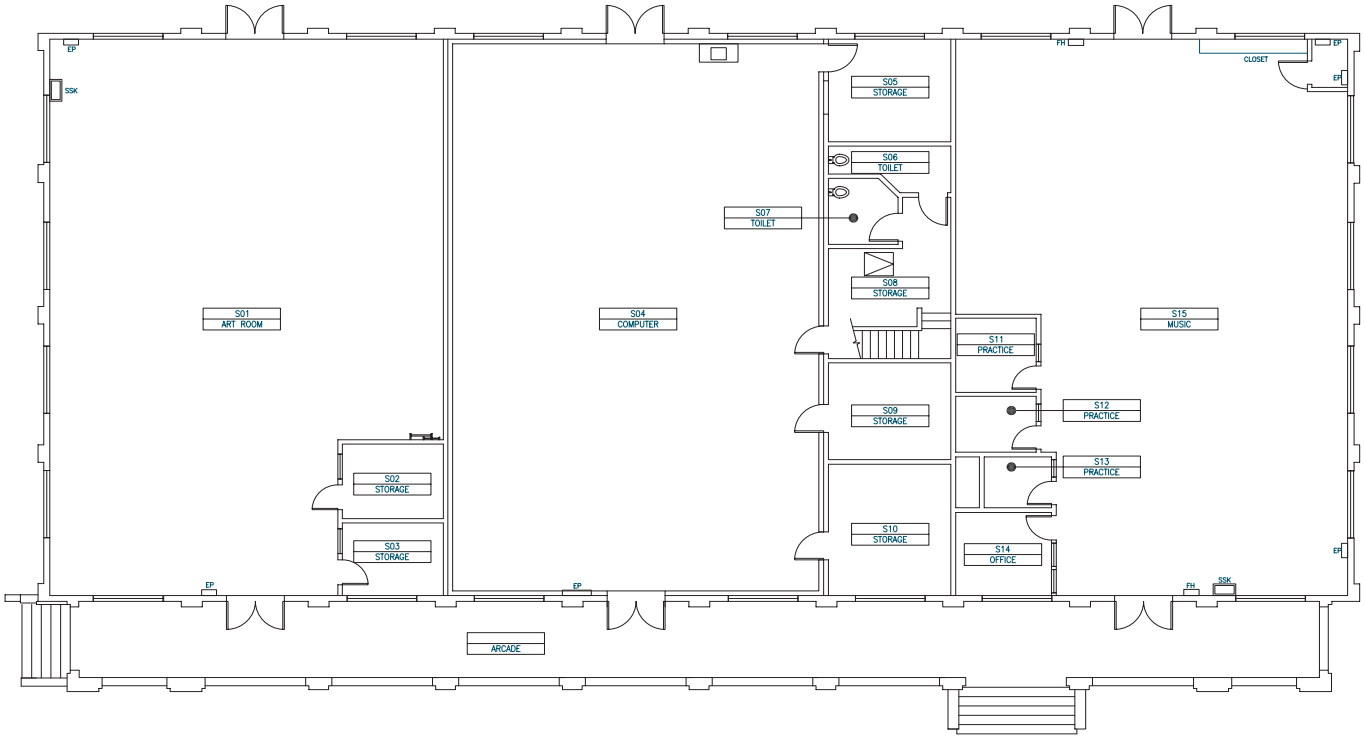

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Not drawn to scale

213 - Westlake Middle School - Unit D

2629 Harrison Street - Oakland, CA 94612-3813

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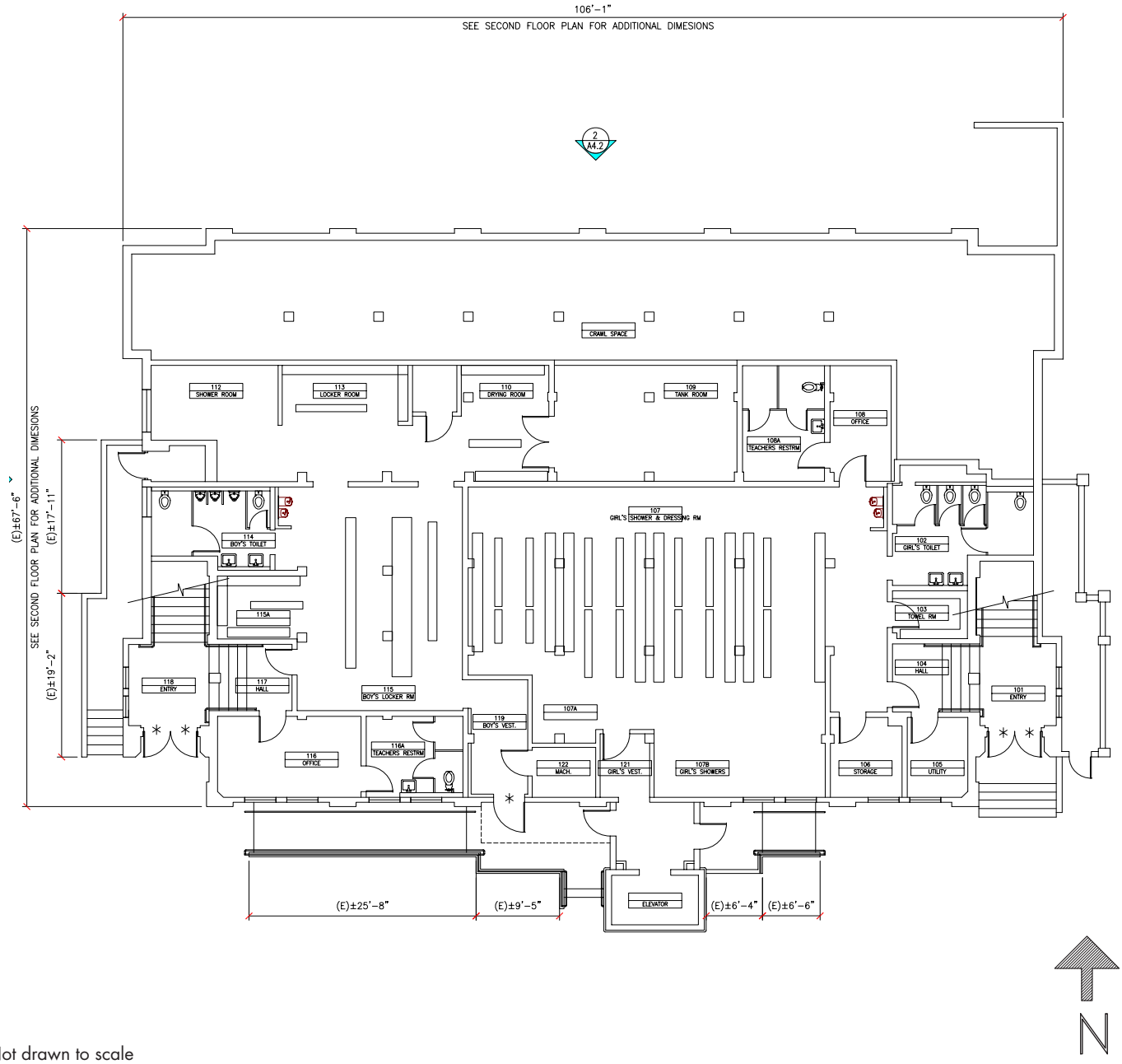
OAKLAND UNIFIED SCHOOL DISTRICT



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213 - Westlake Middle School - Unit E1

2629 Harrison Street - Oakland, CA 94612-3813

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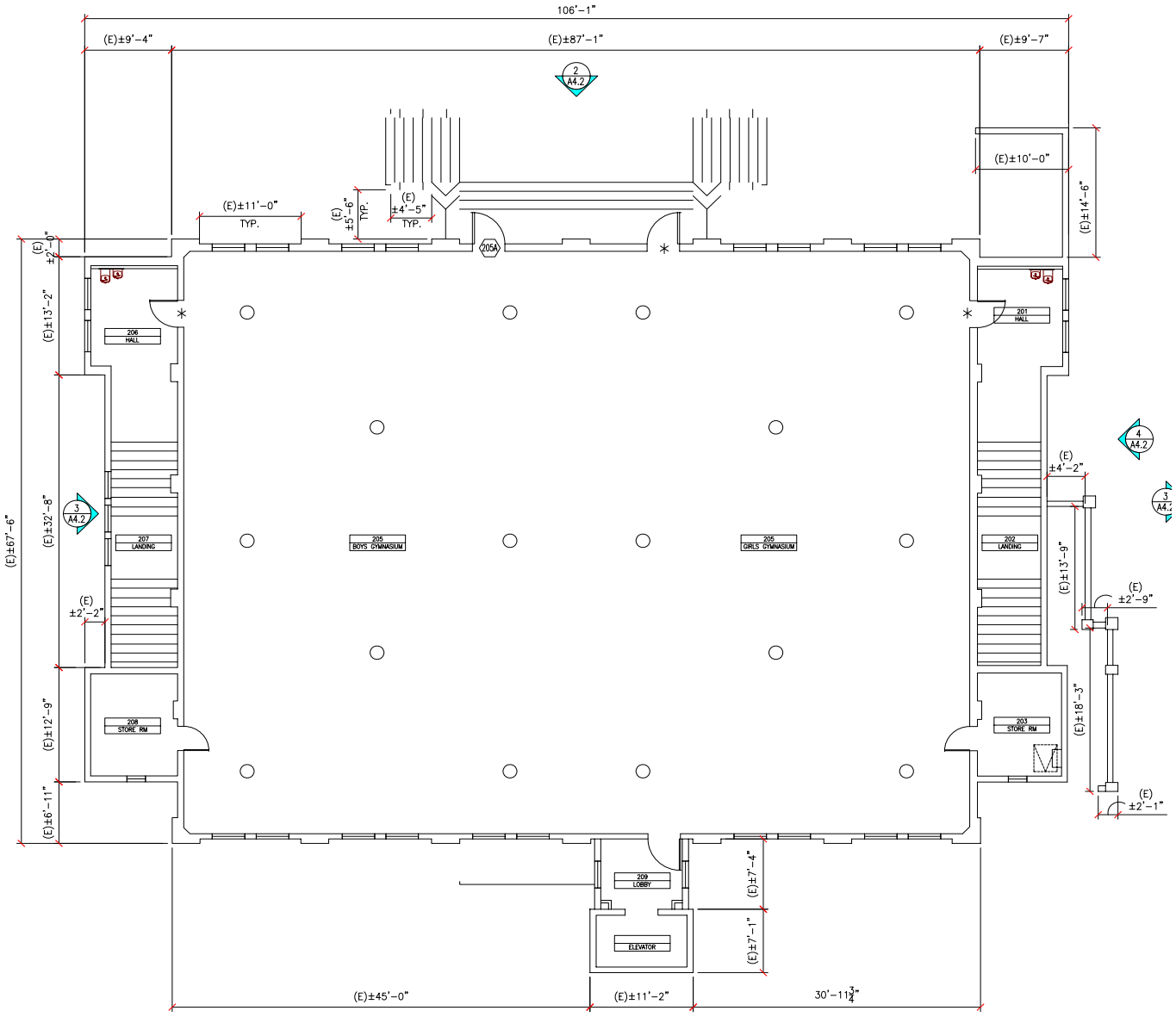

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213 - Westlake Middle School - Unit E2

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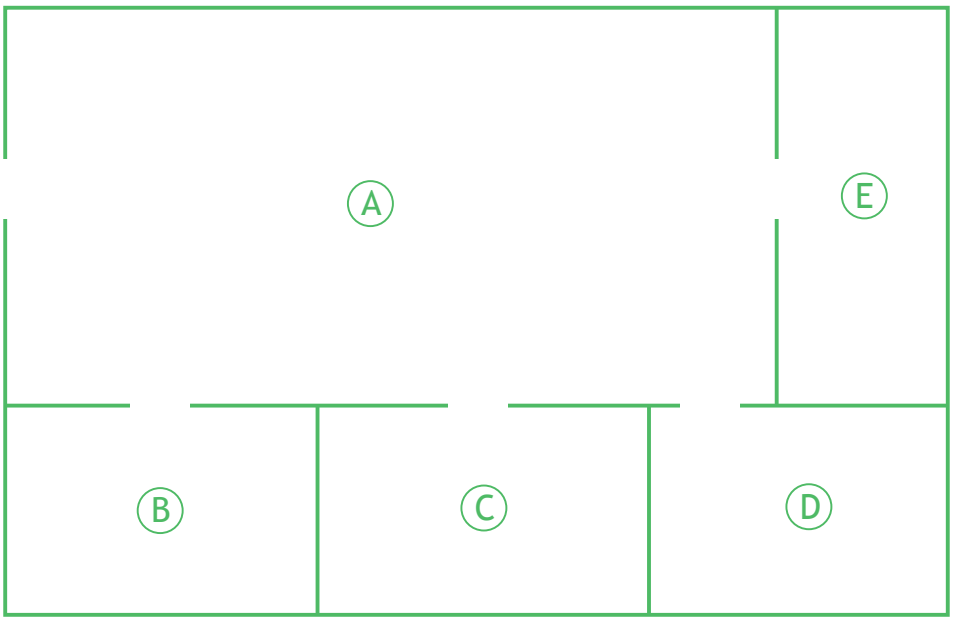

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213 - Westlake Middle School - Unit P-4

2629 Harrison Street - Oakland, CA 94612-3813

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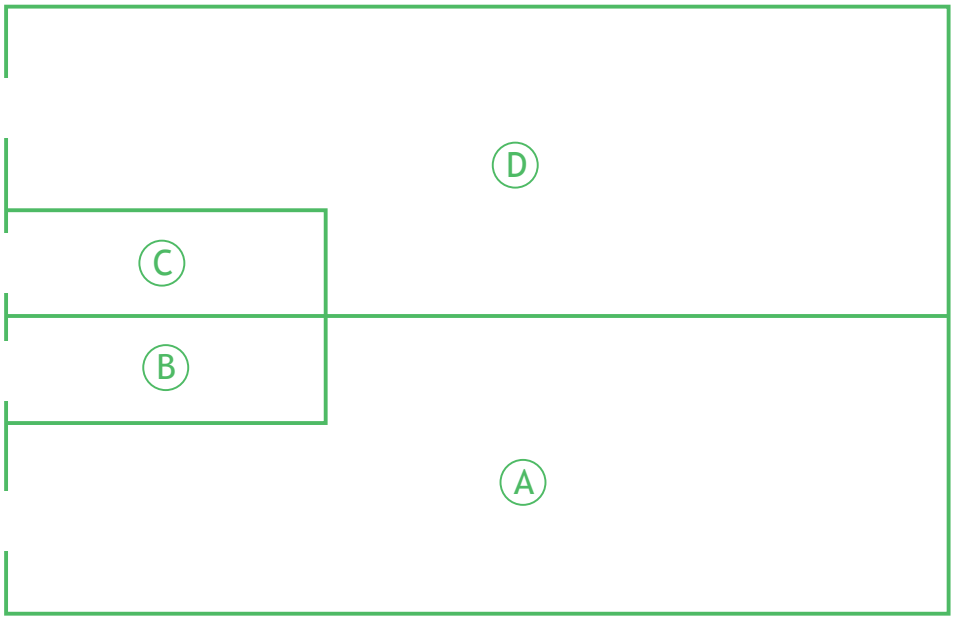
OAKLAND UNIFIED SCHOOL DISTRICT



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213 - Westlake Middle School - Unit P-5

2629 Harrison Street - Oakland, CA 94612-3813

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OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

Westlake Middle School

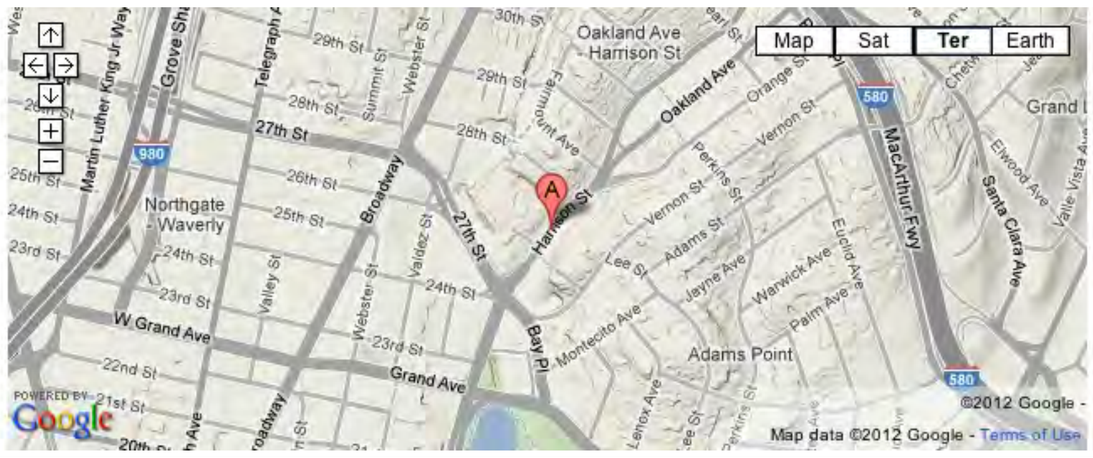
2629 Harrison Street Site **213** Region **1** Grades **6-8**

Westlake Middle School lies along Harrison Street in West Oakland, between I-580 and the northern tip of Lake Merritt. The site is three blocks north of Children's Fairy Land and the rest of the Lakeside Park area, and 2 blocks east of Broadway Auto Row, which leads south directly into Downtwon Oakland. To the west, the rest of the neighborhood north of Grand Avenue is a mix of residential aprtment buildings and single-fmaily houses all the way to I-580.

PROGRAMMING (2012-2013)

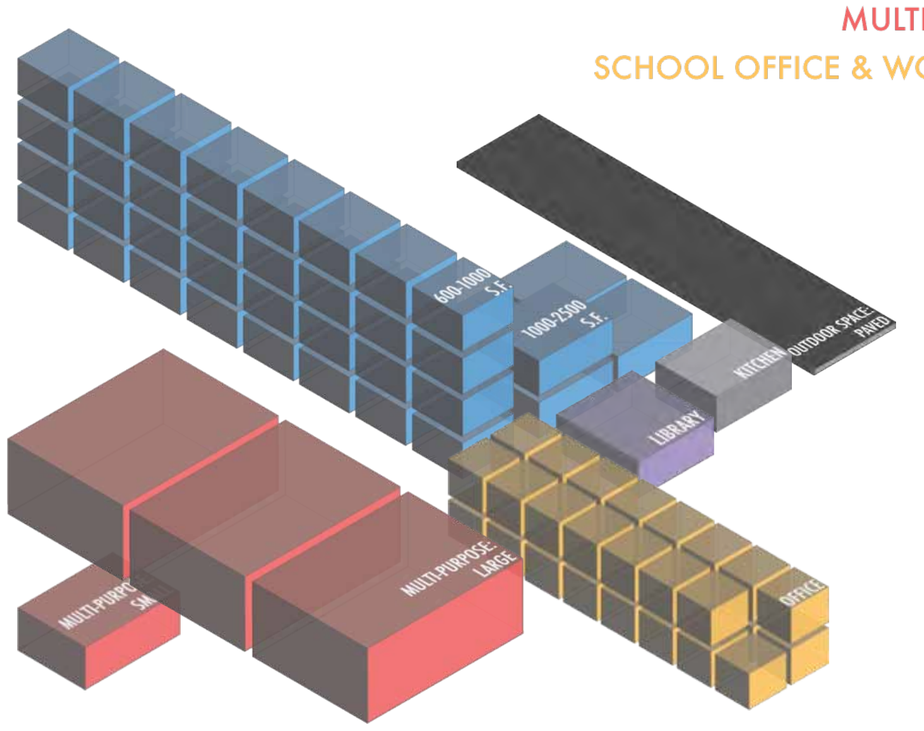
Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
Westlake	51	551	602	711



FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE



Summary Counts

	Total	Permanent	Portable
Site Acreage	**5.7**		
Building Footprint (sf)	**100,681**		
Building Area (sf)	**84,991**	84,991	
Classroom-Sized Rooms	**37**	37	

	Number of Rooms	Sq Ft
Library Rooms	**1**	1,800
Auditorium/Cafeteria/ Multi-purpose/Gym	**4**	12,292
Admin/Office/ Conference Room	**31**	4,073
School Gardens	Number: **1**	Sq Ft: 120
Kitchen	Type: Full-scale	
On-site Health Clinic	No	

SITE SUMMARY (Summer 2012)

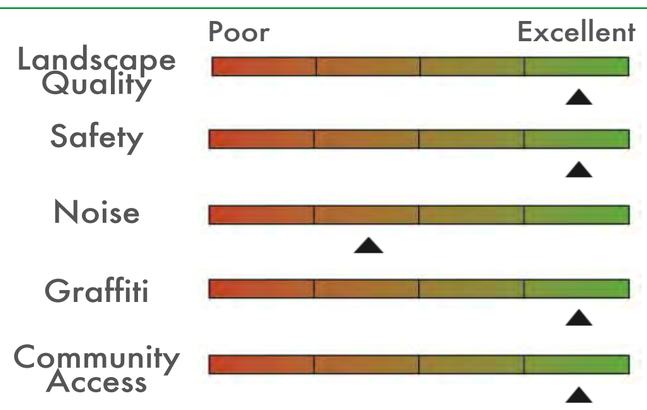
Sports / Recreation

- Play structure
- Basketball hoops ●●●●●●●●
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

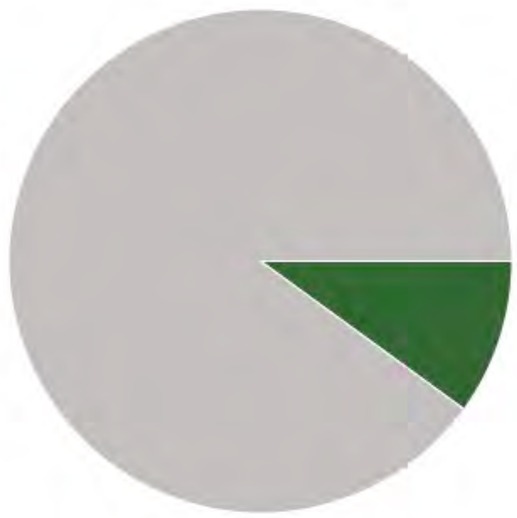
Qualitative Assessment

Transit Accomodations

62



Open Space



Paved **90%** **10%** Green

Oakland Unified School District Facilities Asset Management

Westlake Middle School

Building Records

Site ID **213** Region **1** Grades **6-8**

Site & Facilities Photos - Summer 2011 (Sample)

*To view the full set, visit: http://bitly.com/tBjxwN

BUILDING A

BUILDING AREA (SQFT): 17,544

CONSTRUCTED: 1978

STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and steel beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Wood stud walls with 1/ 2" plywood

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
1	17	20	7
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
	20	Conference Room Teachers' Lounge	

BUILDING B

BUILDING AREA (SQFT): 12,549

CONSTRUCTED: 1978

STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and steel beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Wood stud walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
5	2	2	2
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
5	5		

BUILDING C

BUILDING AREA (SQFT): 24,149

CONSTRUCTED: 1978

STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and steel beams

FOUNDATION
Spread footings (under interior columns) & strip footings (under structural walls)

VERTICAL RESISTANCE
Wood stud walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
20			6
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
54		Teachers' Lounge	

BUILDING D

BUILDING AREA (SQFT): 8,124

CONSTRUCTED: 1928

STRUCTURAL ELEMENTS

ROOFING
T&G on wood joists

FOUNDATION
Spread footings (under interior columns) & strip footings (under structural walls)

VERTICAL RESISTANCE
Wood stud walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
2	1	1	2
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	

BUILDING E

BUILDING AREA (SQFT): 14,266

CONSTRUCTED: 1929

STRUCTURAL ELEMENTS

ROOFING
T&G on wood joists and steel trusses with rod bracing

FOUNDATION
Spread footings (under interior columns) & strip footings (under structural walls)

VERTICAL RESISTANCE
Concrete moment frames, Steel frames with infill concrete walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
	2	2	4
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
	2		

MODULAR M

BUILDING AREA (SQFT): 8,359

CONSTRUCTED: 2006

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
7	4	4	2
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
4	4	Teachers' Lounge	

Oakland Unified School District Facilities Asset Management

Westlake Middle School

Portable Records

Site ID **213** Region **1** Grades **6-8**

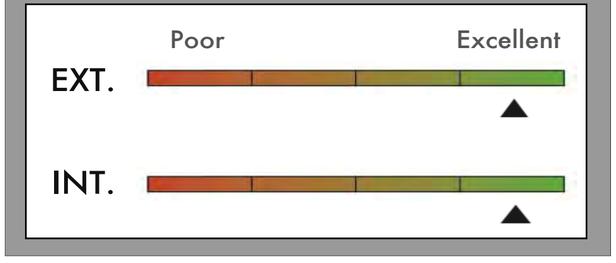
Portable Inventory

Total Count

Average Age

? Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

Westlake Middle School

Rooms Summary & List

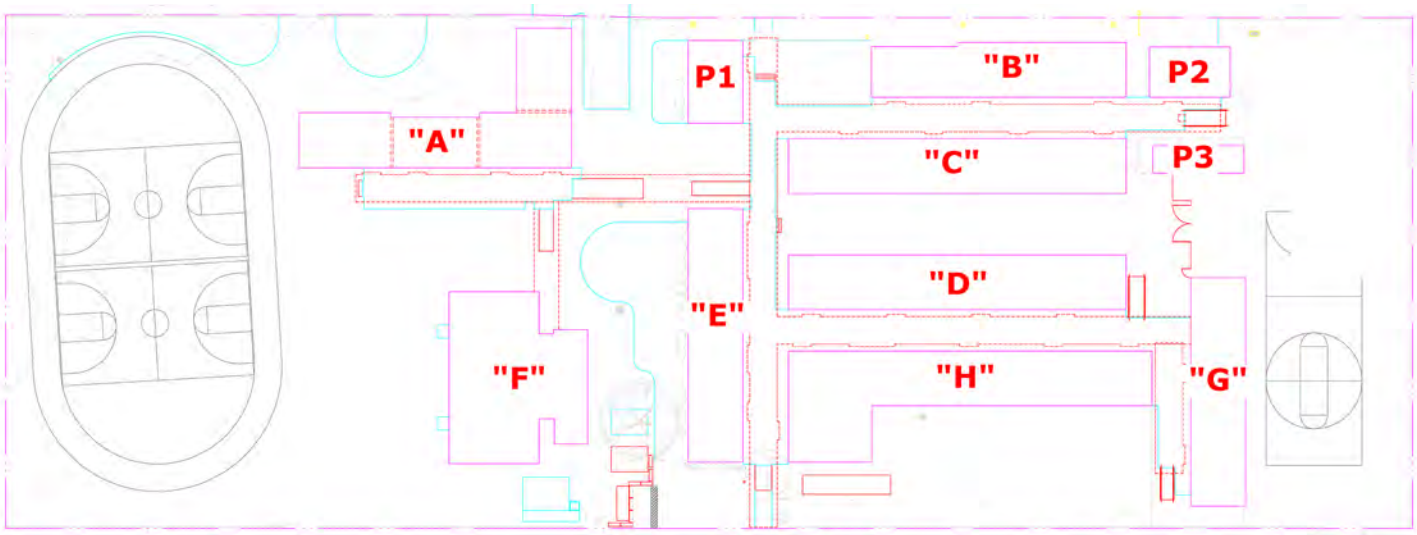
Site ID **213** Region **1** Grades **6-8**

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
BUILDING A								
	1	1a	Circulation	594				
	1	1b	Circulation	392				
	1	1c	Circulation	1,168				
	1	1d	Circulation	125				
	1	2b	Storage	120				
	1	2a	Admin/Office	100		2		
	1	3	Admin/Office	324		1		
	1	4a	Admin/Office	100				
	1	4b	Admin/Office	192		1		
	1	5	Circulation	156				
	1	6	Admin/Office	154		2		
	1	6a	Conference Room	252			6	
	1	7	Admin/Office	100		1		
	1	8	Admin/Office	70		1		
	1	9	Admin/Office	110		1		
	1	10b	Restroom	273				
	1	10a	Admin/Office	36				
	1	11d	Admin/Office	80		1		
	1	11a	Admin/Office	80		2		
	1	11c	Admin/Office	36		1		
	1	11b	Admin/Office	70				
	1	12f	Admin/Office	80		1		
	1	12e	Admin/Office	80		1		
	1	12d	Admin/Office	120		1		
	1	12b	Admin/Office	90		1		
	1	12a	Conference Room	90				
	1	12c	Admin/Office	80		1		
	1	13a	Storage	414				
	1	13c	Admin/Office	72		1		
	1	13b	Building Utilities	100				
	1	14	Circulation	72				
	1	15	Circulation	457				
	1	31	Multipurpose	3,286				
	1	32	Multipurpose	1,080				
	1	33	Restroom	120				
	1	34	Classroom	904				
	1	35	Storage	120				
	1	36	Circulation	144				
	1	37	Building Utilities	280				
	1	38	Building Utilities	60				
	1	39	Locker Rooms	42				
	1	40	Restroom	20				
	1	41	Building Utilities	36				
	1	42	Storage	156				
	1	43	Storage	132				
	1	44	Building Utilities	144				
	1	45	Admin/Office	48		1		
	1	46	Building Utilities	632				
	1	48	Restroom	35				
	1	49	Building Utilities	42				
	1	50a	Lounge/Staff Dining	713				
	1	50b	Storage	351				
	1	51	Storage	77				
	1	52	Restroom	142				
	1	53	Restroom	48				
	1	54	Restroom	132				
	1	55	Circulation	820				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
BUILDING B								
	1	n/a	Circulation	549				
	1	n/a	Circulation	610				
	1	20a	Classroom	1,333				
	1	21a	Classroom	1,092				
	1	21b	Storage	200				
	1	22b	Storage	240				
	1	22a	Classroom	1,092				
	1	23	Classroom	980	2			
	1	24	Classroom	980	3			
	1	54	Circulation	240				
	1	56	Circulation	1,040				
	1	56a	Circulation	187				
	1	65	Admin/Office	120		2		
	1	66	Storage	72				
	1	67	Building Utilities	66				
	1	69	Storage	112				
	1	70	Storage	540		1		
	1	72	Library	1,800	5			
	1	73	Admin/Office	480		2		
	1	75	Restroom	105				
	1	76	Restroom	105				
	1	77	Storage	320				
BUILDING C								
	1	100	Circulation	490				
	1	100e	Locker Rooms	360				
	1	100a	Restroom	64				
	1	100b	Building Utilities	48				
	1	100c	Restroom	90				
	1	100d	Restroom	88				
	1	101	Classroom	820	1			
	1	102	Classroom	772				
	1	103	Classroom	772	1			
	1	104	Classroom	796	4			
	1	105	Classroom	772	2			
	1	106	Classroom	796				
	1	107	Classroom	772				
	1	108	Classroom	796				
	1	109	Classroom	772				
	1	110	Storage	92				
	1	111	Classroom	820				
	1	112	Building Utilities	128				
	1	113	Circulation	1,190				
	1	114	Storage	92				
	1	116	Storage	92				
	1	118	Storage	92				
	1	121	Circulation	288				
	1	122	Building Utilities	127				
	2	n/a	Circulation	288				
	2	n/a	Circulation	200				
	2	200	Circulation	806				
	2	200a	Restroom	100				
	2	200c	Restroom	120				
	2	200b	Building Utilities	60				
	2	200d	Restroom	100				
	2	201	Classroom	864				
	2	202	Classroom	772	3			
	2	203	Classroom	772	3			
	2	204	Classroom	796	1			
	2	205	Classroom	772	5			
	2	206	Classroom	796				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	2	207	Classroom	772				
	2	208	Classroom	796	1			
	2	209	Classroom	772	1			
	2	210	Storage	92				
	2	211	Classroom	864	32			
	2	212	Storage	156				
	2	213	Circulation	1,190				
	2	214	Storage	92				
	2	216	Lounge/Staff Dining	92				
	2	218	Storage	92				
BUILDING D								
	1	s01	Gym	2,400				
	1	s02	Storage	80				
	1	s03	Storage	80				
	1	s04	Classroom	2,340				
	1	s05	Storage	138				
	1	s06	Restroom	50				
	1	s07	Restroom	48				
	1	s08	Storage	110				
	1	s09	Storage	132				
	1	s10	Storage	156				
	1	s11	Storage	63				
	1	s12	Storage	63				
	1	s13	Storage	63				
	1	s14	Admin/Office	100				
	1	s15	Classroom	2,102				
BUILDING E								
	1	n/a	Circulation	185				
	1	n/a	Building Utilities	40				
	1	n/a	Circulation	66				
	1	n/a	Circulation	320				
	1	n/a	Building Utilities	58				
	1	um1	Storage	27				
	1	101	Circulation	140				
	1	102	Restroom	154				
	1	103	Storage	64				
	1	104	Circulation	44				
	1	105	Building Utilities	50				
	1	106	Storage	80				
	1	107	Locker Rooms	1,450				
	1	108	Admin/Office	96		1		
	1	108a	Restroom	126				
	1	109	Building Utilities	288				
	1	110	Locker Rooms	60				
	1	112	Locker Rooms	126				
	1	113	Locker Rooms	98				
	1	114	Restroom	140				
	1	115	Locker Rooms	730				
	1	116	Admin/Office	180	1			
	1	116a	Restroom	98				
	1	118	Circulation	320				
	1	119	Circulation	87				
	1	121	Circulation	41				
	1	122	Building Utilities	42				
	2	n/a	Building Utilities	58				
	2	203	Storage	120				
	2	205	Gym	5,526				389
	2	208	Storage	120				
	2	209	Circulation	70				
	2	201/202	Circulation	322				
	2	206/207	Circulation	322				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
MODULAR M								
	2	1	Classroom	858			310	
	2	1	Classroom	858	1		310	
	2	1	Classroom	858			310	
	2	1	Admin/Office	286		1	310	
	2	1	Restroom	297			310	
	2	1	Classroom	858			310	
	2	1	Classroom	858			310	
	2	1	Lounge/Staff Dining	858			310	
	2	1	Classroom	858	3		310	
	2	1	Classroom	858			310	
	2	2	Admin/Office	150		1		
	2	2	Storage	54				
	2	3	Storage	60				
	2	3	Storage	54				
	2	4	Admin/Office	165		1		
	2	4	Restroom	297				
	2	5	Admin/Office	132		1		



Not drawn to scale

Exclusive Use by Charter School

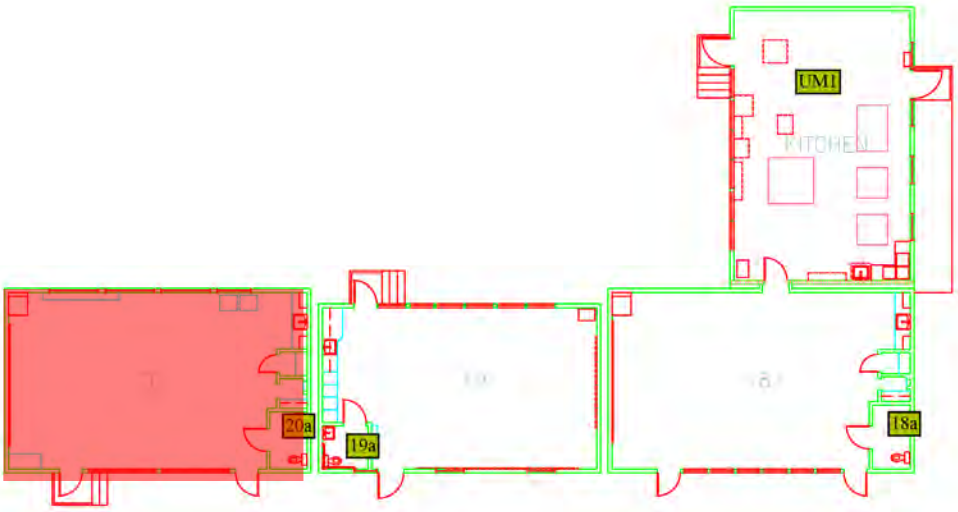
223 - Ralph Bunche Middle School Academy - Site Plan

1240 18th Street - Oakland, CA 94607-2223

MKTHINK
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT



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223 - Ralph Bunche Middle School Academy - Unit A

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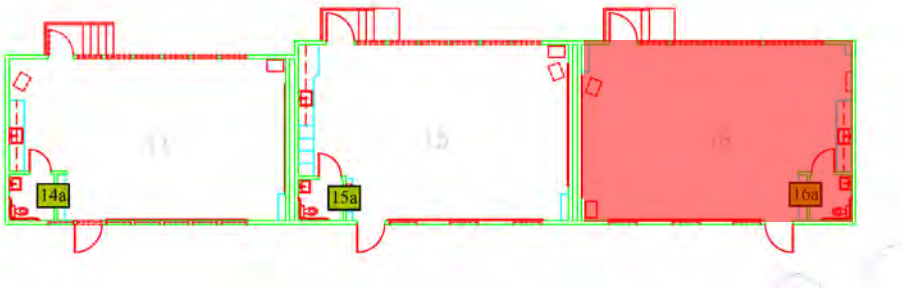

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223 - Ralph Bunche Middle School Academy - Unit B

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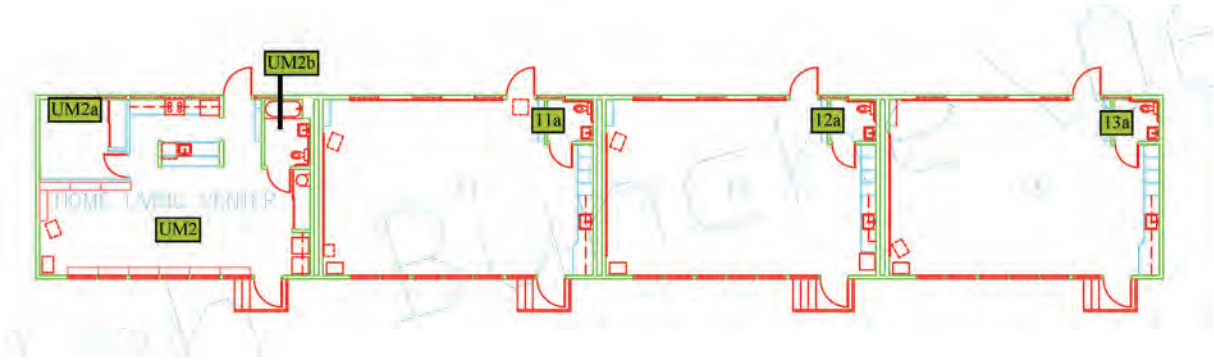

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223 - Ralph Bunche Middle School Academy - Unit C

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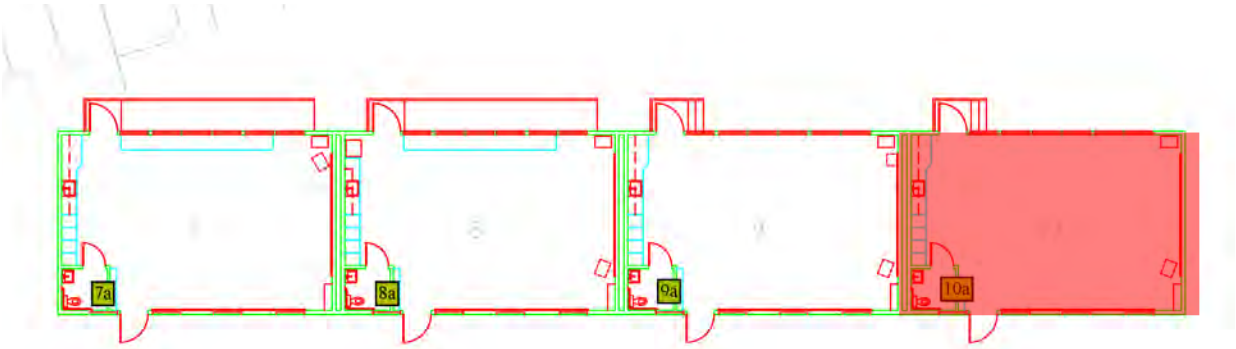

Not drawn to scale

223 - Ralph Bunche Middle School Academy - Unit D

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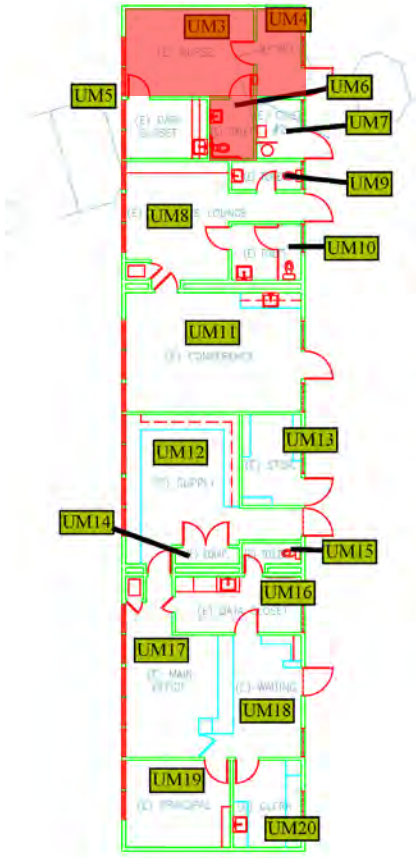
OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

223 - Ralph Bunche Middle School Academy - Unit E

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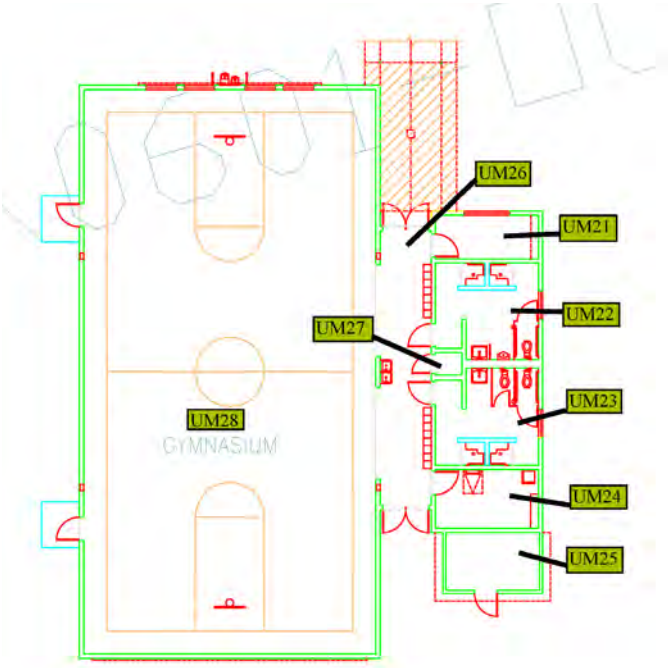

Not drawn to scale

223 - Ralph Bunche Middle School Academy - Unit F

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223 - Ralph Bunche Middle School Academy - Unit G

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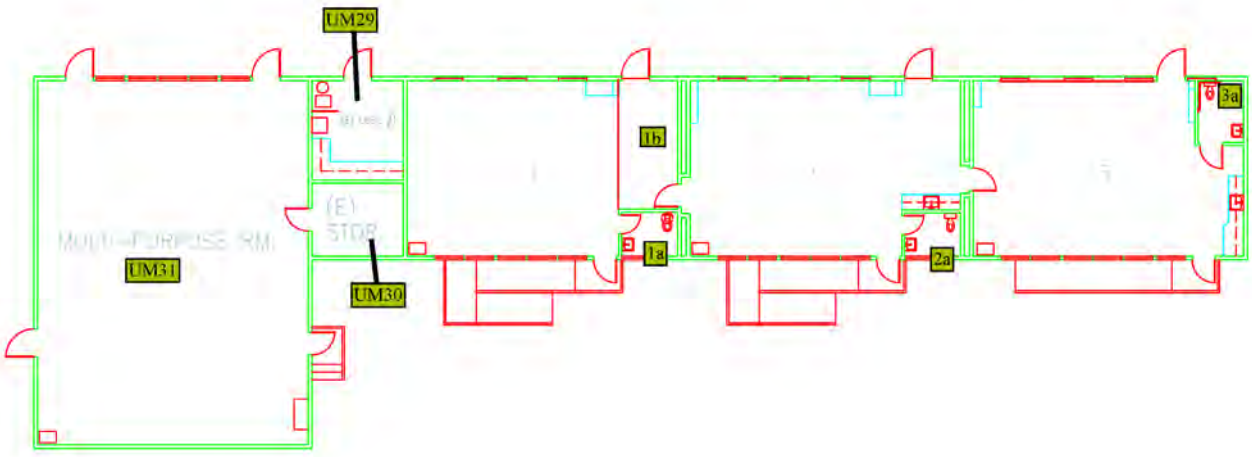
OAKLAND UNIFIED SCHOOL DISTRICT



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223 - Ralph Bunche Middle School Academy - Unit H

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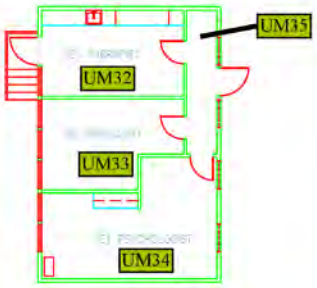
OAKLAND UNIFIED SCHOOL DISTRICT



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223 - Ralph Bunche Middle School Academy - Unit P1

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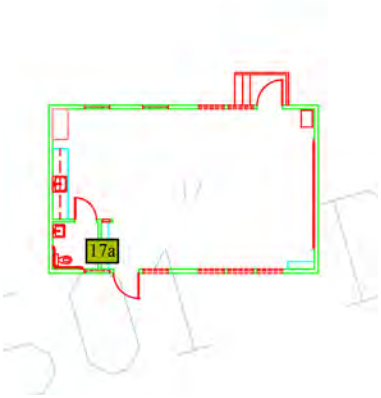
OAKLAND UNIFIED SCHOOL DISTRICT



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223 - Ralph Bunche Middle School Academy - Unit P2

1240 18th Street - Oakland, CA 94607-2223

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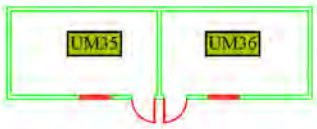
OAKLAND UNIFIED SCHOOL DISTRICT



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223 - Ralph Bunche Middle School Academy - Unit P3

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OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

Ralph Bunche Middle School Academy

1240 18th Street Site **223** Region **S1** Grades **9-12**

Ralph Bunche is an OUSD site in West Oakland that hosts a small high school program. It is situated in a mixed-use neighborhood, with a residential community to the south and east, a warehouse district to the north, and the Port of Oakland to the west beyond I-880. The site is nearby several parks as well, including DeFremery Playground right accross the street on 18th, and the Mandela Parkway running north to south 1 block away.

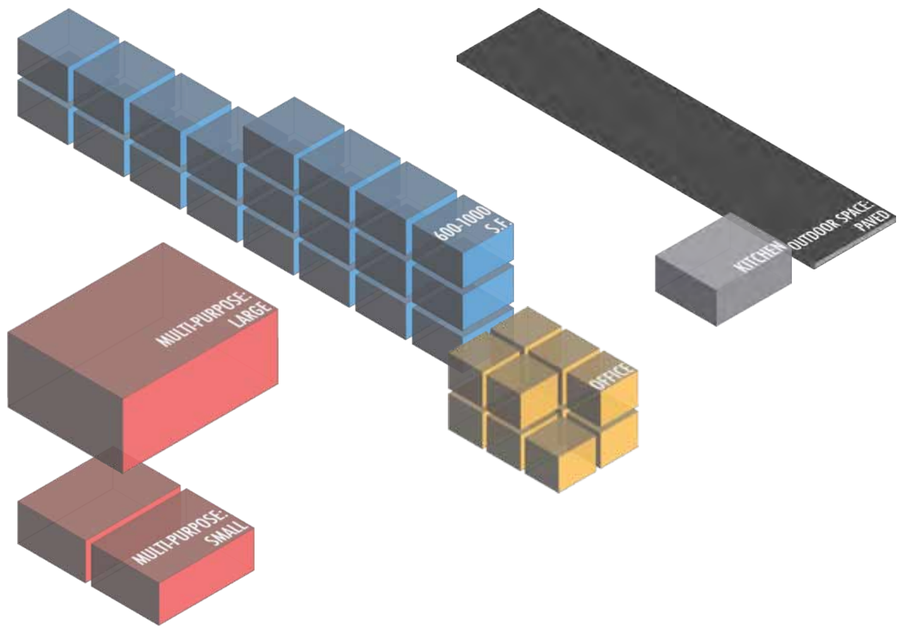
PROGRAMMING (2012-2013)

Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
Ralph J. Bunche High	0	235	235	452

FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE



Summary Counts

	Total	Permanent	Portable
Site Acreage	**3.2**		
Building Footprint (sf)	**29,208**		
Building Area (sf)	**27,030**	3,916	23,114
Classroom-Sized Rooms	**20**		20

	Number of Rooms	Sq Ft
Library Rooms	**0**	
Auditorium/Cafeteria/ Multi-purpose/Gym	**3**	5,387
Admin/Office/ Conference Room	**11**	2,759
School Gardens (None)		
Kitchen	Type: Full-scale	
On-site Health Clinic	No	

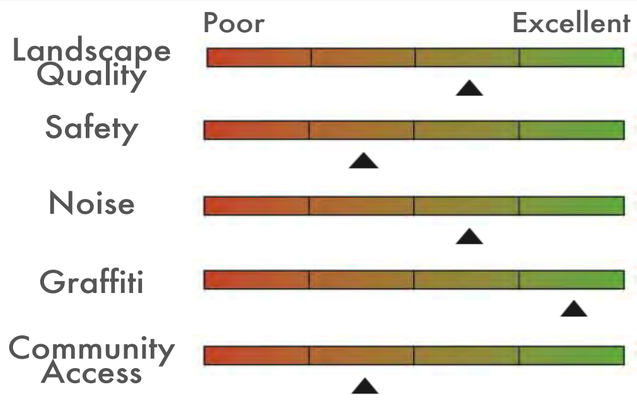
SITE SUMMARY (Summer 2012)

Sports / Recreation

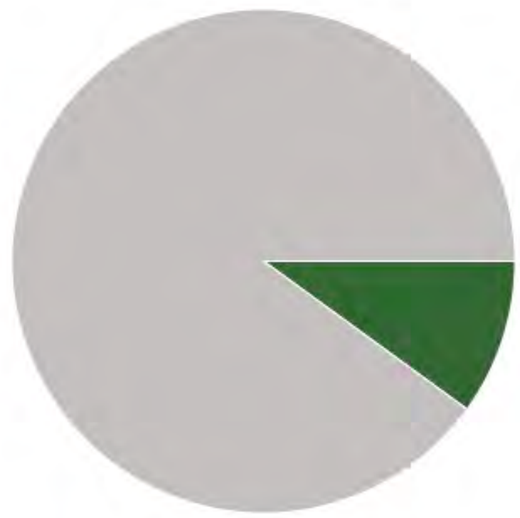
- Play structure
- Basketball hoops ●●
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

Qualitative Assessment

Transit Accomodations



Open Space



Paved 90% 10% Green

Oakland Unified School District Facilities Asset Management

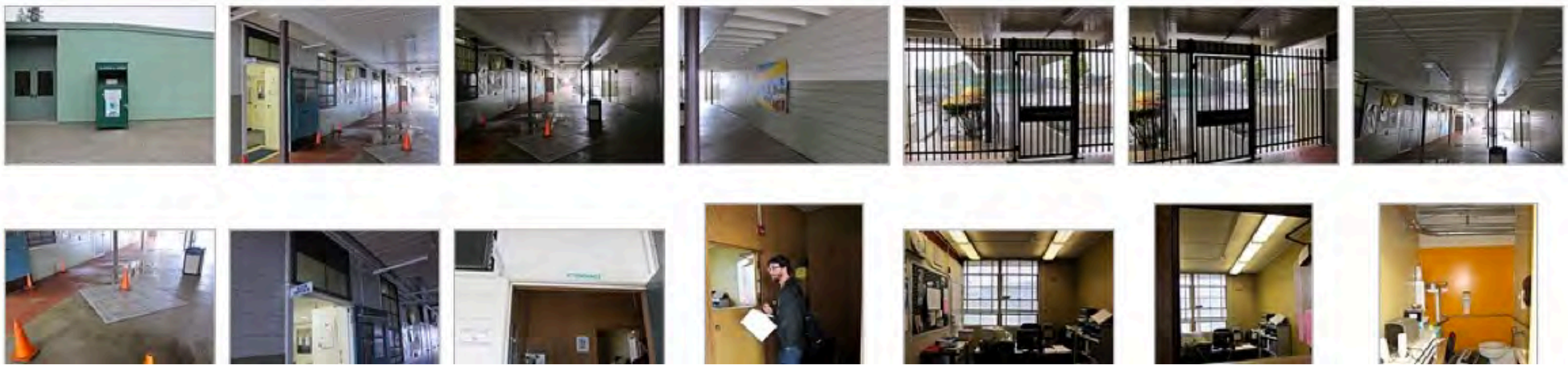
Ralph Bunche Middle School

Building Records

Site ID **223** Region **1** Grades **9-12**

Site & Facilities Photos - Summer 2011 (Sample)

*To view the full set, visit: http://bitly.com/sm5uQn



BUILDING F

BUILDING AREA (SQFT): 3,916

CONSTRUCTED: 1978

STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and glulam beams

FOUNDATION
Strip footings under structural walls

VERTICAL RESISTANCE
Shear wall - Wood stud walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
		1	2

NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES

Ralph Bunche Middle School

Portable Records

Site ID **223** Region **1** Grades **9-12**

P1	Manufactured: 1975	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 3
P2	Manufactured: 1975	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P3	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P4(A)	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P5(A)	Manufactured: 1975	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P6(A)	Manufactured: 2001	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P7(A)	Manufactured: 1975	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P8(B)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P9(B)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P10(B)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P11(C)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P12(C)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P13(C)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P14(C)	Manufactured: 1963	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P15(D)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P16(D)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P17(D)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P18(D)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P19(E)	Manufactured: 1963	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P20(E)	Manufactured: 1963	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P21(E)	Manufactured: 1963	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 2
P22(G)	Manufactured: 1975	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P23(G)	Manufactured: 1975	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P24(G)	Manufactured: 2001	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P25(H)	Manufactured: 1962	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P26(H)	Manufactured: 1962	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 3
P27(H)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P28(H)	Manufactured: 1962	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS

Portable Inventory

Total Count
28

Average Age
41 Years

Qualitative Conditions Assessment

Oakland Unified School District Facilities Asset Management

Ralph Bunche Middle School

Rooms Summary & List

Site ID **223** Region **1** Grades **9-12**

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
BUILDING F								
	1	um21	Admin/Office	78				
	1	um22	Restroom	166				
	1	um23	Restroom	166				
	1	um24	Storage	104				
	1	um25	Storage	93				
	1	um26	Circulation	244				
	1	um27	Building Utilities	10				
	1	um28	Gym	2,831				
PORTABLE P1								
		um32	Admin/Office	208		1		
		um33	Admin/Office	194		1		
		um34	Admin/Office	304				
		um35	Circulation	75				
PORTABLE P10(B)								
		16	Classroom	780	16			
		16a	Storage	32				
PORTABLE P11(C)								
		um2	Classroom	628				
		um2a	Storage	118				
		um2b	Restroom	50				
PORTABLE P12(C)								
		11	Classroom	780				
		11a	Restroom	32				
PORTABLE P13(C)								
		12	Classroom	780	3			
		12a	Restroom	32				
PORTABLE P14(C)								
		13	Classroom	780	3			
		13a	Restroom	32				
PORTABLE P15(D)								
		7	Classroom	780	2			
		7a	Restroom	32				
PORTABLE P16(D)								
		8	Classroom	780				
		8a	Restroom	32				
PORTABLE P17(D)								
		9	Classroom	780				
		9a	Restroom	32				
PORTABLE P18(D)								
		10a	Restroom	32				
		10	Classroom	780	7			

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
PORTABLE P19(E)								
		um3	Admin/Office	192		1		
		um4	Circulation	67				
		um5	Building Utilities	83				
		um6	Restroom	45				
		um7	Building Utilities	45				
		um8	Storage	244				
		um9	Restroom	34				
		um10	Restroom	66				
PORTABLE P2								
		17	Classroom	678				
		17a	Storage	37				
PORTABLE P20(E)								
		um11	Conference Room	358				
		um12	Storage	307				
		um13	Storage	92				
		um14	Storage	18				
		um15	Restroom	25				
PORTABLE P21(E)								
		um16	Storage	119				
		um17	Admin/Office	228		2		
		um18	Circulation	140				
		um19	Admin/Office	156		1		
		um20	Storage	102				
PORTABLE P22(G)								
		4	Classroom	650				
		4a	Restroom	30				
PORTABLE P23(G)								
		5	Classroom	668	1			
		5a	Restroom	116				
PORTABLE P24(G)								
		6	Classroom	600	14			
		6a	Restroom	56				
PORTABLE P25(H)								
		um31	Multipurpose	1,692				
PORTABLE P26(H)								
		1a	Restroom	42				
		1	Admin/Office	770		11		
		1b	Storage	105				
		um29	Admin/Office	156		1		
		um30	Admin/Office	115		1		
PORTABLE P27(H)								
		2	Classroom	770				
		2a	Restroom	42				
PORTABLE P28(H)								
		3	Classroom	762				
		3a	Restroom	49				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
PORTABLE P3								
		um35	Restroom	212				
		um36	Restroom	212				
PORTABLE P4(A)								
		um1	Building Utilities	820				
PORTABLE P5(A)								
		18	Cafeteria	864				
		18a	Restroom	36				
PORTABLE P6(A)								
		19a	Storage	42				
		19	Classroom	718				
PORTABLE P7(A)								
		20	Lounge/Staff Dining	864	8			
		20a	Restroom	36				
PORTABLE P8(B)								
		14	Classroom	730	2			
		14a	Storage	36				
PORTABLE P9(B)								
		15	Classroom	780	26			
		15a	Restroom	32				

Exhibit H

Allocation, Fees, & Payment Schedule*

Contract Term (Fiscal Year):	2018-19
Charter School Name:	**Envision Academy**
Site Name:	**McClymonds Campus**
Address:	2607 Myrtle Street, Oakland, CA 94607
SPACE ALLOCATION	
Exclusive Use Space (sqft)	12,502
+ Proportion of Shared Space (sqft)	40,890
Total Space Allocation at Site (sqft)**	**53,392**
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	53,392
x Facility Fee Sqft Rate	$3.85
Facility Use Fee	**$205,559.20**
UTILITIES FEE	
Projected Charter School ADA at Site***	223.90
÷ Projected Total Site ADA	629.71
Charter School Percent of Site Use	**35.56%**
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	35.56%
x Number of Custodial FTE at Site	6.0
x Custodial Services FTE Rate	$73,185
Custodial Services Fee	**$156,147.52**
PAYMENT SCHEDULE	
25% by October 1, 2018 25% by December 1, 2018 25% by April 1, 2019 25% by July 1, 2019	

*All calculations subject to change.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all "space allocated by the school district to the charter school," and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

***Includes total (in-district + out-of-district) projected ADA as reported in the schools' facilities request form.

Allocation, Fees, & Payment Schedule*

Contract Term (Fiscal Year):	2018-19
Charter School Name:	**Envision Academy**
Site Name:	**Westlake Campus**
Address:	2629 Harrison Street, Oakland, CA 94612
SPACE ALLOCATION	
Exclusive Use Space (sqft)	3,320
+ Proportion of Shared Space (sqft)	8,605
Total Space Allocation at Site (sqft)**	**11,925**
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	11,925
x Facility Fee Sqft Rate	$3.85
Facility Use Fee	**$45,911.25**
UTILITIES FEE	
Projected Charter School ADA at Site***	99.51
÷ Projected Total Site ADA	488.72
Charter School Percent of Site Use	**20.36%**
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	20.36%
x Number of Custodial FTE at Site	3.5
x Custodial Services FTE Rate	$73,185
Custodial Services Fee	**$52,151.63**
PAYMENT SCHEDULE	
25% by October 1, 2018 25% by December 1, 2018 25% by April 1, 2019 25% by July 1, 2019	

*All calculations subject to change. In particular, all calculations above will change if the other charter school offered space at Westlake (i.e. American Indian Public High School) does not accept the District's Proposition 39 offer.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all "space allocated by the school district to the charter school," and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

Allocation, Fees, & Payment Schedule*

Contract Term (Fiscal Year):	2018-19
Charter School Name:	**Envision Academy**
Site Name:	**Ralph Bunche Campus**
Address:	1240 18th Street, Oakland, CA 94607
SPACE ALLOCATION	
Exclusive Use Space (sqft)	2,828
+ Proportion of Shared Space (sqft)	5,231
Total Space Allocation at Site (sqft)**	**8,059**
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	8,059
x Facility Fee Sqft Rate	$3.85
Facility Use Fee	**$31,027.15**
UTILITIES FEE	
Projected Charter School ADA at Site***	74.63
÷ Projected Total Site ADA	157.19
Charter School Percent of Site Use	**47.48%**
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	47.48%
x Number of Custodial FTE at Site	2.0
x Custodial Services FTE Rate	$73,185
Custodial Services Fee	**$69,496.48**
PAYMENT SCHEDULE	
25% by October 1, 2018 25% by December 1, 2018 25% by April 1, 2019 25% by July 1, 2019	

*All calculations subject to change.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all "space allocated by the school district to the charter school," and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

***Includes total (in-district + out-of-district) projected ADA as reported in the schools' facilities request form.

2018/19 FY

WORKSHEET -- OUSD's Prop 39 Facility Use Rate Per Sq Ft Calculation

Calculation is based on 2017/18 budget as of 11/28/17

	Prop 39 Base	
Custodial Services Department Expenses*		
Supplies and Materials		
Services and Operation Cost		
Buildings & Grounds Department Expenses		
RRMA transfer from UR to resource 8150	13,048,405	
Facility Acquisition and Construction (Func 8500)	70,324	
		13,118,729
Utilities Expenses*		
Gas, Water & Electric		
Sewer Charges		
Basic Phone Service		
Debt Servicing - principal & interest payments ***(E.C. 47614)***		
Emerg. Apportionment (State) Loan - $65 million	3,890,534	
Emergency Apportionment (State) Loan - $35 million	2,094,903	
		5,985,437
Police Services ***(CCR 11969.2 (h) Safe & Comfortable)***		2,454,456
Insurance (Function 6000)		908,582
TOTAL COST BASIS		22,467,204
TOTAL DISTRICT SQUARE FOOTAGE		5,836,129
COST PER SQUARE FOOT		$ 3.85

* Item may be added to Use Agreement if applicable.

3/16/18 Revised

RRMA Transfer from UR to resource 8150

Object Codes	As of 11/28/17 BUDGET
2. Classified Salaries	7,014,206
2205 - CLASSSUPPT SALARIES	5,774,629
2220 - CLASSSUPPT SALARIES STIPENDS	-
2225 - CLASSSUPPT SALARIES OVERTIME	211,519
2305 - SUPV&ADM SALARIES	932,907
2405 - CLERICAL SALARIES	95,152
2450 - CLERICAL SUBSTITUTES	-
3. Employee Benefits	3,261,634
3102 - STRS CLASSIFIED	30,522
3202 - PERS CLASSIFIED	1,031,388
3302 - SOCSEC,MEDI,ALTSS CLASSIFIED	417,171
3322 - MEDICARE CLASSIFIED	100,631
3342 - PARS CLASSIFIED	5,627
3402 - HEALTH & WELFARE CLASSIFIED	1,175,297
3502 - ST UNEMPLOY INS CLASSIFIED	7,426
3602 - WORKERS COMP CLASSIFIED	433,755
3802 - PERS REDUCTION CLASSIFIED	-
3902 - OTHER BENEFITS CLASSIFIED	59,817
4. Books and Supplies	1,164,244
4310 - SUPPLIES	1,005,994
4330 - GASOLINE	140,000
4399 - SURPLUS	-
4410 - Equipment $500-4,999	14,306
4420 - Computer $500-4,999	3,944
4432 - Furniture $500-4,999	-
5. Services and Operating	1,573,321
5515 - DISPOSAL SERVICES	94,784
5210 - MILEAGE/PERSONAL EXP REIMB	-
5610 - EQUIP MAINTENANCE AGREEMT	1,800
5622 - RENTALS - EQUIPMENT	12,000
5670 - REPAIRS CONT	1,122,351
5679 - REPAIRS CONT - VEHICLE	90,000
5716 - INTERPGM - DUPLICATION SERVICE	1,175
5720 - INTERPGM - MAINT WORK ORDERS	(9,000)
5724 - INTERPGM - POSTAGE	-
5760 - INTERFUND - MAINT WORK ORDERS	(16,000)
5810 - ADVERTISING - LEGAL	10,211
5826 - EXTERNAL WORK ORDER SERVICES	250,000
5910 - POSTAGE	1,000
5930 - TELEPHONE	15,000
5934 - PAGERS	-
6. Capital Outlay	35,000
6410 - EQUIPMENT	35,000
6460 - VEHICLE PURCHASE	
7. Other Outgo	-
7615 - IFT GEN,SRF,BLDG TO DEF MAINT	-
7990 - UNAPPROPRIATED FUND BALANCE	-
Grand Total	**13,048,405**

Source: Rpt 12 - Fd 01, Res. 8150, Obj. 1000-7990

Facility Acquisition and Construction (Function 8500)

Object Codes	As of 11/28/17 BUDGET
4. Books and Supplies	37,724
4310 - SUPPLIES	35,000
4311 - MEETING REFRESHMENTS	-
4315 - COMPUTER SUPPLIES	-
4399 - SURPLUS	-
4410 - Equipment $500-4,999	-
4420 - Computer $500-4,999	2,724
4432 - Furniture	-
5. Services and Operating	32,600
5210 - MILEAGE/PERSONAL EXP REIMB	23,500
5220 - CONFERENCE EXPENSE	5,000
5300 - DUES & MEMBERSHIPS	1,000
5610 - EQUIP MAINTENANCE AGREEMT	-
5620 - RENTALS (NON-CAPITAL LEASES)	-
5622 - RENTALS - EQUIPMENT	-
5675 - REPAIRS CONT - EQUIP OTHER	-
5716 - INTERPGM - DUPLICATION SERVICE	600
5714 - INTERPGM - POSTAGE	-
5800 - OTHER SERVICES & OPERATING EXPS	-
5825 - CONSULTANTS	-
5830 - CONTRACTED SERVICES	-
5870 - PRINTING	-
5872 - Property Loss	-
5910 - Postage	2,500
5930 - Telephone	-
6. Capital Outlay	-
6100 - Sites & Improvement of Sites	-
6200 - Buildings & Improvement of Buildings	-
6215 - Architects/Engineers	-
6220 - Assessments and Fees	-
6252 - Preliminary Fees	-
6262 - Other Planning Costs	-
6271 - Main Construction	-
6274 - Other Construction	-
6276 - Moving Expense	-
6410 - Equipment	-
Grand Total	**70,324**

Source: Rpt 12 - Fd 01, Function 8500

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Home Table of Contents

§ 11969.7. Charges for Facilities Costs.
5 CA ADC § 11969.7
BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness
Title 5. Education
Division 1. California Department of Education
Chapter 11. Special Programs
Subchapter 19. Charter Schools
Article 3. Facilities for Charter Schools.

5 CCR § 11969.7

§ 11969.7. Charges for Facilities Costs.

If the school district charges the charter school a pro rata share of its facilities costs for the use of the facilities, the pro rata share shall not exceed (1) a per-square-foot amount equal to those school district facilities costs that the school district pays for with unrestricted revenues from the district's general fund, as defined in sections 11969.2(f) and (g) and hereinafter referred to as “unrestricted general fund revenues,” divided by the total space of the school district times (2) the amount of space allocated by the school district to the charter school. The following provisions shall apply to the calculation of the pro rata share of facilities costs:

(a) For purposes of this section, facilities costs that the school district pays with unrestricted general fund revenues includes those costs associated with plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases, as defined in section 11969.2(h). For purposes of this section, facilities costs also includes:

(1) contributions from unrestricted general fund revenues to the school district's Ongoing and Major Maintenance Account (Education Code section 17070.75), Routine Restricted Maintenance Account (Education Code section 17014), and/or deferred maintenance fund,

(2) costs paid from unrestricted general fund revenues for projects eligible for funding but not funded from the deferred maintenance fund, and

(3) costs paid from unrestricted general fund revenue for replacement of facilities-related furnishings and equipment, that have not been included in paragraphs (1) and (2), according to school district schedules and practices.

For purposes of this subdivision, facilities costs do not include any costs that are paid by the charter school, including, but not limited to, costs associated with ongoing operations and maintenance and the costs of any tangible items adjusted in keeping with a customary depreciation schedule for each item.

(b) For purposes of this section, the cost of facilities shall include debt service costs.

(c) “Space allocated by the school district to the charter school” shall include a portion of shared space where a charter school shares a campus with a school district-operated program. Shared space includes, but is not limited to, those facilities needed for the overall operation of the campus, whether or not used by students. The portion of the shared space to be included in the “space allocated by the school district to the charter school” shall be calculated based on the amount of space allocated for the exclusive use of the charter school compared to the amount of space allocated to the exclusive use of the school-district-operated program.

(d) The per-square-foot charge shall be determined using actual facilities costs in the year preceding the fiscal year in which facilities are provided and the largest amount of total space of the school district at any time during the year preceding the fiscal year in which facilities are provided.

(e) The per-square-foot charge shall be applied equally by the school district to all charter schools that receive facilities under this article, and a charter school using school district facilities pursuant to Education Code section 47614 shall report the per-square-foot charge it is paying in the current fiscal year to the California Department of Education (CDE) in any notification the charter school makes to the CDE pursuant to Education Code section 47630.5(b). The CDE shall post the per-square-foot amounts reported by charter schools on its publicly accessible Web site. The CDE shall offer the opportunity to each school district to provide explanatory information regarding its per-square-foot charge and shall post any information received.

(f) If a school district charges a charter school for facilities costs pursuant to this article, and if the district is the charter school's authorizing entity, the facilities are not substantially rent free within the meaning of Education Code section 47613, and the district may only charge for the actual costs of supervisorial oversight of the charter school not to exceed one percent of the school's revenue.

Note: Authority cited: Sections 33031 and 47614(b), Education Code. Reference: Sections 17014, 17070.75, 47613, 47614 and 47630.5, Education Code.

HISTORY

1. New section filed 7-30-2002; operative 8-29-2002 (Register 2002, No. 31).

2. Amendment of section and Note filed 2-28-2008; operative 3-29-2008 (Register 2008, No. 9).

This database is current through 11/24/17 Register 2017, No. 47

5 CCR § 11969.7, 5 CA ADC § 11969.7

END OF DOCUMENT

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Exhibit I

Draft Facilities Use Agreement

To view a draft Facilities Use Agreement, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit J

Multi-Site Resolution

To view Resolution No. 1718-0035 Findings that Charter Schools Could not be Accommodated at a Single Site and Written Statement of Reasons Explaining the Findings in Compliance with Proposition 39, please visit:

http://www.ousdcharters.net/prop-39-data.html

Exhibit K

Amendment to Multi-Site Resolution

To view the Amendment to the Resolution 1718-0035 and Findings that the Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Findings, please visit:

http://www.ousdcharters.net/prop-39-data.html