



OFFICE OF CHARTER SCHOOLS

April 9, 2020

Carolyn Choy
Francophone Charter School of Oakland
9736 Lawlor Street
Oakland, CA 94605

Re: Proposition 39 Facilities Request for 2020-21
Final Offer of Facilities, 2020-21 - Addendum

Dear Carolyn Choy:

Subsequent to issuing Francophone Charter School of Oakland (“Charter School”) its 2020-21 Final Offer of Facilities on April 1, 2020, it was brought to our attention that a coding error resulted in cafeteria space being inadvertently excluded from most non-classroom space calculations included in the offer. This error has been corrected and cafeteria space is now correctly included in the appropriate non-classroom space category (Auditorium-Cafeteria-MPR-Gym). Additionally, square footage for all Special Day Classrooms at comparison schools has been added to the “Other Interior” non-classroom space category.

As such, the Oakland Unified School District (“District”) is issuing this Addendum to replace the following sections of the Charter School’s original final offer letter:

- Section **C3. Capacity – Non-Classroom Space Facilities** (see pages 6-8 of the original letter)
- **Exhibit C** – All Space Inventory (see Summary of Updates Made to Exhibit C, attached)
- **Exhibit F** – Fees and Payment Schedule

All other sections and exhibits of the original final offer letter remain as originally issued.

As shown in Table 9b and Exhibit F, these changes resulted in an increase in the Charter School’s allocation of shared-use non-classroom space at the Brookfield campus in the following two categories: Auditorium-Cafeteria-MPR-Gym (+1,455 sqft) and Other Interior (+2,117 sqft). Two changes were also made to the non-classroom space at the Toler Heights campus, but the total square footage included in Exhibit F for this site remained the same: 1,700 sqft of cafeteria space is now included, and a room that was previously double-counted as both a classroom and an interior room is now only counted as a classroom.

Under Cal. Admin. Code tit. 5, § 11969.9(i), the Charter School’s deadline to notify the school district in writing whether or not it intends to occupy the offered space remains May 1, 2020, or 30 days after the date of the Final Offer, whichever is later. Please deliver a response to charteroffice@ousd.org. Please do not mail or hand deliver a response to this letter. If you have any questions about this Addendum please contact us.

Sincerely,

Kelly Krag-Arnold
Policy Specialist, Office of Charter Schools

Sonali Murarka
Director, Office of Charter Schools



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C3. Capacity – Non-Classroom Space

C3a. Non-Classroom Space Entitlement

As shown in the tables below, the District calculated the total amount of non-classroom space, as defined in the regulations, to which the Charter School is entitled based on the non-classroom square footage per ADA at each of the comparison group schools.¹ Non-Classroom Space (NCS) has been divided into four categories: Auditorium-Cafeteria-Multipurpose Room-Gym, Other Interior Rooms, Operational, and Exterior. The calculation of non-classroom space at District sites is included in Exhibit C.

Table 8: Non-Classroom Space (NCS) Sqft/ADA Entitlement

Comparison School(s) Serving TK-5 and 6-8					
High School Attendance Area: Skyline					
School Name	Projected Total ADA (incl. SDC)	Auditorium-Cafeteria-MPR-Gym (sq ft)/ADA	Other Interior Room (sq ft)/ADA	Operational (sq ft)/ADA	Exterior (sq ft)/ADA
Allendale ES	364.84	8.63	21.47	25.38	519.02
Carl Munck ES	213.13	13.89	29.85	47.21	1249.56
Fruitvale ES	278.04	24.42	27.79	54.58	817.88
Grass Valley ES	227.51	14.11	44.41	34.02	841.44
Joaquin Miller ES	415.29	7.62	11.28	21.86	524.31
Laurel ES	459.14	9.47	6.61	19.60	199.34
Montclair ES	595.63	5.55	7.05	19.14	441.14
Redwood Heights	375.31	8.17	20.37	29.66	310.73
Sequoia	429.75	16.14	10.63	30.99	229.74
Thornhill ES	380.60	10.09	10.17	23.43	376.99
Bret Harte MS	578.70	32.57	28.16	65.72	376.75
Montera MS	616.25	23.64	20.91	51.86	970.75
Average Entitlement Ratio (sqft/ADA):		14.53	19.89	35.29	571.47
Charter School's Projected ADA:		244.15	244.15	244.15	244.15
NCS (sq ft) charter is entitled to:		3,547	4,856	8,616	139,524

C3b. Non-Classroom Space Allocation

The Charter School's Non-Classroom Space allocations are summarized below.

Table 9a: Exclusive-Use Non-Classroom Space (NCS) Allocation at Shared Sites

School Site	Room #	Sq Ft
Brookfield	Portable 7	874

¹ Cal. Admin. Code title 5, § 11969.3(b)(3).



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Table 9b: Non-Classroom Space (NCS) Allocation Summary

Site	Projected Charter ADA at Site	Space Type	NCS Type			
			Auditorium -Cafeteria-MPR-Gym (sq ft)	Other Interior (sq ft)	Operational (sq ft)	Exterior (sq ft)
Brookfield	131.47	Total NCS Existing at Site	7,993	9,904	18,321	349,457
		Exclusive-Use NCS Allocation	0	874	0	0
		Shared Use NCS Allocation	3,328	4,124	7,629	145,514
		Total NCS Allocation at Site*	3,328	4,998	7,629	145,514
Toler Heights	112.68	Total NCS Allocation at Site (exclusive-use)	1,700	856	2,107	60,939
Total	244.15	Total NCS Allocation Across Both Sites	5,028	5,854	9,736	206,453

*Calculated as Total Site NCS x Francophone’s Proportion of Site In-District ADA. Francophone’s Proportion of Total Site In-District ADA at Brookfield is calculated as 131.47 / 315.71 = 41.64%.

Table 10 below summarizes the Charter School’s overall Non-Classroom Space allocation, compared to the Non-Classroom Space to which the Charter School is entitled.

Table 10: Non-Classroom Space (NCS) Sqft/ADA Allocation vs. Entitlement

	NCS Type			
	Auditorium-Cafeteria-MPR-Gym (sq ft)	Other Interior (sq ft)	Operational (sq ft)	Exterior (sq ft)
Total NCS Allocation	5,028	5,854	9,736	206,453
Total NCS Entitlement	3,547	4,856	8,616	139,524

The District calculates the sqft/ADA for Non-Classroom 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 is commensurate with the average of the sqft/ADA ratios at the comparison group schools. As shown in the table above, the Charter School’s allocation is higher than the comparison group average for all four Non-Classroom Space categories; and, for one of those categories, exterior Non-Classroom Space, the allocation is substantially above the entitlement. The allocated Non-Classroom Space square footage numbers included in the tables above may be adjusted to more accurately reflect negotiated sharing arrangements agreed to by the co-located schools at the Brookfield Elementary Campus, which will be outlined in the adopted facilities use agreement.

The District also will offer the Charter School reasonably equivalent furnishings and equipment for 244.15 ADA.

Exhibit F

Fees and Payment Schedule

Contract Term (Fiscal Year):	2020-21	
Charter School Name:	Francophone Charter School of Oakland	
Site Name:	Toler Heights Campus	
Address:	9736 Lawlor St, Oakland, CA 94605	
SPACE ALLOCATION		
Exclusive Use Space (sqft)		8,757
+ Proportion of Shared Space (sqft)		0
Total Space Allocation at Site (sqft)*		8,757
FACILITY USE FEE		
Total Space Allocation at Site (sqft)		8,757
x Facility Fee Sqft Rate		\$4.94
Facility Use Fee		\$43,259.58
UTILITIES FEE		
Projected Charter School Enrollment at Site**		160.00
÷ Projected Total Enrollment at Site		160.00
Charter School Percent of Site Use		100.00%
FACILITY USE FEE PAYMENT SCHEDULE		UTILITIES FEE PAYMENT SCHEDULE
25% by October 1, 2020		January 10, 2021
25% by December 1, 2020		May 1, 2021
25% by March 1, 2021		July 15, 2021
25% by June 1, 2021		

Note: All calculations subject to change.

*Includes only interior space.

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

Fees and Payment Schedule

Contract Term (Fiscal Year):	2020-21	
Charter School Name:	Francophone Charter School of Oakland	
Site Name:	Brookfield Campus	
Address:	401 Jones Ave, Oakland, CA 94603	
SPACE ALLOCATION		
Exclusive Use Space (sqft)		6,992
+ Proportion of Shared Space (sqft)		15,081
Total Space Allocation at Site (sqft)*		22,073
FACILITY USE FEE		
Total Space Allocation at Site (sqft)		22,073
x Facility Fee Sqft Rate		\$4.94
Facility Use Fee		\$109,040.62
UTILITIES FEE		
Projected Charter School Enrollment at Site**		187.00
÷ Projected Total Enrollment at Site		382.00
Charter School Percent of Site Use		48.95%
CUSTODIAL SERVICES FEE		
Charter School Percent of Site Use		48.95%
x Number of Custodial FTE at Site		3.0
x Custodial Services FTE Rate***		\$75,599
Custodial Services Fee		\$111,017.13
FACILITY USE FEE AND CUSTODIAL SERVICES FEE PAYMENT SCHEDULE		UTILITIES FEE PAYMENT SCHEDULE
25% by October 1, 2020		January 10, 2021
25% by December 1, 2020		May 1, 2021
25% by March 1, 2021		July 15, 2021
25% by June 1, 2021		

Note: All calculations subject to change.

*Includes only interior space.

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

***The custodial services FTE rate and number of custodial FTE at the site are the projections for 2020-21 and may be updated for the Facilities Use Agreement.

Summary of Updates Made to Exhibit C -- All Space Inventory

Sheet	Sheet Description/Purpose	Updates relevant to Francophone made to original Exhibit C uploaded on 4/1/20
Designations	A list of which room descriptions were classified as classrooms, specialized classrooms, or non-classroom space categories. GREEN cells show how "design description revised" data from updated classroom data was translated into classroom and specialized classroom space categories; BLUE cells show how "room type" data from the 2012 OUSD Master Plan data was translated into non-classroom space categories.	<i>Corrected designation error by redesignating RoomType "2012-cafeteria" to Prop 39 Category "NCS - Auditorium/Cafeteria/MPR/Gym".</i>
Classroom Data	Room-level data provided by Jacobs in 2019 and updated by MKThink and OUSD staff. Columns A-S include the data provided and columns T-Z shows additional data for rooms categorized as classrooms or specialized classrooms. General classrooms are counted by unit, specialized-space is tabulated by square footage.	
Non-Classroom Data	Room-level data provided by MKThink in 2012 (columns A-H) with several reference columns (I-K). Columns L-P added to separate rooms by Prop 39 category with each subcategory tabulated by square footage.	<i>Updated Room Type for room 12 in building A at Toler Heights campus to "2012-classroom > 600". This was previously being counted as both a classroom in "Classroom Data" sheet and as non-classroom space in "Non-Classroom Data" sheet.</i>
Sites	List of District sites and site-specific data, including the following: <ul style="list-style-type: none"> - Columns A-G show general information about each site - Columns H-P show data related to the number of general (non-specialized) classrooms at each site. - Columns Q-T show data related to the number of specialized classrooms at each site. - Columns U-X total the square footage of general classroom space and each type of specialized classroom space at each site taken from the Classroom Data sheet. - Columns Y-AD total the square footage of each category of non-classroom space from the Non-Classroom Data sheet (Other Interior NCS category also includes calculated square footage of SDC classrooms from Classroom Data sheet). - Column AE includes additional notes for some sites 	<i>Added columns AC-AD and updated formula in column Z to add SDC classroom square footage into Other Interior non-classroom space calculation for all sites</i>
Schools 2020-21	List of OUSD-operated schools AND charter schools projected to be operating in district facilities in 2020-21, including charter schools offered space in district facilities via Prop 39 for the 2020-21 school year, including: <ul style="list-style-type: none"> - Columns A-E include general information about each school - Columns F-O include a range of information related to Enrollment and ADA at each school - Columns P-U include information about High School Attendance Areas - Columns V shows the number of general (non-specialized) classrooms that each school uses (or is estimated to be using for district schools that share a site with another district school) - Columns W-AC show the number of square feet of each type of specialized classroom space and non-classroom space that is provided to the school - Columns AD-AK show the corresponding SqFt/ADA ratios for each type of specialized classroom space and non-classroom space that is provided to each school 	<i>Fixed formula error that impacted the school classroom calculation in column V for sites shared by district and charter schools; in addition to updating column V, added columns P-Q.</i>
Multi-Site Schools 2020-21	List of OUSD-operated schools that will be using multiple sites for the 2020-21 school year. This includes site-specific information used to calculate school-level information for these schools in the "Schools 2020-21" sheet (see rows with red text).	
SUMMARY	A pivot table of the "Schools 2020-21" data showing the ADA, general classrooms, and Prop 39 ratios for on all Sites grouped by High School Attendance Area (HSAA) by grades served by school.	