



OFFICE OF CHARTER SCHOOLS

February 1, 2019

Lisa Pitters  
LPS Oakland R & D  
99 Linden Street  
Oakland, CA 94607

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

Dear Lisa Pitters:

Oakland Unified School District (“District”) makes this Preliminary Offer of Facilities to **LPS Oakland R & D** (“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 **451.72**.

**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 **451.72**.

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

**Castlemont High School campus**  
**8601 MacArthur Blvd., Oakland, CA 94605**

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)
Castlemont	20	8	20,186

\* Total Classrooms includes Specialized Classrooms.

**Table 2: Exclusive Use Classroom Allocation**

Count	School Site	Room # (per MKThink data, <a href="#">Exhibit B</a> )	Sqft
1	Castlemont	D-1-4	835
2	Castlemont	D-1-8	835
3	Castlemont	D-1-9	835
4	Castlemont	D-1-10*	1043
5	Castlemont	D-1-15	835
6	Castlemont	D-1-16	835
7	Castlemont	D-1-18	835
8	Castlemont	D-1-20*	1043
9	Castlemont	D-1-21*	1043
10	Castlemont	D-1-23*	1069
11	Castlemont	D-2-1*	1278
12	Castlemont	D-2-5	835
13	Castlemont	D-2-8	1252
14	Castlemont	D-2-12	835
15	Castlemont	D-2-13	1252
16	Castlemont	D-2-15*	1356
17	Castlemont	D-2-18*	1252
18	Castlemont	D-2-19*	1356
19	Castlemont	P1-1-1	704
20	Castlemont	P2-1-1	858

\* Specialized classroom

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

Site Name	Projected Site ADA		Charter School ADA as % of Total Site ADA	Total Exterior NCS	NCS Allocation			
	Charter School	Co-located District School			Shared Exterior	Exclusive Use Interior	Shared Interior	Total
Castlemont	451.72	813.22	35.71%	750,973	268,172	13,879	11,551*	293,602

\* Only includes proportional share of spaces in and around the cafeteria and gym, as all other interior spaces will likely not be shared.

The Charter School requested additional classrooms; however, the District’s calculations show that the Charter School is entitled to 20 classrooms.

**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 Castlemont/CCPA/Madison attendance area.

**Table 4: High School Attendance Area by Grade Span**

Grade Span	High School Attendance Area	# of Students
9-12	Castlemont/CCPA/Madison	433
	Fremont	34
	McClymonds	4
	Skyline	3
	Oakland High	2
	Oakland Tech	1

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

- **9-12:** Castlemont High School, Coliseum College Prep, Madison Park 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	C.C.R., tit. 5,

condition and conformity to applicable law		§ 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 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**
Madison Park Academy	14.36	29%	53.8
Coliseum College Prep Academy	6.06	57%	54.8
Castlemont High School	19.56	77%	57.6
<b>Range for Comparison Schools</b>	6.06–19.56	29%–77%	53.8–57.6
<b>Offer Site: Castlemont</b>	<b>19.56</b>	<b>77%</b>	<b>57.6</b>

\* 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 school as **23.19 per classroom**.

**Table 7: Classroom Entitlement Calculation for Grades 9-12**

School	ADA per Classroom	Projected ADA	Proportion of Total Comparison Group ADA
Madison Park Academy 6-12	32.47	714.30	42%
Coliseum College Prep Academy	20.92	449.92	27%
Castlemont High School	12.60	529.37	31%
<b>Weighted Average ADA per Classroom</b>			23.19
<b>Charter Projected In-District ADA</b>			451.72
<b>Charter Classroom Entitlement</b>			<b>19.5</b>

Applying that ratio to the Charter School’s projected ADA of **451.72**, the District determined that the Charter School was entitled to an allocation of **20** (rounded up from 19.5) 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<sup>1</sup>**

SCS Type	Arts	Science	Tech	Total
SCS Allocation Included in Classrooms Offered	1,224	7,008	0	8,232
Total SCS Entitlement	1,956	4,020	768	6,744
<b>Under(-)/ Over(+) Allocation of SCS Entitlement (sqft)*</b>	<b>-732</b>	<b>+2,988</b>	<b>-768</b>	<b>+1,488</b>

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

<sup>1</sup> 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.

The District’s calculation of the Charter School’s entitlement to specialized classroom space shows that the Charter School is being allocated approximately 1,488 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.

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
Madison Park Academy	731.44	100.00%	52,884	572,638	625,522	855
Coliseum College Prep Academy	466.06	67.11%	39,614	137,539	177,153	380
Castlemont High School	813.22	64.29%	79,643	482,801	562,444	692

\* 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
Castlemont	35.71%	25,430	268,172	293,602	451.72	650
<b>Entitlement Range Based on Comparison School Group</b>						<b>380–855</b>

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 within the comparison group range and therefore is reasonably equivalent.

The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for 451.72 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 stated they “appreciate the stability of locating the LPS Oakland R&D school at Castlemont...” and requested “access to two additional classroom spaces, ideally in the E or J buildings for student safety and supervision purposes.”

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 the Castlemont High School campus, located at 8601 MacArthur Blvd., Oakland, CA 94605, which the Charter School listed as their preferred location. As has been noted above, the District’s allocation of classroom space is based upon its determination of the classroom space available at the comparison group schools per Proposition 39 requirements. At this time, the District is not allocating the Charter School access to any requested additional classroom spaces that would be beyond their entitlement.

**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. Overalllocation 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 overalllocation fee from the Charter School.

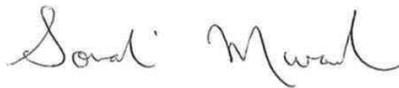
**F3. Response to Preliminary Offer**

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

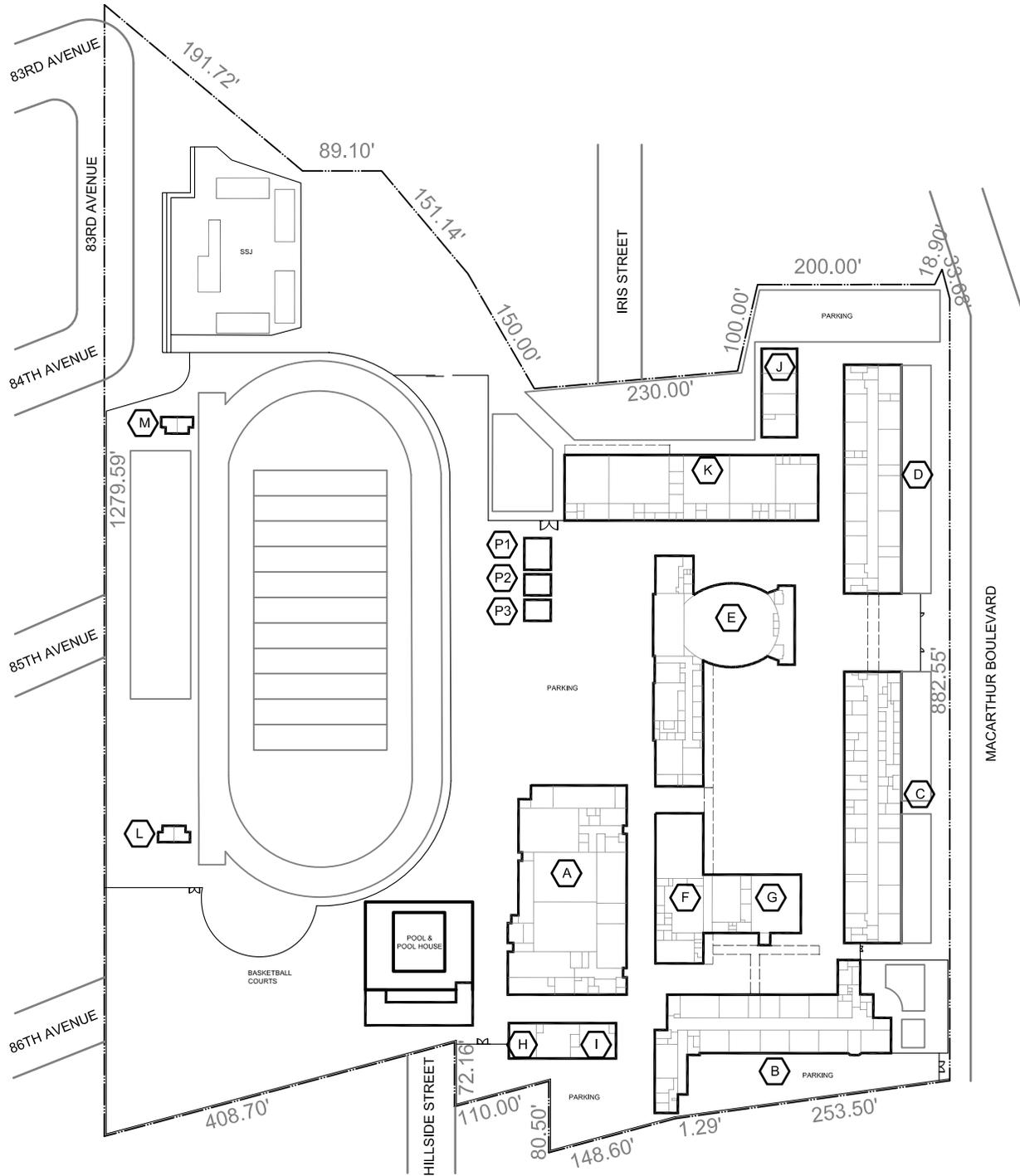
[Exhibit F](#) – Calculation of Pro Rata Share

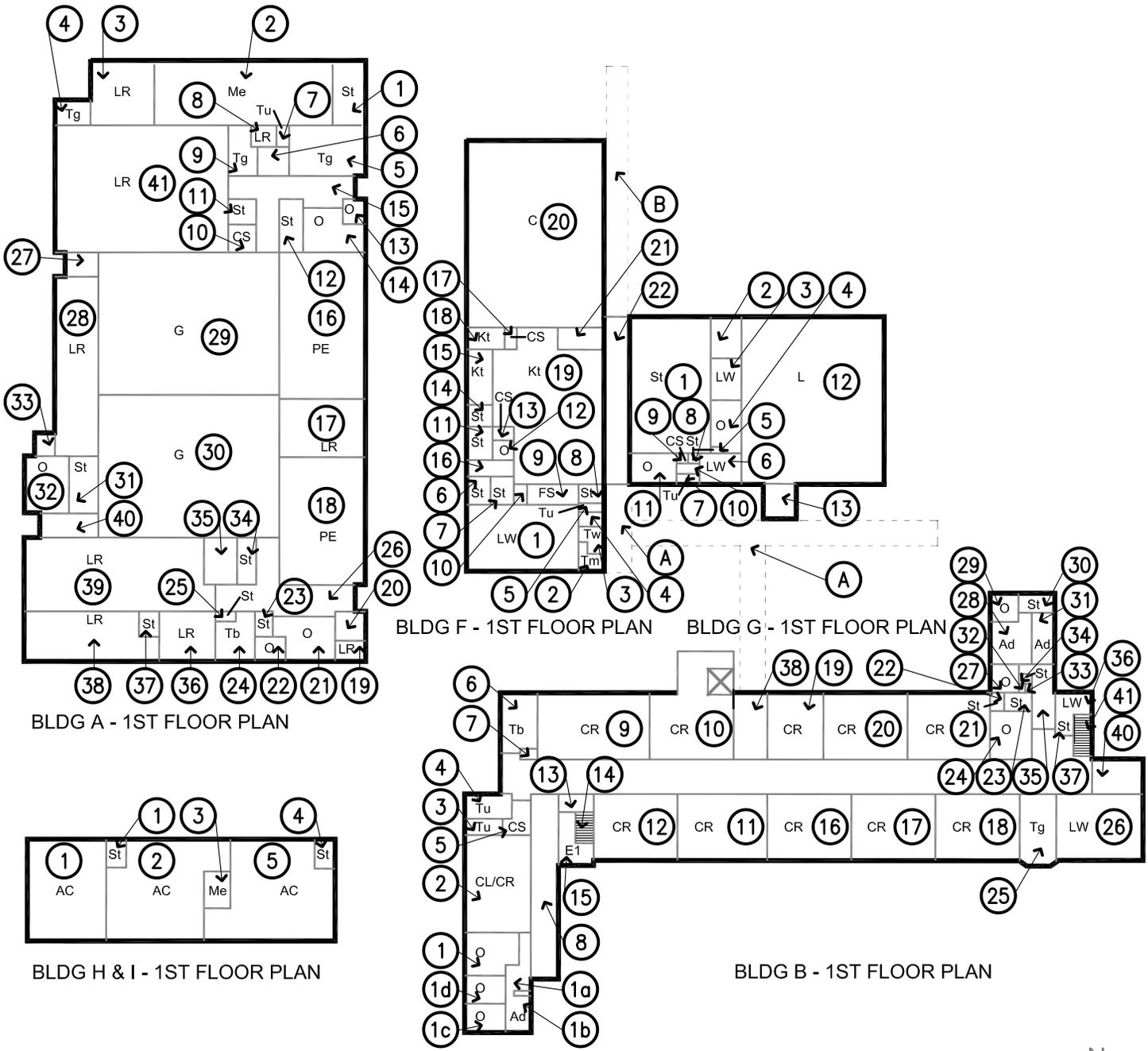
**Exhibit G** – Allocation, Fees, and Payment Schedule [see below]

[Exhibit H](#) – Sample Facilities Use Agreement

[Exhibit I](#) – Multi-Site Resolution

# Exhibit A



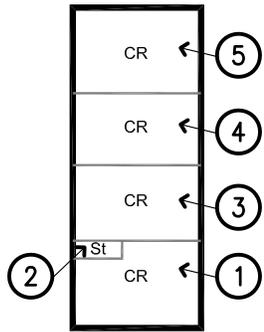


**BLDG A, B, F, G, H, I - 1ST FLOOR PLAN**  
**301 - CASTLEMONT COMMUNITY OF**  
**SMALL SCHOOLS**  
 8601 MACARTHUR BOULEVARD, OAKLAND, CA 94605

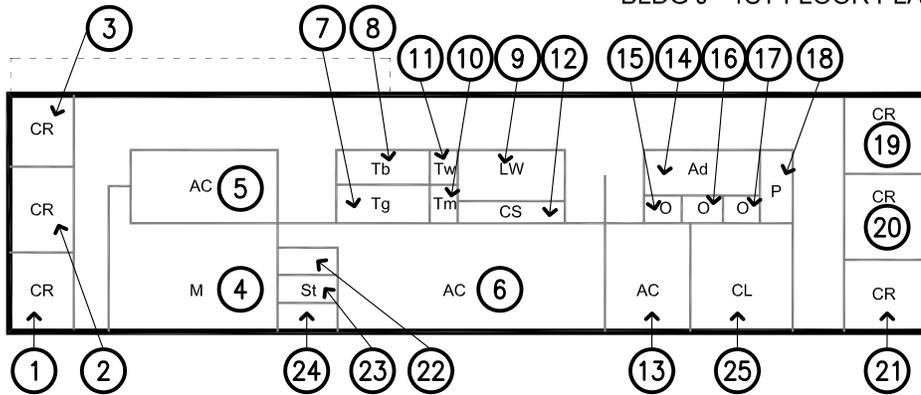


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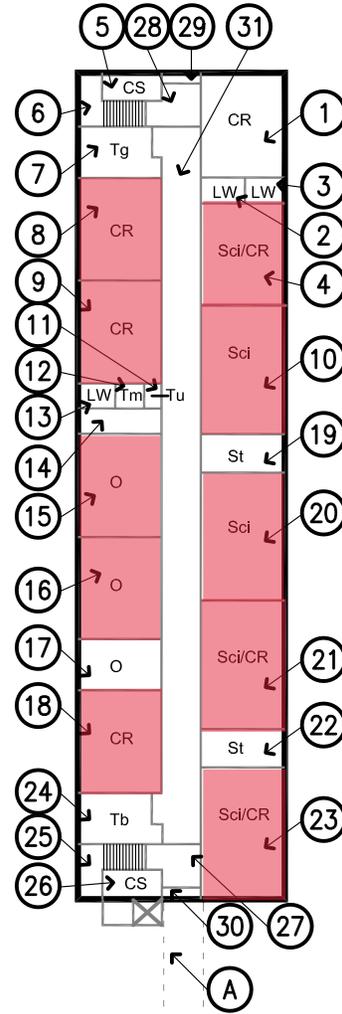
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BLDG J - 1ST FLOOR PLAN

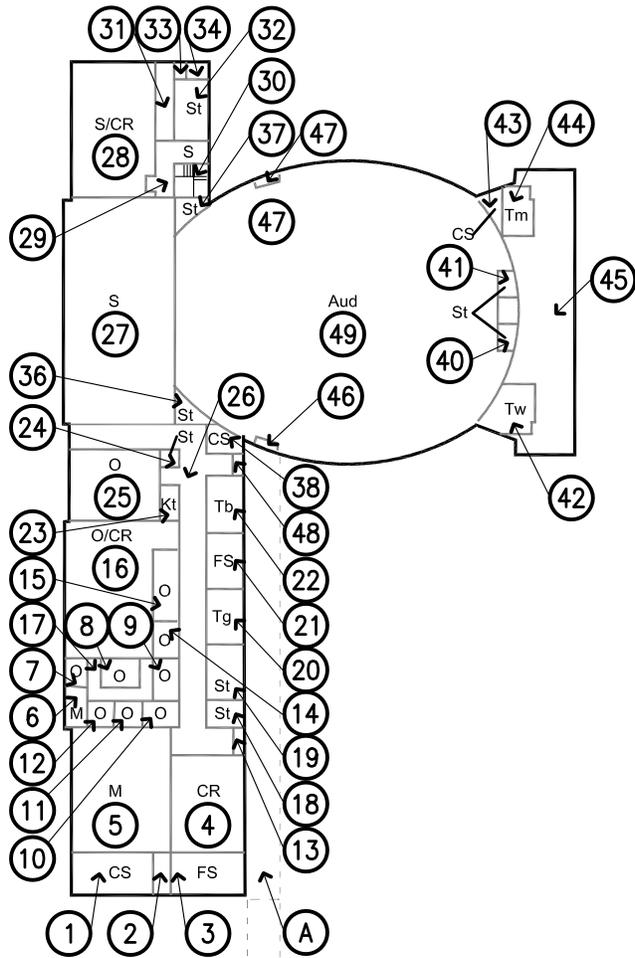


BLDG K - 1ST FLOOR PLAN

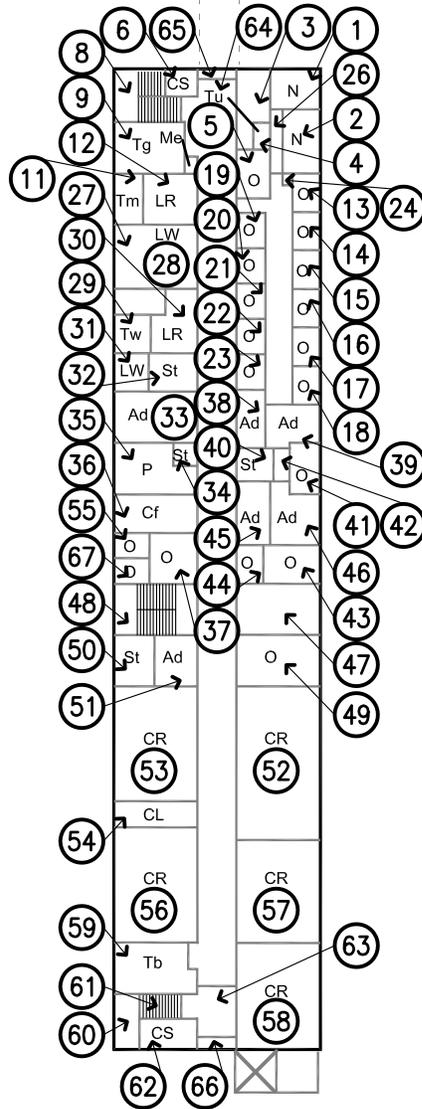


BLDG D - 1ST FLOOR PLAN



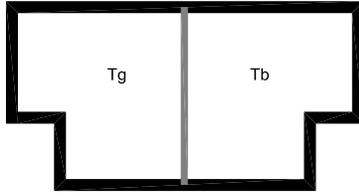


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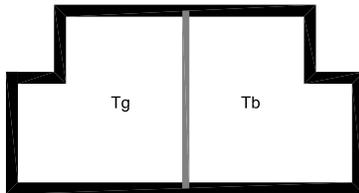


BLDG C - 1ST FLOOR PLAN



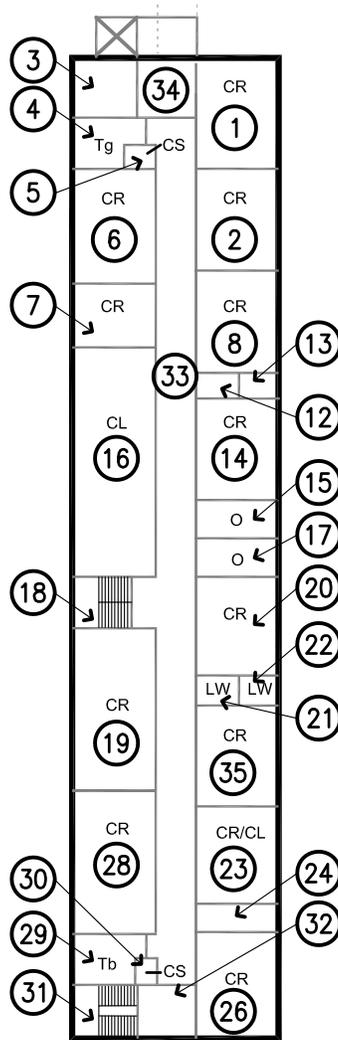


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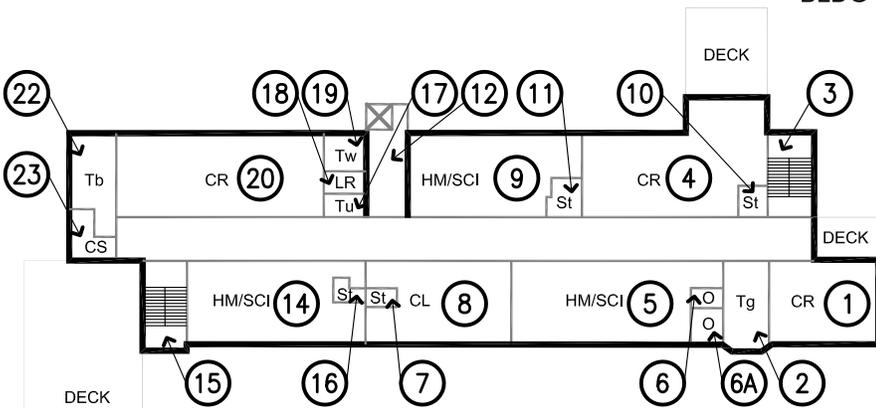


BLDG L - 1ST FLOOR PLAN



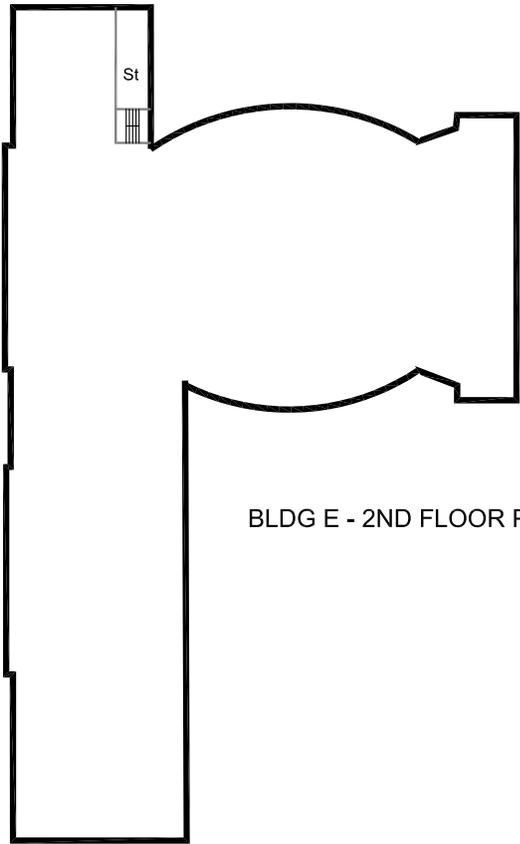


BLDG C - 2ND FLOOR PLAN

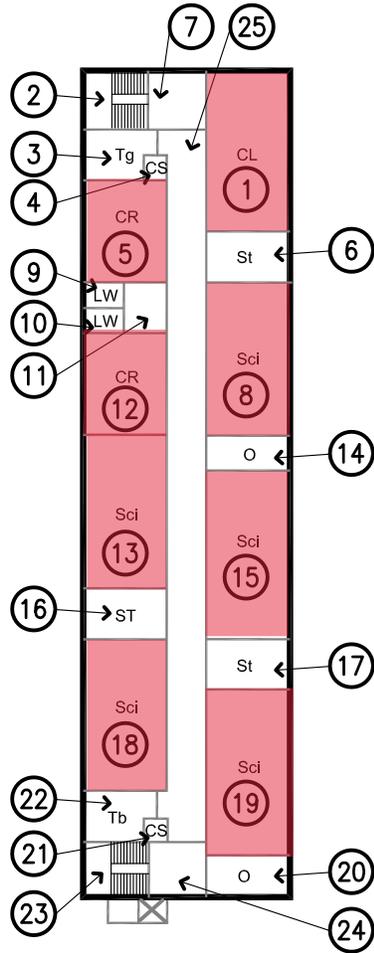


BLDG B - 2ND FLOOR PLAN



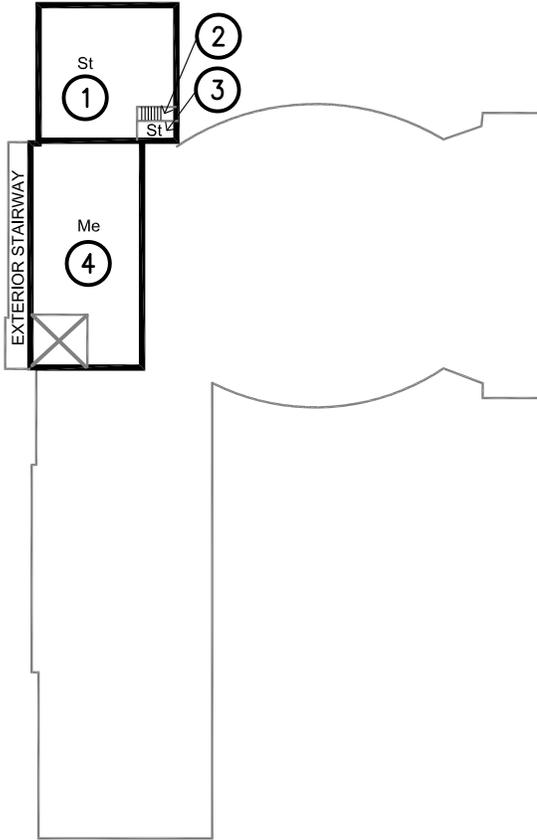


BLDG E - 2ND FLOOR PLAN

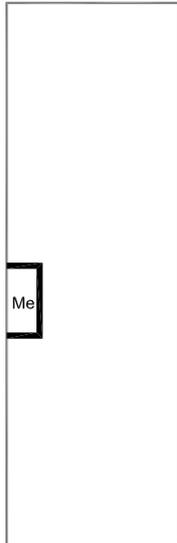


BLDG D - 2ND FLOOR PLAN



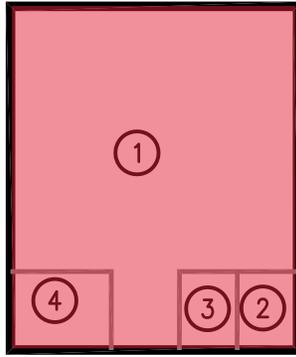


BLDG E - BASEMENT FLOOR PLAN

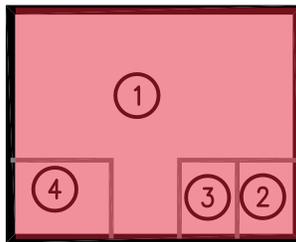


BLDG F - BASEMENT FLOOR PLAN

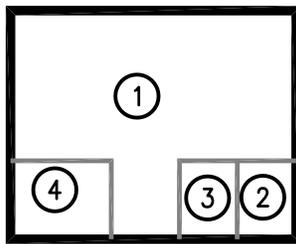




BLDG P1 - 1ST FLOOR PLAN



BLDG P2 - 1ST FLOOR PLAN



BLDG P3 - 1ST FLOOR PLAN



# Exhibit G

## Allocation, Fees, & Payment Schedule\*

Contract Term (Fiscal Year):	2019-20
Charter School Name:	<b>LPS Oakland R &amp; D</b>
Site Name:	<b>Castlemont Campus</b>
Address:	8601 Macarthur Blvd, Oakland, CA
<b>SPACE ALLOCATION</b>	
Exclusive Use Space (sqft)	34,065
+ Proportion of Shared Space (sqft)	11,551
<b>Total Space Allocation at Site (sqft)**</b>	<b>45,616</b>
<b>FACILITY USE FEE</b>	
Total Space Allocation at Site (sqft)	45,616
x Facility Fee Sqft Rate	\$5.71
<b>Facility Use Fee</b>	<b>\$260,467.36</b>
<b>UTILITIES FEE</b>	
Projected Charter School ADA at Site***	460.00
÷ Projected Total Site ADA	1273.22
<b>Charter School Percent of Site Use</b>	<b>36.13%</b>
<b>PAYMENT SCHEDULE</b>	
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.