OFFICE OF CHARTER SCHOOLS

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

February 1, 2018

Maya Woods-Cadiz
American Indian Public Charter School
171 12th Street
Oakland, CA 94607

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

Dear Maya Woods-Cadiz:

Oakland Unified School District ("District") makes this Preliminary Offer of Facilities to **American Indian Public Charter School** ("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 Preliminary Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5, §11969.9(f).

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 **127.40**.

B. 2018-2019 Preliminary 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 **127.40**.

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 **Oakland Technical High School** attendance area.

Table 1: High School Attendance Area

Grade Span	Attendance Area	# of Students	% of Students in Grade Span
6-8	**Oakland Tech**	**33**	**22.6%**
	Skyline	25	17.1%
	McClymonds	23	15.8%
	Oakland High	22	15.1%
	Fremont	20	13.7%
	Castlemont/CCPA/Madison	13	8.9%
	Outside Of Oakland	10	6.8%

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

- Hillcrest Elementary School, Claremont Middle School, and Westlake Middle School

2. Facilities Offered:

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

Brookfield Elementary School
401 Jones Avenue, Oakland, CA 94603

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

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

School Site	# of Teaching Stations/ Specialized Classrooms	Total Sqft
Brookfield	6	5,232

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

School Site	Room # (per MKThink site plan)	Sqft
Brookfield	P27-1-1	858
Brookfield	P28-1-1	858
Brookfield	P29-1-1	858
Brookfield	P30-1-1	858
Brookfield	P8-1-1	900
Brookfield	P9-1-1	900

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

Site Name	Projected ADA at Site		Charter Projected ADA as % of Total Site ADA	Total Site NTS (sqft)	Charter School NTS Allocation (sqft)	Shared NTS Allocation (sqft)	
	District	Charter				Interior	Exterior
Brookfield	255.49	127.40	33.27%	386,172	128,492	12,216	116,276

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. Reasonable Equivalence Methodology:

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. Condition:

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 to the district comparison group (e.g., science laboratories)	C.C.R., tit. 5, § 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)

No.	Facility Characteristic – Capacity	Regulatory Authority
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		**Brookfield**	Claremont	Hillcrest	Westlake
Size of Site (acres)		**9.5**	3.8	2.1	5.7
Surfaces*	Physical Condition (Interior)	**E**	G	E	E
	Circulation & Wayfaring (Interior)	**G**	E	E	G
	Physical Condition (Exterior)	**E**	E	E	E
	Circulation & Wayfaring (Exterior)	**G**	E	E	G
Mechanical, plumbing, electrical, and fire alarm systems conformity with applicable codes		**Y**	Y	Y	Y
Tech Infrastructure		**Y**	Y	Y	Y
Safe Learning Environment		**Y**	Y	Y	Y
Furnishings/Equipment		**Y**	Y	Y	Y
Athletic Fields/Play Area Space		**Y**	Y	Y	Y

* Each Site Plan included Surface information for each 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. Teaching Stations:

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 **27.43 per teaching station**.

Table 4: Comparison Group Schools Serving Grades 6-8 Located in High School Attendance Area

School	ADA Teaching Station Ratio
Hillcrest Elementary School	26.94
Claremont Middle School	29.60

Westlake Middle School	25.76
Average	**27.43**

Applying that ratio to the Charter School's projected ADA of **127.40**, the District determined that the Charter School was entitled to an allocation of **5 (rounded up from 4.64**) 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)*
6-8	127.40	27.43	5 (4.64)

c. Specialized Teaching Space:

With respect to 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.

Using "the grade levels of the charter school's in-District students," and "the charter school's total in-District classroom ADA," the District determined "the per-student amount of specialized classroom space in the comparison group schools" based on the number of general education teaching stations, as set forth below:

Table 6: Specialized Classroom Space Allocation

Grade Span(s)	General Education Classrooms *(ADA/Average ADA Teaching Station Ratio)*	Specialized Classrooms
6-8	5 (4.64)	1 (0.77)

The Proposition 39 regulations obligate the District to provide "the per-student amount of specialized classroom space in the comparison group schools." (Cal. Admin. Code tit. 5, § 11969(b)(2)(C).) The District has determined that at the District's comparison group schools, students are allocated 1 classroom of specialized teaching space per 6 general education classrooms as referenced in each district school's 2017-18 Facility Utilization Baseline Estimator page (**Exhibit I**)[1].

The Charter School benefits from a number of favorable calculations in the allocation of teaching space and specialized teaching space. For example, the allocation of teaching space is rounded up from **4.64 to 5.00**, and the allocation of specialized teaching space is rounded up from **0.77 to 1.00**. Therefore, the Charter School is in fact receiving an allocation in excess of **0.59** classrooms above its entitlement in these two categories under Proposition 39.

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.

[1] Each school's page includes the following note regarding specialized rooms: "At the elementary level, specialized rooms are estimated as 1 for every 8 of general education classrooms. At the middle school level, specialized rooms are estimated as 1 for every 6 of general education classrooms. At the high school level, specialized rooms are estimated as 1 for every 10 of general education classrooms."

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]
Claremont	3.79	165,092	0	165,092	24,252	140,840
Hillcrest K-8	2.14	93,218	3,496	96,714	12,507	84,207
Westlake	5.73	249,599	17,902	267,501	32,693	234,808

Sources: [1] "Site List" Exhibit D; [2] Site Acreage x 43,560 (sqft/acre); [3] "Room List" Exhibit D (Sqft of all non-ground floor level rooms); [4] Ground Level + Non-Ground Level Space; [5] "Room List" Exhibit D (Sqft of all classrooms ≥600 sqft + attached classroom storage spaces included in Prop 39 preliminary 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)
Claremont	140,840	100.00%	140,840	464.40	303.27
Hillcrest K-8	84,207	100.00%	84,207	378.76	222.32
Westlake	234,808	82.86%	194,555	303.16	641.76
Comparison Group NTS Sqft/ADA				**Minimum**	222.32
				Median	303.27
				Maximum	641.76

* 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 D**.

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 8: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Brookfield

Site Name	Brookfield		
	Brookfield	American Indian Public Charter School	Site Total
18-19 Projected Site ADA	255.49	127.40	382.89
% of 18-19 Projected Site ADA	66.7%	33.3%	100.0%
NTS Type	**Sqft**	**Sqft**	**Sqft**
Admin/Office/Conference	4,463	2,225	6,688
MPR/Auditorium/Cafeteria/Gym	5,333	2,660	7,993
Library	635	316	951
Other Interior	14,068	7,015	21,083
Total Interior NTS	24,499	12,216	36,715
Exterior NTS	233,181	116,276	349,457
Total NTS	257,680	128,492	386,172
Average Sqft/ADA	1008.57	1008.57	-

Following is a summary of the SF/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
Brookfield	127.40		128,492	1,008.57
Total Allocated			**128,492**	**1008.57**
Allocation if Based on Comparison School Group		**Minimum**	28,324	222.32
		Median	38,637	303.27
		Maximum	81,760	641.76

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 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.

The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for **127.40** ADA.

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

4. Differences Between Facilities Request and Preliminary Offer

In compliance with Cal. Admin. Code, title 5, §11969.9(f), the District identifies the differences between this Preliminary Offer and the Charter School's Request for Facilities.

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 the "Laurel/Downtown/Chinatown neighborhood…at one of the following campus[es]: Lincoln, La Escuelita, Bella Vista, West Oakland Middle, Hoover Elementary, Piedmont Elementary, Westlake, Tilden, Laurel, Brett Hart, Allendale and United for Success campus. "

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 …" Here, the District exercised its discretion in determining that none of the schools in the Charter School's preferred locations had capacity to accommodate the Charter School's projected ADA. The District's determination is subject to deference. (See, e.g., *Westchester Secondary Charter School v. Los Angeles Unified School District* (2015) 237 Cal.App.4th 1226; *Sequoia Union High Sch. Dist. v. Aurora Charter High School* (2003) 112 Cal.App.4th 185, 194-5.) The District did not abuse its discretion by considering the cost to the District, or the impact upon District pupils, of granting the Charter School's location preference.

The District has provided the Charter School a Preliminary Offer at Brookfield Elementary School, located at 401 Jones Ave, Oakland, CA 94603, which is approximately 7.6 miles from the Charter School's current location. Brookfield has adequate space to accommodate the Charter School's entitlement of 6 rooms. No other site closer to the Charter School's requested location had the capacity to accommodate the Charter School's space requirements.

C. Preliminary 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 F**. 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 Preliminary 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 G**) 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(g) of the Cal. Code of Regs.:

> On or before March 1, the charter school shall respond in writing to the school district's preliminary proposal made pursuant to subdivision (f), expressing any concerns, addressing differences between the preliminary proposal and the charter school's facilities request as submitted pursuant to subdivision (b), and/or making counter proposals.

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 site plans and profiles for District facilities, please visit:

https://www.ousdcharters.net/proposition-39.html

Exhibit B

Form SAB 50-02

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

https://www.ousdcharters.net/proposition-39.html

Exhibit C

Teaching Station Data

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

https://www.ousdcharters.net/proposition-39.html

Exhibit D

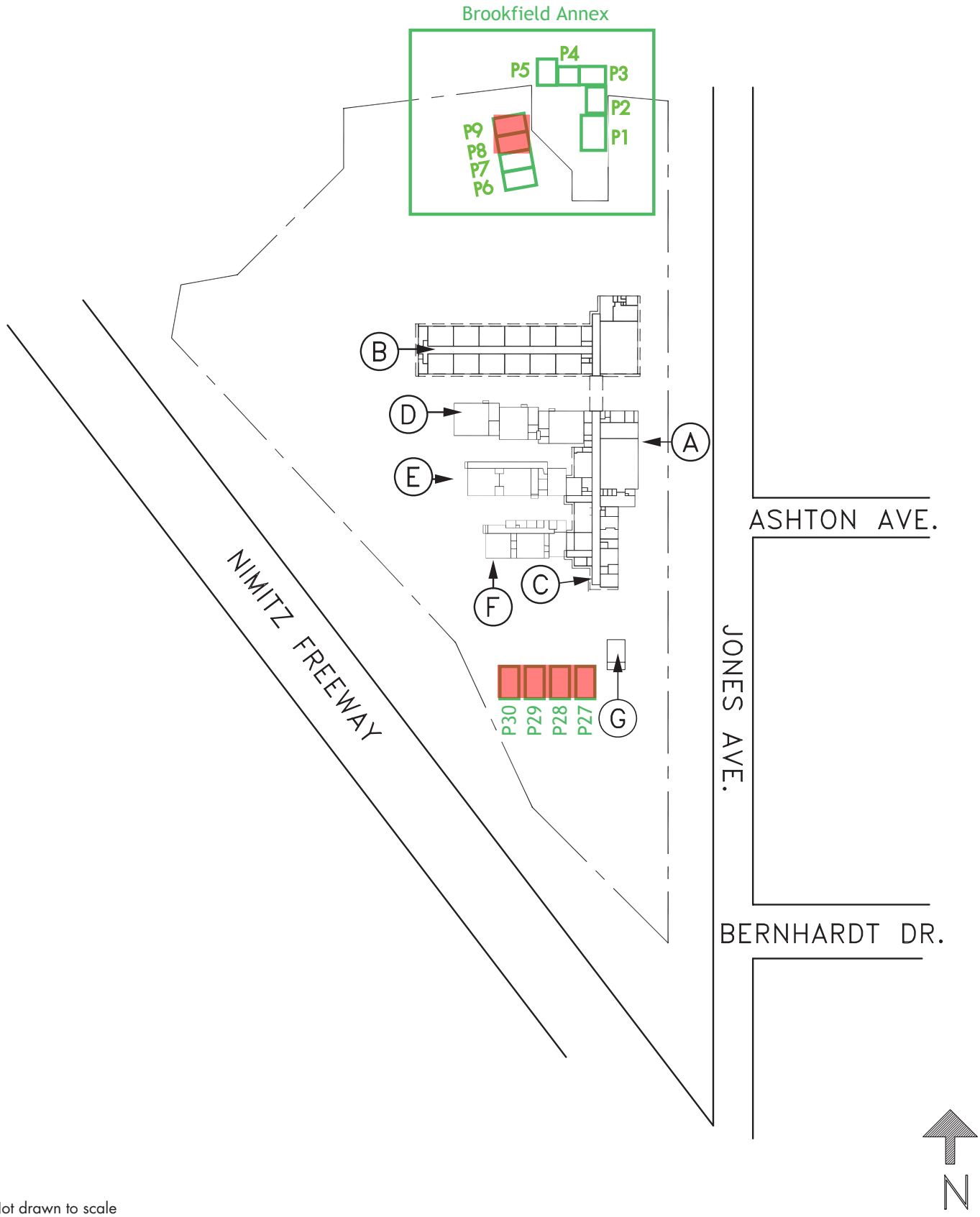
Non-Teaching Space at District Facilities

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

https://www.ousdcharters.net/proposition-39.html

Exhibit E

Specific Space Offered to Charter School



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Exclusive Use by Charter School

103 - Brookfield Elementary School - Site Plan

401 Jones Avenue - Oakland, CA 94603-1123

MKTHINK

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

February 2012

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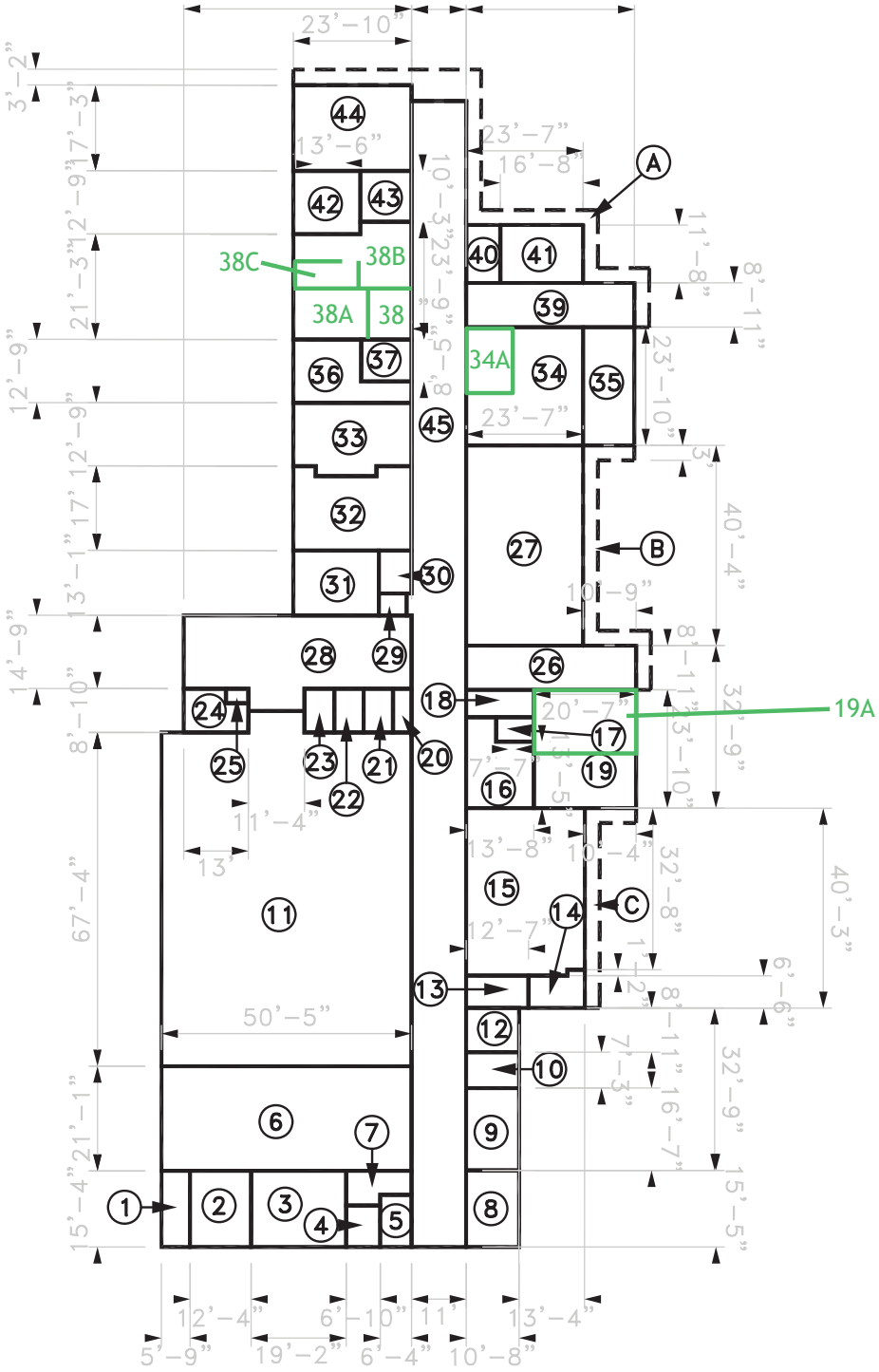

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103 - Brookfield Elementary School - Unit A

401 Jones Avenue - Oakland, CA 94603-1123

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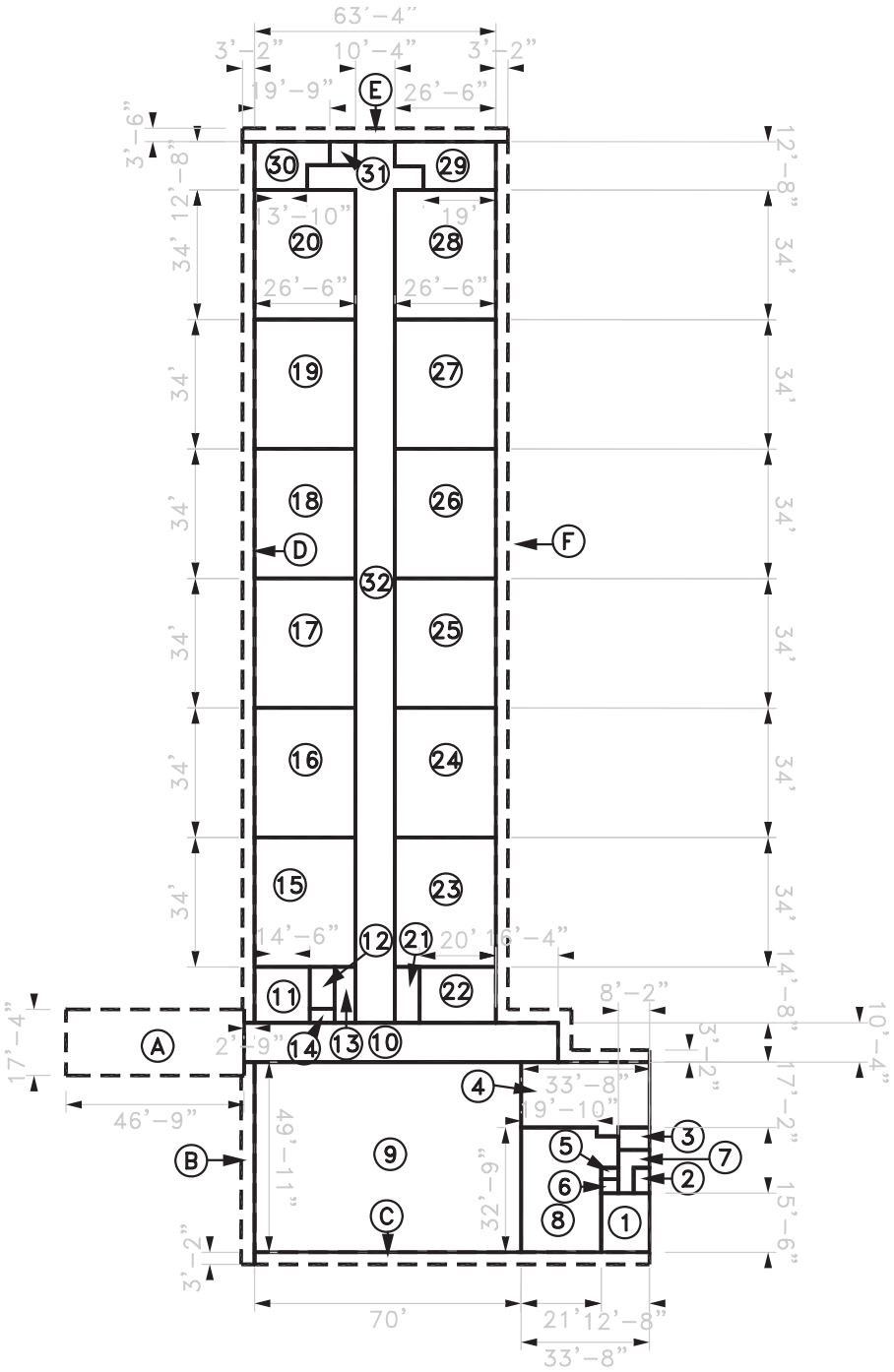

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103 - Brookfield Elementary School - Unit B

401 Jones Avenue - Oakland, CA 94603-1123

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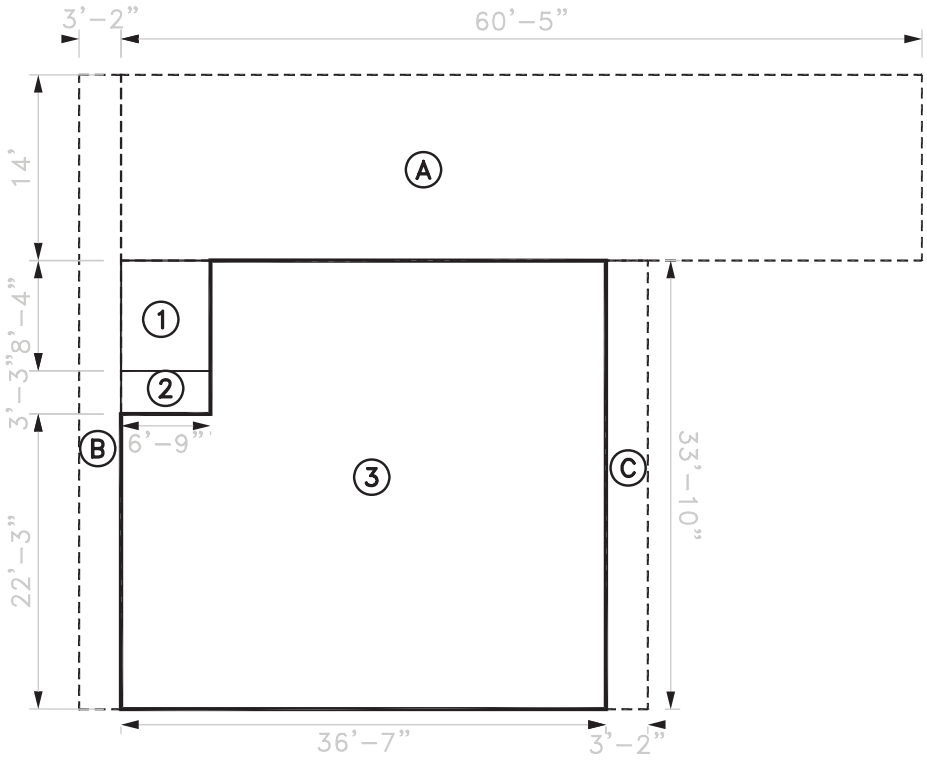

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103 - Brookfield Elementary School - Unit C

401 Jones Avenue - Oakland, CA 94603-1123

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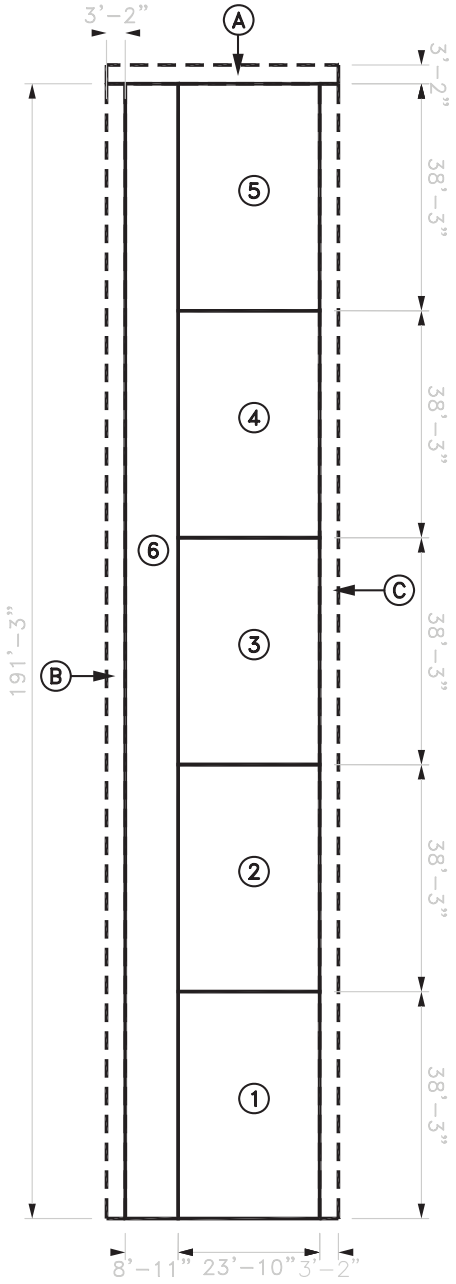

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103 - Brookfield Elementary School - Unit D

401 Jones Avenue - Oakland, CA 94603-1123

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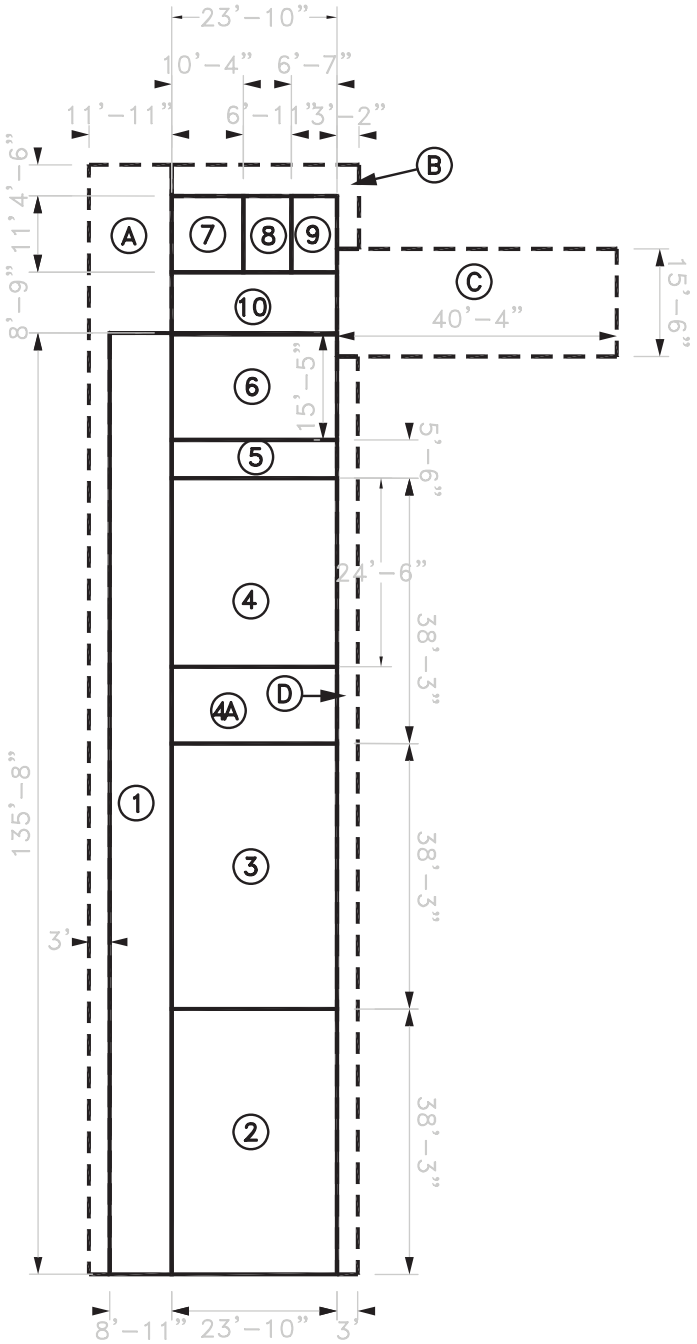

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103 - Brookfield Elementary School - Unit E

401 Jones Avenue - Oakland, CA 94603-1123

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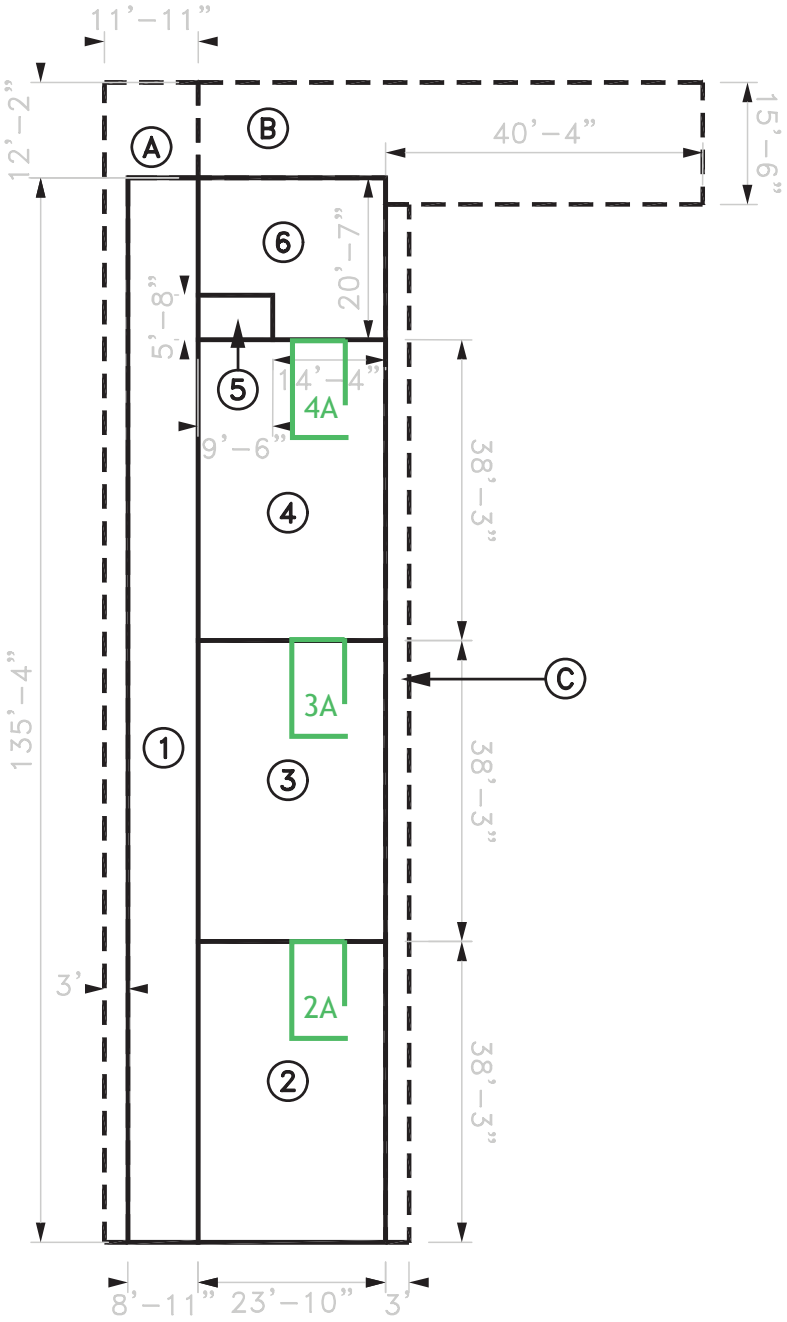
February 2012

OAKLAND UNIFIED SCHOOL DISTRICT



N

Not drawn to scale

103 - Brookfield Elementary School - Unit F

401 Jones Avenue - Oakland, CA 94603-1123

MKTHINK

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

February 2012

OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

Brookfield Elementary School

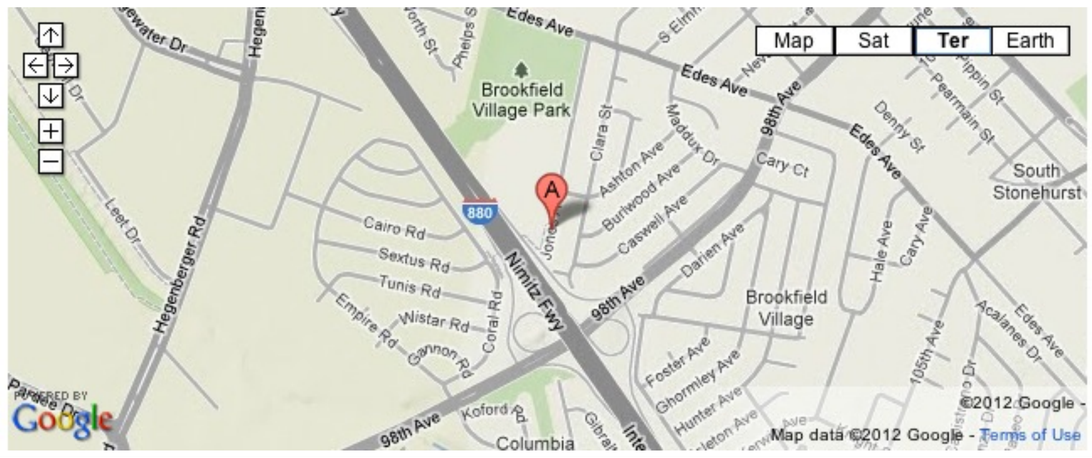
401 Jones Avenue Site **103** Region **3** Grades **K-5**

Brookfield Elementary is situated near I-880 in the south-east corner of Oakland within sight of several landmarks including the Oakland Airport, Bayfarm Island, and the Coliseum. The area is mostly industrial, but in the immediate vicinity of Brookfield Elementary is the residential community of Brookfield Village, which includes a large public park and a public library.

PROGRAMMING (2012-2013)

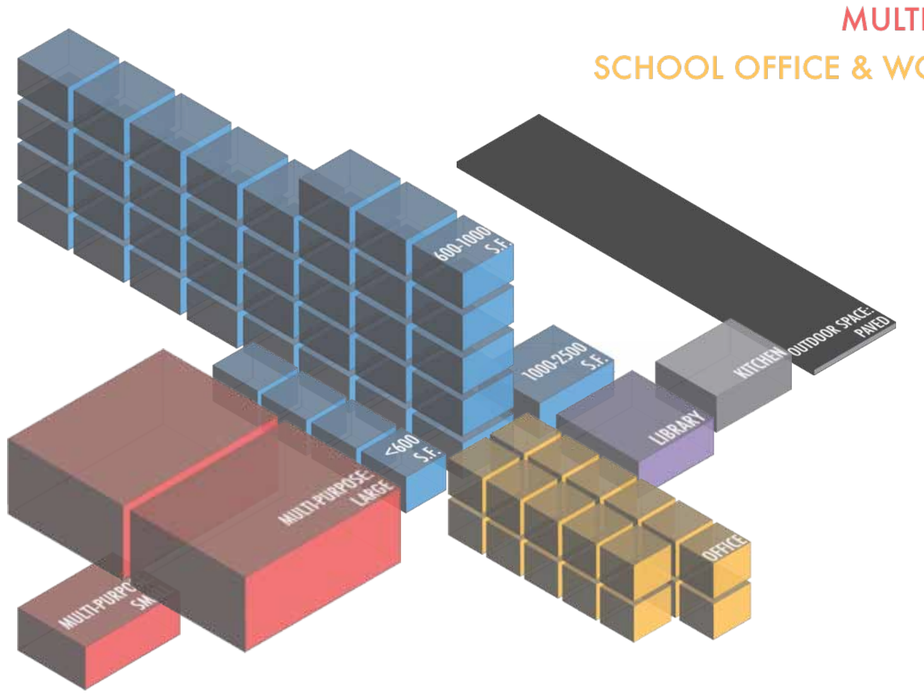
Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
Brookfield	41	342	383	762



FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE



Summary Counts

	Total	Permanent	Portable
Site Acreage	**9.5**		
Building Footprint (sf)	**67,493**		
Building Area (sf)	**65,234**	54,112	11,122
Classroom-Sized Rooms	**36**	24	12
	4 rooms < 600 s.f. used as classrooms		

	Number of Rooms	Sq Ft
Library Rooms	**1**	951
Auditorium/Cafeteria/ Multi-purpose/Gym	**3**	7,993
Admin/Office/ Conference Room	**22**	8,488
School Gardens	Number: **2**	Sq Ft: 140
Kitchen	Type: Finishing	
On-site Health Clinic	No	

SITE SUMMARY (Summer 2012)

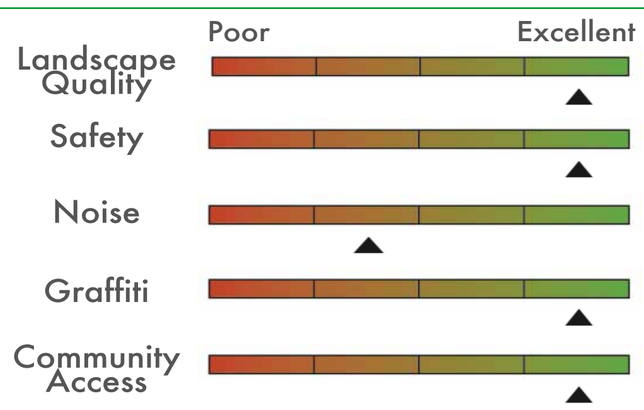
Sports / Recreation

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

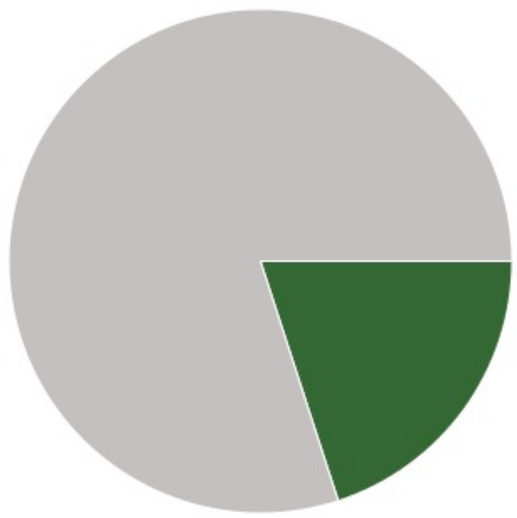
Qualitative Assessment

Transit Accomodations

20



Open Space



Paved **80%** **20%** Green

Oakland Unified School District Facilities Asset Management

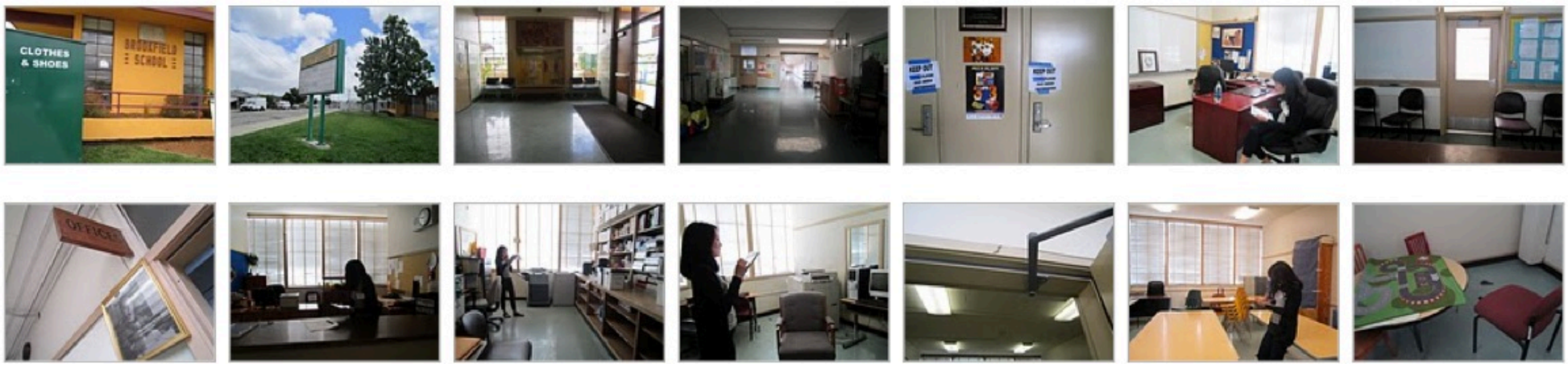
Brookfield Elementary School

Building Records

Site ID **103** Region **3** Grades **K-5**

Site & Facilities Photos - Summary 2011 (Sample)

*To view the full set, visit: http://bitly.com/u0YYh8



BUILDING A

BUILDING AREA (SQFT): 16,020

CONSTRUCTED: 1949

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
1	9	11	4
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
4	13	Conference Room	

BUILDING B

BUILDING AREA (SQFT): 20,678

CONSTRUCTED: 1957

STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists

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

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
12		1	4
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
69		Teachers' Lounge	

BUILDING C

BUILDING AREA (SQFT): 1,238

CONSTRUCTED: 1949

STRUCTURAL ELEMENTS

ROOFING
Diagonal sheathing on wood joists

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

VERTICAL RESISTANCE
Shear wall - Wood stud walls

QUALITATIVE BUILDING ASSESSMENT

ROOM SUMMARY

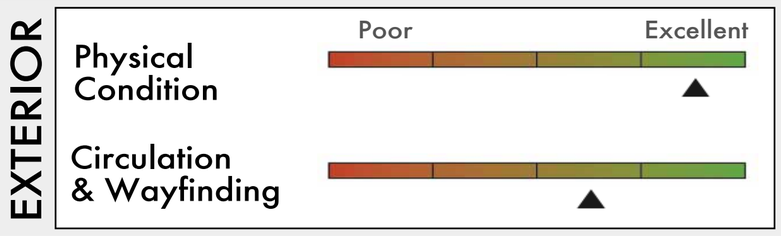
NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
1			1
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
1			

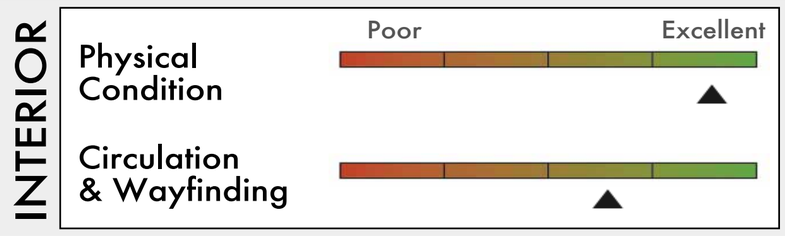
BUILDING D

BUILDING AREA (SQFT): 6,261

CONSTRUCTED: 1949

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

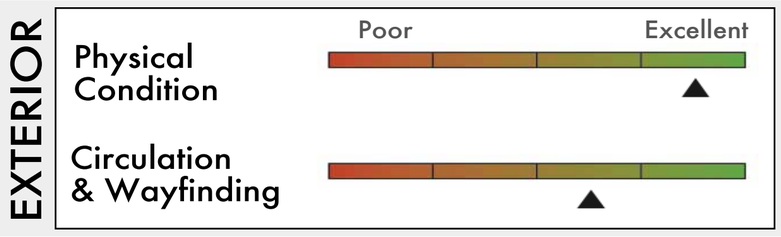
NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
5			
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
12			

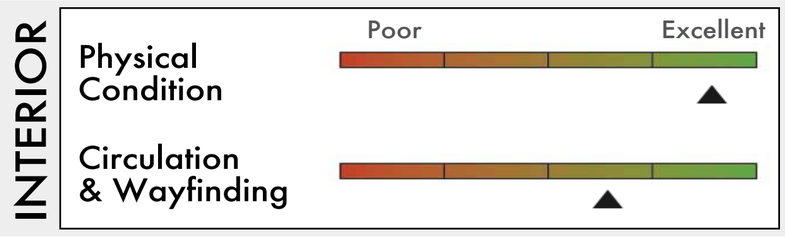
BUILDING E

BUILDING AREA (SQFT): 4,912

CONSTRUCTED: 1949

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

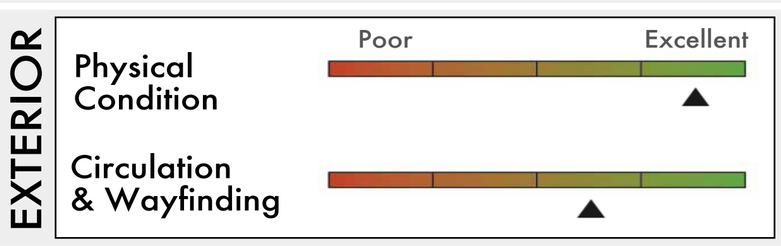
NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
2			2
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
10			

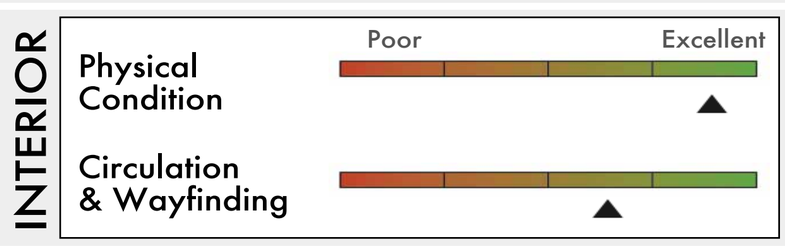
BUILDING F

BUILDING AREA (SQFT): 4,503

CONSTRUCTED: 1949

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

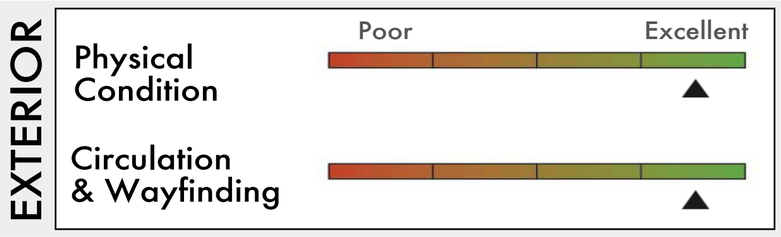
NO. OF CLASSROOMS	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS
3			4
NO. OF STUDENT COMPUTERS	**NO. OF ADMIN WORKSTATIONS**	**ADDITIONAL ADMIN SPACES**	
12			

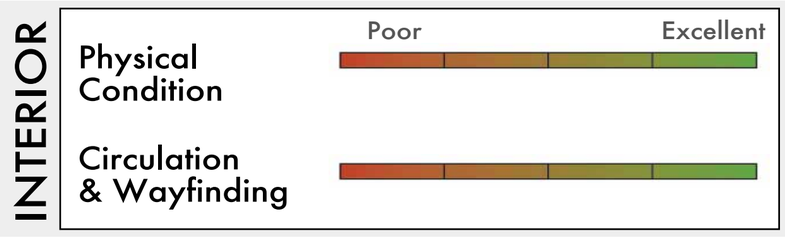
BUILDING G

BUILDING AREA (SQFT): 500

CONSTRUCTED: 1949

QUALITATIVE BUILDING ASSESSMENT





ROOM SUMMARY

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

Oakland Unified School District Facilities Asset Management

Brookfield Elementary School

Portable Records

Site ID **103** Region **3** Grades **K-5**

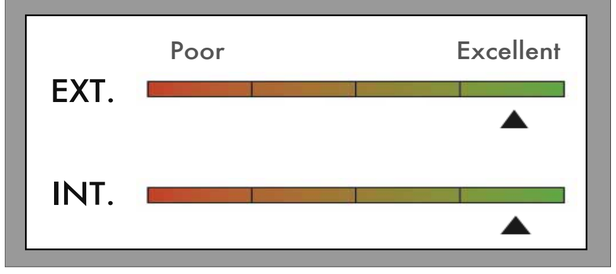
P1	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P2	Manufactured: 1998	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P3	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS
P4	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 3
P5	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P6	Manufactured: 2001	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P7	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P8	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P9	Manufactured: 2001	NO. OF CLASSROOMS	NO. OF ADMIN ROOMS 1
P27	Manufactured: 1998	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P28	Manufactured: 1998	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P29	Manufactured: 1998	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS
P30	Manufactured: 1998	NO. OF CLASSROOMS 1	NO. OF ADMIN ROOMS

Portable Inventory

Total Count
13

Average Age
12 Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

Brookfield Elementary School

Rooms Summary & List

Site ID **103** Region **3** Grades **K-5**

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
BUILDING A								
	1	1	Circulation	88				
	1	2	Storage	189				
	1	3	Admin/Office	294		1		
	1	4	Restroom	57				
	1	6	Multipurpose	1,058				
	1	7	Circulation	78				
	1	8	Building Utilities	165				
	1	9	Storage	177				
	1	10	Storage	77				
	1	11	Multipurpose	3,440				
	1	12	Circulation	95				
	1	13	Storage	82				
	1	14	Restroom	78				
	1	15	Classroom	808	4		9	
	1	16	Admin/Office	213		1		
	1	17	Storage	37				
	1	18	Building Utilities	75				
	1	19b	Classroom	273				
	1	19a	Storage					
	1	20	Building Utilities	33				
	1	21	Storage	52				
	1	22	Storage	52				
	1	23	Storage	53				
	1	24	Restroom	102				
	1	25	Storage	13				
	1	26	Circulation	306				
	1	27	Library	951	2			
	1	28	Circulation	728				
	1	29	Storage	24				
	1	30	Storage	57				
	1	31	Admin/Office	240		1		
	1	32	Admin/Office	381		2		
	1	33	Admin/Office	328				
	1	34a	Storage	90				
	1	34	Admin/Office	562		3		
	1	35	Building Utilities	246		1		
	1	36	Admin/Office	218		1		
	1	37	Restroom	86				
	1	38	Admin/Office	77		1		
	1	38a	Conference Room	84				
	1	38b	Classroom	258				
	1	38c	Admin/Office	64		1		
	1	39	Circulation	303				
	1	41	Building Utilities	195				
	1	42	Admin/Office	172		1		
	1	43	Admin/Office	106				
	1	44	Classroom	411			1	
	1	45	Circulation	2,544				
BUILDING B								
	1	1	Storage	196				
	1	2	Building Utilities	28				
	1	3	Restroom	48				
	1	4	Lounge/Staff Dining	591				
	1	5	Building Utilities	14				
	1	6	Storage	17				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	7	Circulation	65				
	1	8	Building Utilities	722				
	1	9	Cafeteria	3,495				
	1	10	Circulation	851				
	1	11	Admin/Office	213				
	1	12	Restroom	71				
	1	13	Building Utilities	81				
	1	14	Circulation	24				
	1	15	Classroom	901	4		15	
	1	16	Classroom	901	3		16	
	1	17	Classroom	901	4		17	
	1	18	Classroom	901	4		18	
	1	19	Classroom	901	35		19	
	1	20	Classroom	901			20	
	1	21	Storage	95				
	1	22	Building Utilities	293				
	1	23	Classroom	901	3		21	
	1	24	Classroom	901	4		22	
	1	25	Classroom	901	4		23	
	1	26	Classroom	901	4		24	
	1	27	Classroom	901			25	
	1	28	Classroom	901	4		26	
	1	29	Restroom	289				
	1	30	Restroom	212				
	1	31	Building Utilities	42				
	1	32	Circulation	2,519				
BUILDING C								
	1	1	Restroom	56				
	1	2	Storage	22				
	1	3	Classroom	1,160	1			
BUILDING D								
	1	1	Classroom	911	4		10	
	1	2	Classroom	911	4		11	
	1	3	Classroom	911	4		12	
	1	4	Classroom	911			13	
	1	5	Classroom	911			14	
	1	6	Circulation	1,706				
BUILDING E								
	1	1	Circulation	1,210				
	1	2	Classroom	911	5		6	
	1	3	Classroom	911	5		7	
	1	4	Classroom	584				
	1	4a	Storage	327				
	1	5	Building Utilities	131				
	1	6	Restroom	367				
	1	7	Storage	114				
	1	8	Storage	76				
	1	9	Restroom	72				
	1	10	Circulation	209				
BUILDING F								
	1	1	Circulation	1,207				
	1	2	Classroom	911	2		3	
	1	2a	Restroom	24				
	1	3	Classroom	911	5		4	
	1	3a	Restroom	24				
	1	4	Classroom	911	5		5	
	1	4a	Restroom	24				
	1	5	Storage	54				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	6	Restroom	437				
BUILDING G								
	1	1	Storage	500				
PORTABLE P1								
		1	Admin/Office	900				
PORTABLE P2								
		1	Admin/Office	900				
PORTABLE P27								
		1	Classroom	858				
PORTABLE P28								
		1	Classroom	858	7			
PORTABLE P29								
		1	Classroom	858	5			
PORTABLE P3								
		1	Classroom	713				
		2	Storage	64				
		3	Restroom	42				
		4	Restroom	42				
PORTABLE P30								
		1	Classroom	858	5			
PORTABLE P4								
		5	Admin/Office	88		1		
		6	Building Utilities	67				
		7	Restroom	49				
		8	Restroom	100				
		9	Building Utilities	16				
		10	Lounge/Staff Dining	88				
		11	Admin/Office	110		1		
		17	Admin/Office	154		1		
PORTABLE P5								
		12	Lounge/Staff Dining	120		1		
		13	Restroom	57				
		18	Admin/Office	684		4		
PORTABLE P6								
		14	Restroom	57				
		15	Classroom	684				
		16	Storage	55				
PORTABLE P7								
		1	Admin/Office	900				
PORTABLE P8								
		1	Admin/Office	900				
PORTABLE P9								
		1	Admin/Office	900				

Exhibit F

Allocation, Fees, & Payment Schedule*

Contract Term (Fiscal Year):	2018-19
Charter School Name:	**American Indian Public Charter School**
Site Name:	**Brookfield Campus**
Address:	401 Jones Avenue, Oakland, CA 94603
SPACE ALLOCATION	
Exclusive Use Space (sqft)	5,232
+ Proportion of Shared Space (sqft)	12,216
Total Space Allocation at Site (sqft)**	**17,448**
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	17,448
x Facility Fee per Sqft Rate	$6.27
Facility Use Fee	**$109,398.96**
UTILITIES FEE	
Projected Charter School ADA at Site***	137.20
÷ Projected Total Site ADA	392.69
Charter School Percent of Site Use	**34.94%**
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	34.94%
x Number of Custodial FTE at Site	3.0
x Custodial Services FTE Rate	$73,185
Custodial Services Fee	**$76,712.52**
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.

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		
Compensation, Maintenance & Operations	14,127,631	
RRMA transfer from UR to resource 8150	13,048,405	
Facility Acquisition and Construction (Funct. 8500)	70,324	
		27,246,360
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 - $35 million	2,094,903	
		5,985,437
Police Services ***(CCR 11969.2 (h) Safe & Comfortable)***		**2,454,456**
Insurance (Function 6000)		**908,582**
TOTAL COST BASIS		**36,594,834**
TOTAL DISTRICT SQUARE FOOTAGE		**5,836,129**
COST PER SQUARE FOOT		**$ 6.27**

* Item may be added to Use Agreement if applicable.

11/28/17

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
4420 - Computer $500-4,999	2,724
5. Services and Operating	**32,600**
5210 - MILEAGE/PERSONAL EXP REIMB	23,500
5220 - CONFERENCE EXPENSE	5,000
5300 - DUES & MEMBERSHIPS	1,000
5716 - INTERPGM - DUPLICATION SERVICE	600
5910 - Postage	2,500
Grand Total	70,324

Source: Rpt 12 - Fd 01, Function 8500

Building & Grounds Department Expenses

Object Codes	BUDGET
2. Classified Salaries	**7,713,551**
2205 - CLASSSUPPT SALARIES	6,378,467
2225 - CLASSSUPPT SALARIES OVERTIME	307,026
2305 - SUPV&ADM SALARIES	932,907
2405 - CLERICAL SALARIES	95,152
3. Employee Benefits	**3,623,848**
3102 - STRS CLASSIFIED	44,304
3202 - PERS CLASSIFIED	1,124,983
3302 - SOCSEC,MEDI,ALTSS CLASSIFIED	454,609
3322 - MEDICARE CLASSIFIED	110,772
3342 - PARS CLASSIFIED	5,627
3402 - HEALTH & WELFARE CLASSIFIED	1,330,954
3502 - ST UNEMPLOY INS CLASSIFIED	8,174
3602 - WORKERS COMP CLASSIFIED	477,464
3902 - OTHER BENEFITS CLASSIFIED	66,962
4. Supplies	**1,164,631**
4310 - SUPPLIES	1,006,381
4330 - GASOLINE	140,000
4410 - Equipment < $5000	14,306
4420 - COMPUTER < $5000	3,944
5. Services and Operating	**1,590,600**
5210 - MILEAGE/PERSONAL EXP REIMB	500
5515 - DISPOSAL SERVICES	94,784
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)
5760 - INTERFUND - MAINT WORK ORDERS	(16,000)
5810 - ADVERTISING - LEGAL	10,211
5826 - EXTERNAL WORK ORDER SERVICES	266,779
5910 - POSTAGE	1,000
5930 - TELEPHONE	15,000
6. Capital Outlay	**35,000**
6410 - EQUIPMENT	35,000
Grand Total	14,127,631

Source: Rpt 12 - Fd 01, Site 988

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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 G

Draft Facilities Use Agreement

To view a draft Facilities Use Agreement, please visit:

https://www.ousdcharters.net/proposition-39.html

Exhibit H

Multi-Site Resolution

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

https://www.ousdcharters.net/proposition-39.html

Exhibit I

Facility Utilization Baseline Estimator One-Pagers

To view the 2017-18 Facility Utilization Baseline Estimator one-pagers, please visit:

https://www.ousdcharters.net/proposition-39.html