OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

OFFICE OF CHARTER SCHOOLS

February 1, 2019

Suzanne Howard
Aspire ERES Academy
1001 22nd Ave, Suite 100
Oakland, CA 94606

Re: Oakland Unified School District
Preliminary Offer of Facilities, 2019-20

Dear Suzanne Howard:

Oakland Unified School District ("District") makes this Preliminary Offer of Facilities to **Aspire ERES Academy** ("Charter School") for the 2019-20 school year.

The District has 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, 2018. The Charter School's Request for Facilities was based upon a projected in-District Average Daily Attendance ("ADA") of **222.26**.

B. 2019-20 Preliminary Offer to the Charter School

Education Code § 47614 and its implementing regulations 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 projected in-District ADA of **222.26**.

The District's Preliminary Offer to the Charter School includes space at the following school site(s):

Brookfield Elementary School campus
401 Jones Ave, Oakland, CA 94603

The Charter School's allocation of space is summarized in the tables below. The location of the exclusive use space offered to the Charter School in this Preliminary Offer is depicted in the diagrams attached as **Exhibit A.** This Preliminary Offer is based on preliminary District enrollment projections. As such, the space to which the Charter School is entitled, including the number of allocated

classrooms, may change slightly in the Final Offer that will be based on the District's final enrollment projections.

Table 1: Exclusive Use Classroom Allocation Summary

School Site	Total Classrooms*	Specialized Classrooms	Total Classroom Space (sqft)
Brookfield	12	1	10,709

* Total Classrooms includes Specialized Classrooms.

Table 2: Exclusive Use Classroom Allocation

Count	School Site	Room # (per MKThink data, Exhibit B)	Sqft
1	Brookfield	C-1-3*	1160
2	Brookfield	D-1-3	911
3	Brookfield	D-1-4	911
4	Brookfield	D-1-5	911
5	Brookfield	P27-1-1	858
6	Brookfield	P28-1-1	858
7	Brookfield	P29-1-1	858
8	Brookfield	P30-1-1	858
9	Brookfield	P6-1-15	684
10	Brookfield	P7-1-1	900
11	Brookfield	P8-1-1	900
12	Brookfield	P9-1-1	900

* Specialized classroom

Table 3: Non-Classroom Space (NCS) Allocation Summary

Site Name	Projected ADA at Site		Charter School Projected ADA as % of Total Site ADA	Total Site NCS	Charter School NCS Allocation	Shared NCS Allocation	
	Aspire ERES	Brookfield				Interior	Exterior
Brookfield	222.26	205.97	51.9%	414,691	215,225	18,958	196,267

C. Comparison Group Methodology

As mandated by Proposition 39, the Charter School's facilities space entitlement is based on space provided to students at a set of District-operated comparison schools. 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 for both grades TK-5 and 6-8.

Table 4: High School Attendance Area by Grade Span

Grade Span	High School Attendance Area	# of Students
TK-5	**Fremont**	**77**
	Castlemont/CCPA/Madison	56
	Skyline	4
	Oakland High	3

	McClymonds	1
6-8	**Fremont**	**44**
	Castlemont/CCPA/Madison	34
	Skyline	4

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

- **TK-5:** Bridges Academy, Global Family School, Horace Mann Elementary, Melrose Leadership Academy, International Community School, Think College Now
- **6-8:** Bridges Melrose Leadership Academy, United for Success Academy, Urban Promise Academy, Life Academy

D. Reasonable Equivalence Evaluation

In order to meet Proposition 39 standards that proposed facilities are "reasonably equivalent," the District compares the proposed facilities to District-operated schools constituting the comparison school group. 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."

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

Table 5: Facility Characteristics to Determine Reasonable Equivalence

Facility Characteristic	Reasonable Equivalence Category	Regulatory Authority
School site size	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(A)
Condition of interior and exterior surfaces	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(B)
Mechanical, plumbing, electrical, and fire alarm systems in condition and conformity to applicable law	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(C)
Availability and condition of technology resources	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(D)
Overall learning environment qualities (e.g., lighting, noise mitigation, and/or size for intended use)	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(E)
Furnishings and equipment	Condition	C.C.R., tit. 5, § 11969.3(c)(1)(F)
Condition of athletic fields and/or play area space	Condition	C.C.R., tit. 5,

		§ 11969.3(c)(1)(G)
Ratio of teaching stations (classrooms) to average daily attendance ("ADA")	Capacity	C.C.R., tit. 5, § 11969.3(b)(1)
Specialized classroom space if such facilities are available to the district comparison group (e.g., science laboratories)	Capacity	C.C.R., tit. 5, § 11969.3(b)(2)
Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space)	Capacity	C.C.R., tit. 5, § 11969.3(b)(3)

D1. Condition

The District has evaluated the offered site against the comparison school group based on site size (acreage) as well as data on the condition of the facilities based on information available from the Facilities Condition Index and Educational Adequacy Score, as part of the Jacobs Study provided in **Exhibit C**. The criteria in the Facilities Condition Index and Educational Adequacy Score are aligned with, and inclusive of, all of the criteria for determining "condition" under the Proposition 39 regulations.

Per the Jacobs study, the Facility Condition Index (FCI) is an industry-accepted indicator that measures a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The FCI evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost of the facility, essentially conveying the 'percent broken'.

The Educational Adequacy Score (EAS) is intended to measure the degree to which OUSD facilities support the instructional mission and modern instruction methods. The EAS is based on District specifications and Jacobs best practices and standards from previous experience, which are both informed by national standards developed by or observed by the Jacobs team. There are eight educational adequacy categories: instructional support, technology, security and supervision, capacity, support for programs, physical characteristics, learning environment, and relationship of spaces. The study gave special consideration and review to the District's instructional technology infrastructure.

The District's analysis, found in the table below, shows that the site offered to the Charter School is within (or better than) the range of the comparison school group on site size, the condition index,

and the educational adequacy score. Therefore, 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 6: School Site Condition Analysis, Comparison Sites vs Offer Site

Comparison School	School Site Size (acreage)	Facilities Condition Index*	Educational Adequacy Score**
Bridges Academy	2.47	24%	43.1
Global Family School	4.29	22%	53.2
Horace Mann Elementary	2.63	57%	48.2
Melrose Leadership Academy	3.40	78%	45.8
International Community School	7.71	27%	70.7
Think College Now	7.71	27%	70.7
Melrose Leadership Academy	3.40	78%	45.8
United for Success Academy	6.33	43%	53.9
Urban Promise Academy	3.92	21%	50.9
Life Academy	6.33	43%	53.9
Range for Comparison Schools	**2.47–7.71**	**21%–78%**	**43.1–70.7**
Offer Site: Brookfield	9.52	24%	51.1

* A higher FCI is indicative of a lower quality condition.
** A higher EAS score is indicative of a higher level of educational adequacy.

D2. Capacity – Classrooms

With respect to classrooms, 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." Cal. Admin. Code title 5, § 11969.3(b)(1) also says that "[t]he number of teaching stations (classrooms) shall be determined using the classroom inventory prepared pursuant to California Code of Regulations, title 2, section 1859.31, adjusted to exclude classrooms identified as interim housing."

The District complied with Cal. Admin. Code tit. 5, § 11969.3(b)(1) by consulting 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 D**. The District notes that Form SAB 50-02 only lists the aggregate number of classrooms by grade range within each high school attendance area, without breaking down and identifying the number of classrooms by District school. Therefore, Form SAB 50-02 does not, by itself, disclose the number of classrooms "provided to"

District students at individual District schools. To determine the number of classrooms "provided to" District students at District schools, the District has taken the additional step of creating an updated inventory of actual classroom utilization at each comparison group school using educational adequacy assessment data that was provided by a contracted third party vendor (Jacobs) to OUSD during the 2017-18 school year. That inventory is provided as **Exhibit C**.

The District's approach follows 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 classroom allocation to the Charter School. As explained by the California Supreme Court in that case:

> 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.)

The District has met the requirements for determining the ADA-to-classroom 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 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-classroom ratio at the comparison group schools as **18.39 per classroom for grades TK-5** and **21.75 per classroom for grades 6-8.**

Table 7a: Classroom Entitlement Calculation for Grades TK-5

School	ADA per Classroom	Projected ADA	Proportion of Total Comparison Group ADA
Bridges Academy	17.86	410.87	19%
Global Family School	23.49	399.27	19%
Horace Mann Elementary	14.30	257.33	12%
Melrose Leadership Academy	18.57	519.95	24%
International Community School	16.54	264.68	12%
Think College Now	17.00	271.99	13%
Weighted Average ADA per Classroom		18.39	
Charter Projected In-District ADA		153.86	
Charter Classroom Entitlement		**8.4**	

Table 7b: Classroom Entitlement Calculation for Grades 6-8

School	ADA per Classroom	Projected ADA	Proportion of Total Comparison Group ADA
Melrose Leadership Academy	18.57	519.95	32%
United for Success Academy	21.02	330.32	21%
Urban Promise Academy	26.48	317.81	20%
Life Academy	22.64	436.59	27%
Weighted Average ADA per Classroom		21.75	
Charter Projected In-District ADA		68.40	
Charter Classroom Entitlement		**3.1**	

Table 7c: Total Classroom Entitlement Summary by Grade Span

Grade Span	Classroom Entitlement
TK-5	8.4
6-8	3.1
Total	**11.5**

Applying these ratios to the Charter School's projected ADA of **222.26**, the District determined that the Charter School was entitled to an allocation of **12** (rounded up from 8.4+3.1=11.5) classrooms.

D3. Capacity – Specialized Classroom Space

Cal. Admin. Code title 5, § 11969.3(b)(2) states as follows with respect to the allocation of specialized classroom 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.

As mentioned above, OUSD contracted with Jacobs to conduct an educational adequacy assessment at its facilities during the 2017-18 school year. As part of this assessment, Jacobs collected specialized classroom space data, which included the approximate square footage of each space. This data was used to help determine the charter school's specialized classroom 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 classroom space present at District sites is provided in **Exhibit E**.

Table 8: Specialized Classroom Space (SCS) Entitlement[1]

SCS Type	Arts	Science	Tech	Total
SCS Allocation Included in Classrooms Offered	0	1,155	0	1,155
Total SCS Entitlement	69	660	289	1,018
Under(-)/ Over(+) Allocation of SCS Entitlement (sqft)*	**-69**	**+495**	**-289**	**+137**

* Calculated by subtracting *Total SCS Entitlement* from *SCS Allocation Included in Classrooms Offered*

The District's calculation of the Charter School's entitlement to specialized classroom space shows that the Charter School is being allocated approximately 137 sqft of specialized teaching space beyond the amount to which it is entitled. Therefore, the District has met its obligations with regards to the allocation of specialized classroom space.

D4. Capacity – Non-Classroom Space

With respect to non-classroom 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] Square footage figures included in this table are approximate and were taken from the Jacobs data found in Exhibit C. All other square footage figures found in this document were taken from MKThink data (Exhibit B) and are more precise. Therefore, discrepancies in square footage figures may exist between this and other tables found in this letter.

In the table below, the District calculated the total amount of non-classroom space to which the Charter school is entitled based on the non-classroom square footage per ADA at each of the comparison group schools. A supplement showing the calculation of non-classroom space at District sites is linked as **Exhibit B**.

Table 9: Non-Classroom Space (NCS) Sqft/ADA Entitlement

Comparison School	Projected ADA	Proportion of Total Projected Site ADA	Site Interior NCS (sqft)*	Site Exterior NCS (sqft)*	Total Site NCS (sqft)*	NCS (sqft)/ ADA
Bridges Academy	420.33	100.00%	17,209	91,570	108,779	259
Global Family School	421.40	50.84%	16,203	80,012	96,215	228
Horace Mann Elementary	257.33	100.00%	16,763	100,825	117,588	457
Melrose Leadership Academy	549.75	100.00%	21,349	134,794	156,143	284
International Community School	264.68	48.64%	19,972	147,316	167,288	632
Think College Now	279.49	51.36%	21,089	155,554	176,643	632
Melrose Leadership Academy	549.75	100.00%	21,349	134,794	156,143	284
United for Success Academy	339.65	43.01%	31,222	95,200	126,422	372
Urban Promise Academy	369.98	100.00%	21,873	148,882	170,755	462
Life Academy	450.11	56.99%	41,370	126,144	167,514	372

* For schools sharing sites with other schools, the square footage for the NCS columns was calculated by multiplying the total site NCS by the school's proportion of total projected site ADA.

The following table summarizes the Charter School's non-classroom space sqft/ADA allocation at each site offered, compared to the non-classroom space sqft/ADA ratios to which the Charter School is entitled:

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

Offer Site	Charter Proportion of Projected Site ADA	Interior NCS	Exterior NCS	Total NCS (sqft)	Charter Projected In-District ADA	NCS Sqft/ADA
Brookfield	51.9%	18,958	196,267	215,225	222.26	968
Entitlement Range Based on Comparison School Group						**228–632**

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 falls within the range of the sqft/ADA ratios at the comparison group schools. As shown in the table above, the Charter School's allocation is higher than its entitlement and therefore is reasonably equivalent.

The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for 222.26 ADA.

E. 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 requested "a facility that allows us to keep the same grade configuration (K-8) and that is within the nearby vicinity of 1936 Courtland Ave. Oakland, CA 94601 such as along High St. or near Fruitvale," but did not name any specific District school sites.

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 has provided the Charter School a Preliminary Offer at Brookfield Elementary School, located at 401 Jones Avenue, Oakland, CA 94603, which is approximately 3.9 miles from the Charter School's current location. The District made attempts to accommodate the location preference(s) identified by the Charter School in its request for facilities. None of the available sites closer to the Charter School's current site had the capacity to accommodate the Charter School's entire projected ADA.

F. Preliminary Facilities Offer – Other Terms and Conditions

F1. Pro-Rata Share

The calculation of the pro-rata share of facilities costs is attached as **Exhibit F**, and the Charter School's allocation, fees, and payment schedule is attached as **Exhibit G.** 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. The District's calculation of the pro-rata share was affirmed by the Court in *California Charter Schools Association v. Oakland Unified School District*, Alameda Superior Court Case No. RG16806690.

F2. 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.

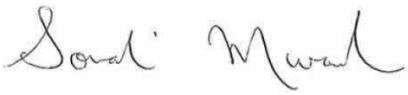
F3. Response to Preliminary Offer

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.

A Final Offer of Facilities will be provided to the Charter School by April 1, 2019. The Final Offer of Facilities may differ from the Preliminary Offer, based on any response received from the Charter School (by March 1) or other factors, including changes in the District's final enrollment projections. Should the Charter School accept the Final Offer of Facilities, the District will require it to enter into a Facilities Use Agreement (sample agreement linked as **Exhibit H**), containing the terms and conditions of the District's facilities allocation. The District provides this proposed agreement without prejudice to its right to propose or modify terms during the process of negotiating the agreement.

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



Sonali Murarka, Director
Office of Charter Schools

Proposition 39 Preliminary Offer Exhibits

Exhibit A – Specific Space Offered to Charter School [see below]

Exhibit B – MKThink Data, Facilities Master Plan and Calculation of Non-Classroom Space Entitlement

Exhibit C – Jacobs Study, Facilities Condition Data and Classroom Inventory

Exhibit D – Form SAB 50-02

Exhibit E – Calculation of Specialized Classroom Space Entitlement

Exhibit F – Calculation of Pro Rata Share

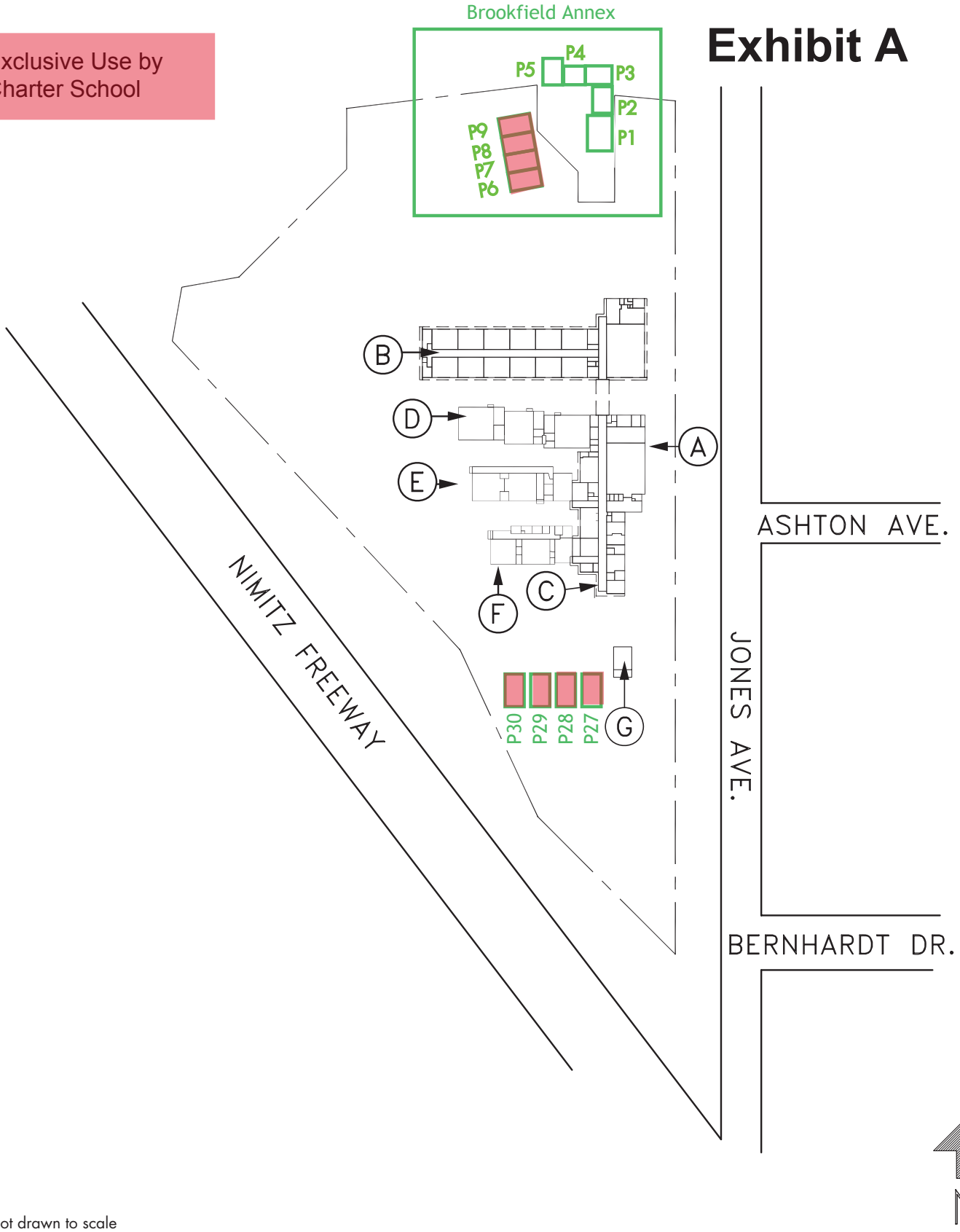
Exhibit G – Allocation, Fees, and Payment Schedule [see below]

Exhibit H – Sample Facilities Use Agreement

Exhibit I – Multi-Site Resolution

Exhibit A

Exclusive Use by Charter School



Not drawn to scale

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

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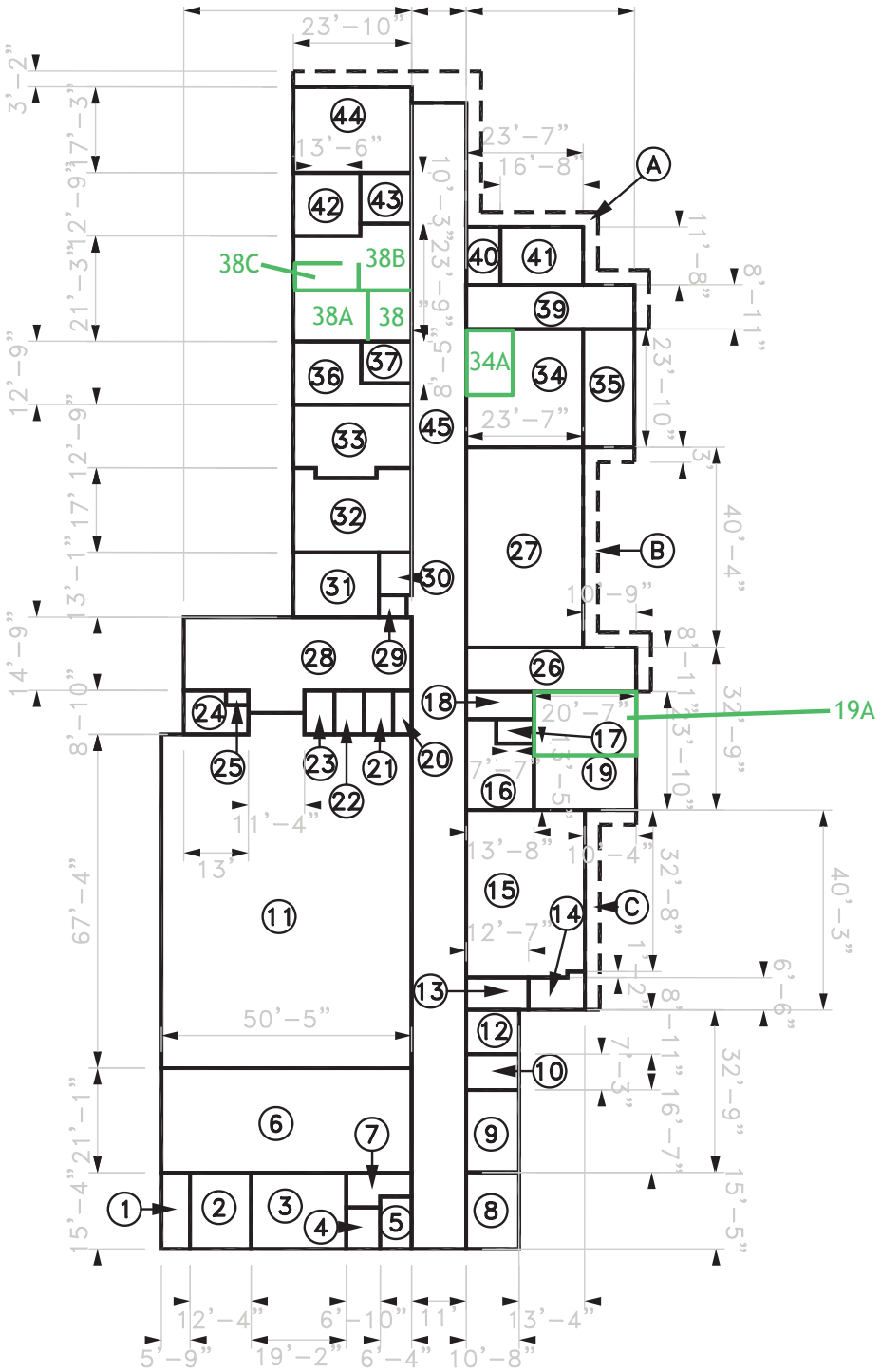

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103 - Brookfield Elementary School - Unit A

401 Jones Avenue - Oakland, CA 94603-1123

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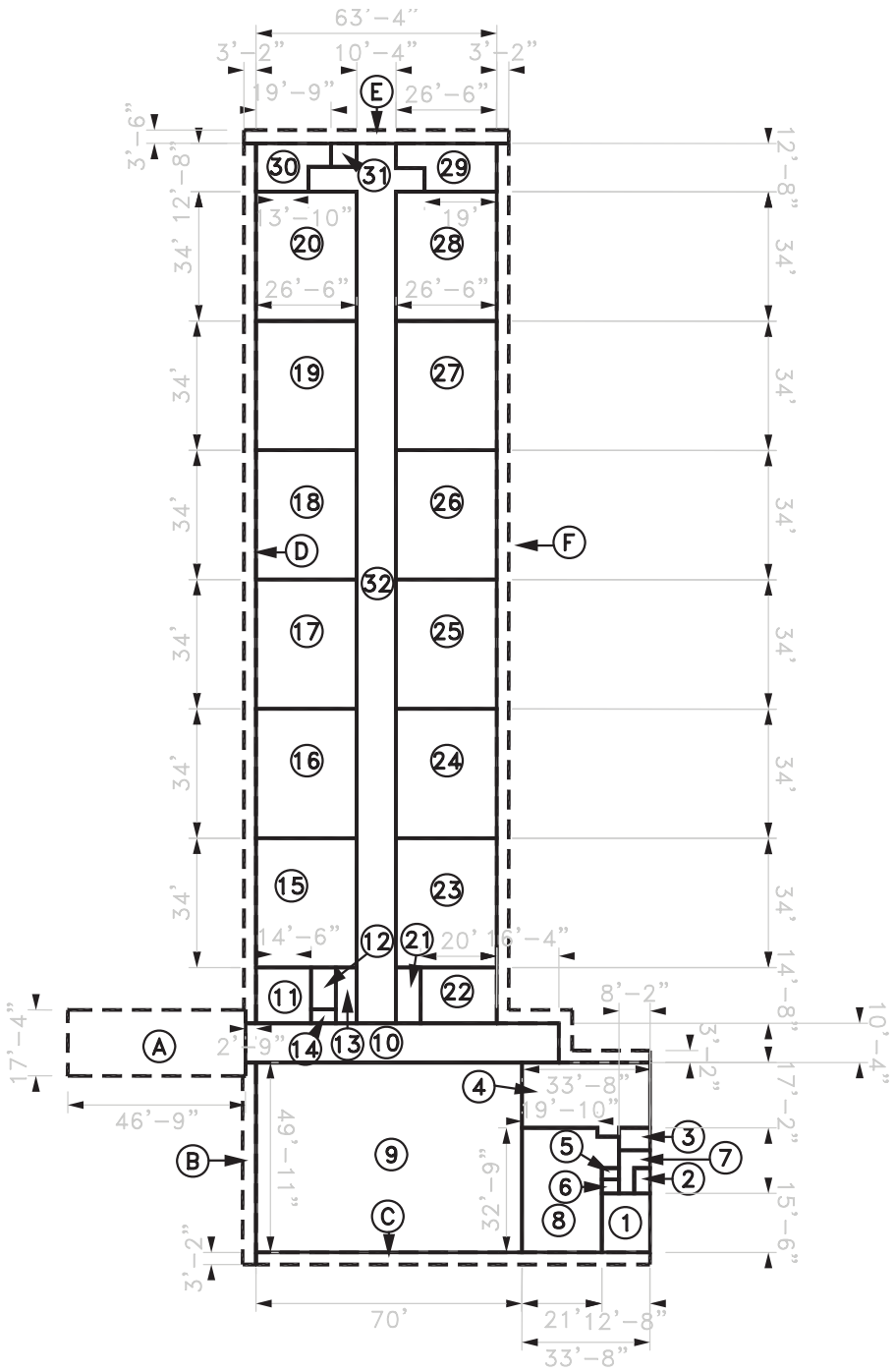

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103 - Brookfield Elementary School - Unit B

401 Jones Avenue - Oakland, CA 94603-1123

MKTHINK

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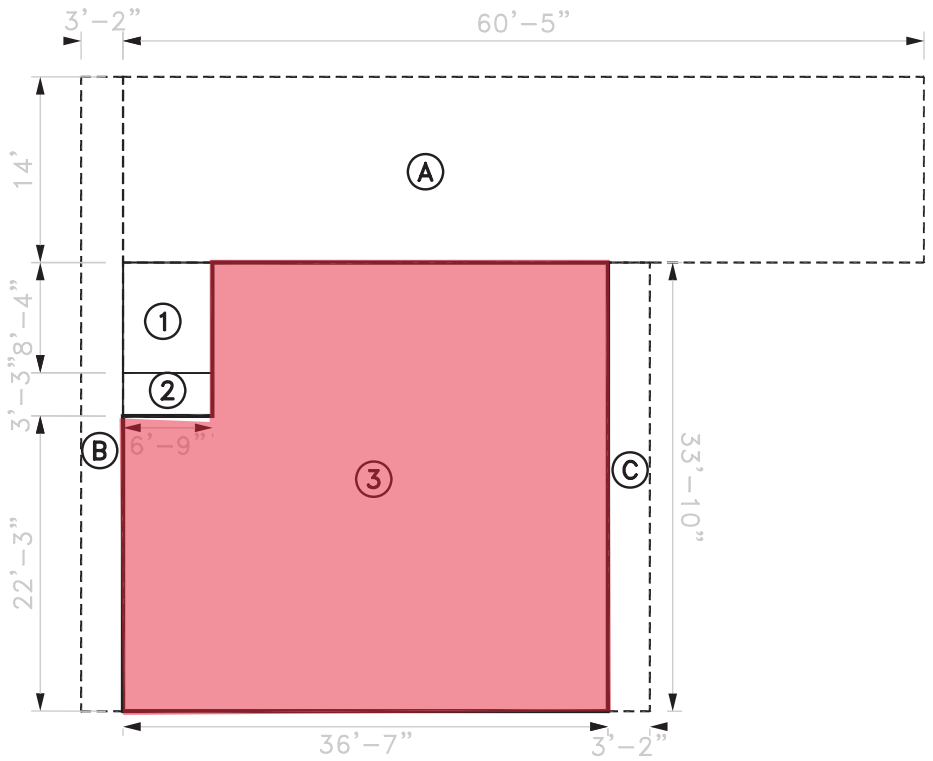

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103 - Brookfield Elementary School - Unit C

401 Jones Avenue - Oakland, CA 94603-1123

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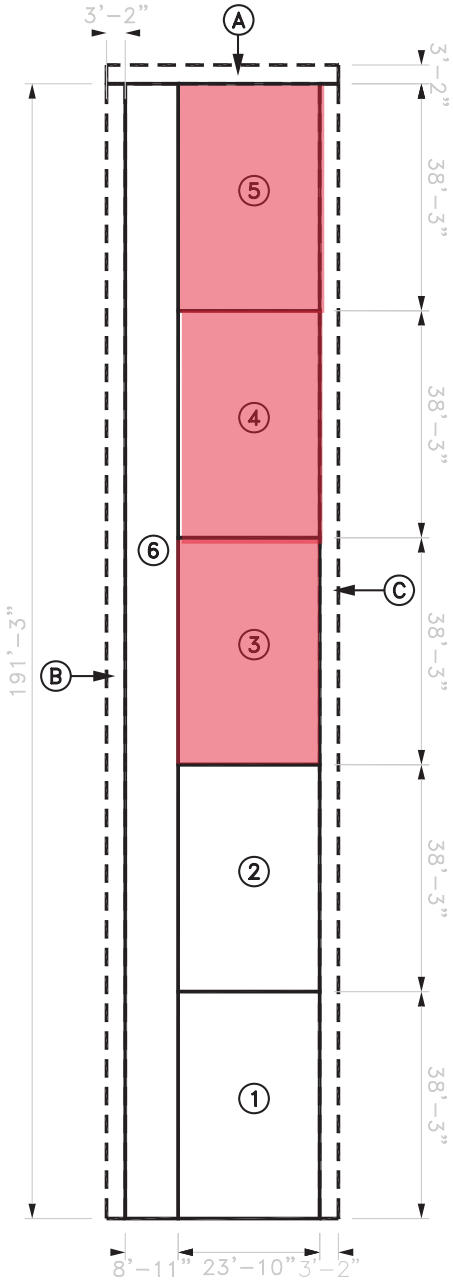

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103 - Brookfield Elementary School - Unit D

401 Jones Avenue - Oakland, CA 94603-1123

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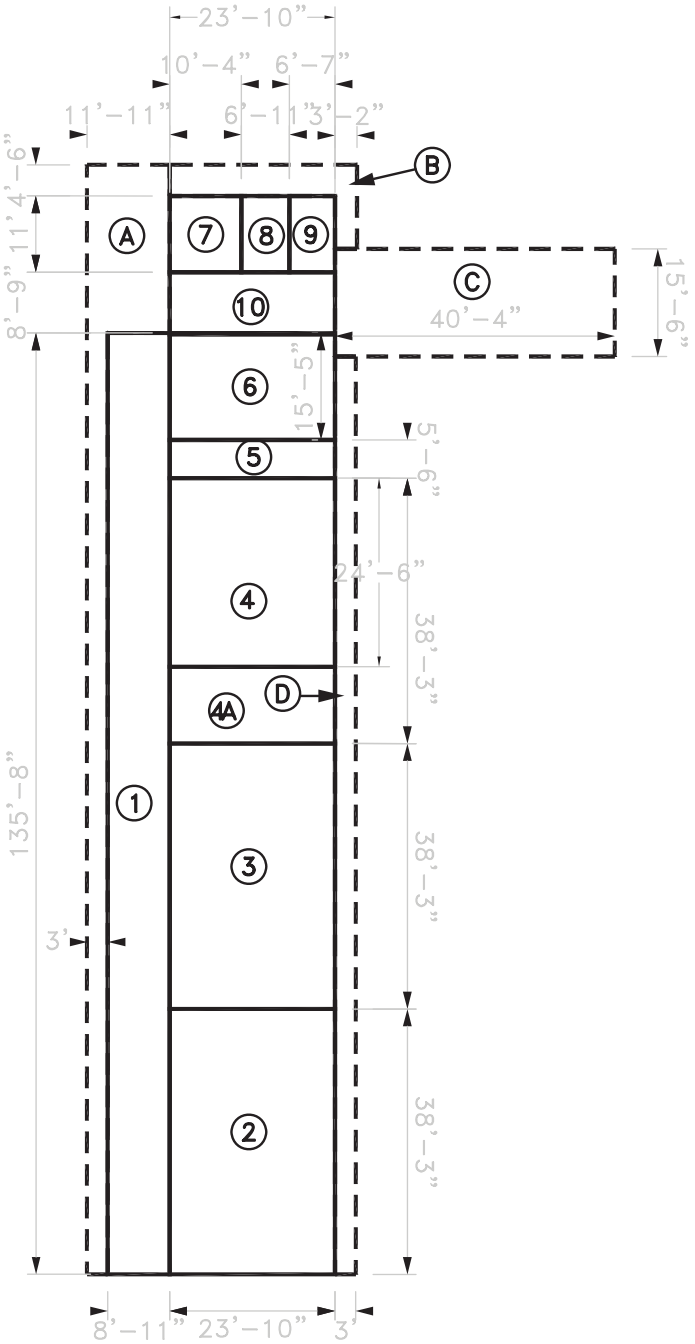

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Not drawn to scale

103 - Brookfield Elementary School - Unit E

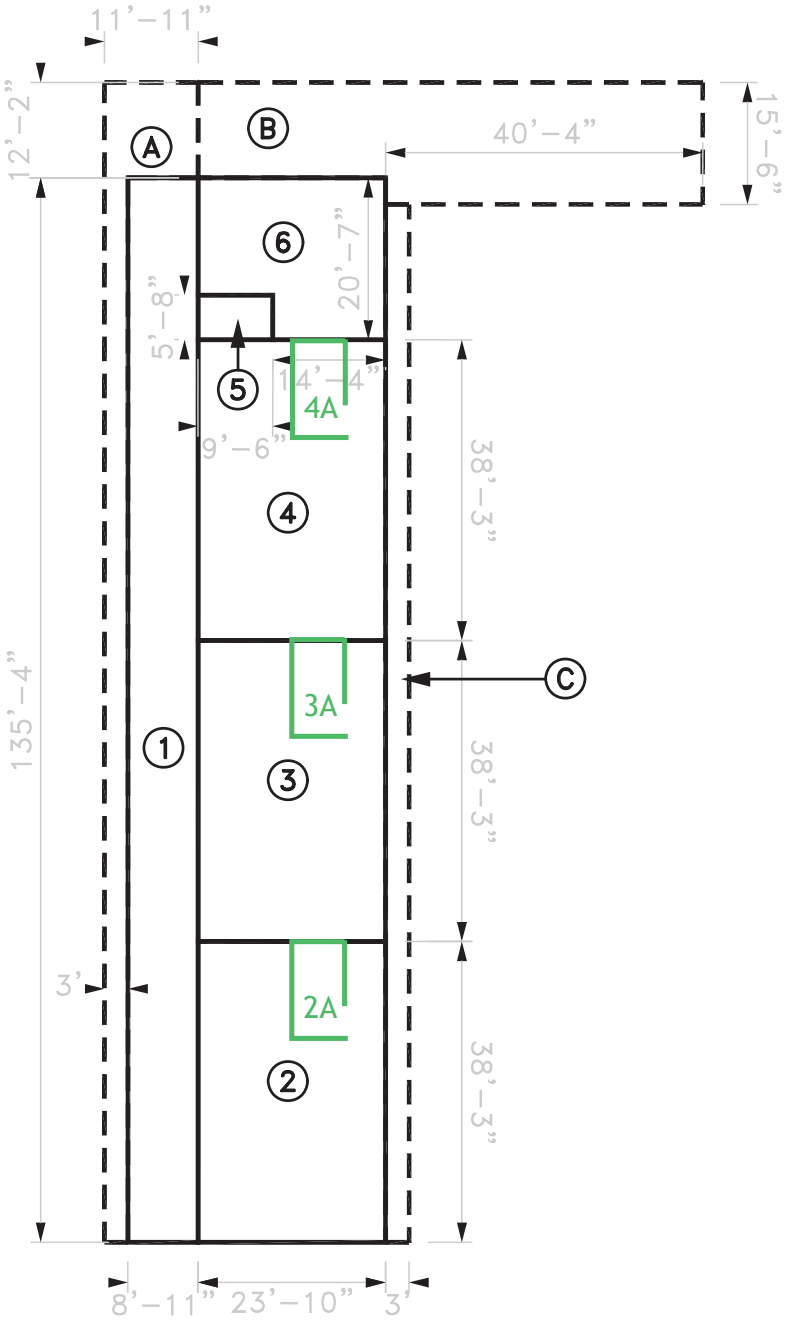
401 Jones Avenue - Oakland, CA 94603-1123

MKTHINK

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

February 2012

OAKLAND UNIFIED SCHOOL DISTRICT



Not drawn to scale

103 - Brookfield Elementary School - Unit F

401 Jones Avenue - Oakland, CA 94603-1123

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Exhibit G

Allocation, Fees, & Payment Schedule*

Contract Term (Fiscal Year):	2019-20
Charter School Name:	**Aspire ERES Academy**
Site Name:	**Brookfield Campus**
Address:	401 Jones Ave, Oakland, CA
SPACE ALLOCATION	
Exclusive Use Space (sqft)	10,709
+ Proportion of Shared Space (sqft)	18,958
Total Space Allocation at Site (sqft)**	**29,667**
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	29,667
x Facility Fee Sqft Rate	$5.71
Facility Use Fee	**$169,398.57**
UTILITIES FEE	
Projected Charter School ADA at Site***	240.00
÷ Projected Total Site ADA	445.97
Charter School Percent of Site Use	**53.82%**
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	53.82%
x Number of Custodial FTE at Site	TBD
x Custodial Services FTE Rate	$75,599
Custodial Services Fee	**TBD**
PAYMENT SCHEDULE	
25% by October 1, 2019 25% by December 1, 2019 25% by April 1, 2020 25% by July 1, 2020	

*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.