



OFFICE OF CHARTER SCHOOLS

January 31, 2020

Krishna Feeney
Urban Montessori
5228 Brann St
Oakland, CA 94619

Re: Proposition 39 Facilities Request for 2020-21
Preliminary Offer of Facilities, 2021-21

Dear Krishna Feeney:

The Oakland Unified School District (“OUSD” or “District”) makes this Preliminary Offer of Facilities to Urban Montessori (“Charter School”) for the 2020-21 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 (“Proposition 39”).¹

A. 2020-21 PRELIMINARY OFFER TO THE CHARTER SCHOOL

The District’s allocation of space is based on a projected in-District Average Daily Attendance (“ADA”) of **351.32**.

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

Tilden/John Swett
4551 Steele St, Oakland, CA 94619

This preliminary offer for the Tilden/John Swett campus is contingent on the termination of the existing Facilities Use Agreement (“FUA”) with Roses in Concrete Charter School for this school site. The FUA will be terminated if Roses in Concrete Charter School is non-renewed for the charter term beginning with the 2020-21 school year, which would be determined after Roses in Concrete Charter School has exhausted all appeals subject to the nonrenewal of its charter. At the time of this preliminary offer, the Alameda County Office of Education’s (ACOE) renewal appeal decision for the school is pending.

If Roses in Concrete’s renewal appeal continues to be pending as of March 15, 2020, the District will release a different Preliminary Offer to Urban Montessori.

The Charter School’s allocation of space is summarized in section C below.

B. COMPARISON GROUP

The Charter School’s facilities space entitlement is based on space provided to students at a set of District-operated comparison schools.² The District must first identify the high school attendance area in which the largest number of in-District charter school students reside, which for the Charter School is the

¹ Cal. Ed. Code § 47614; Cal. Admin. Code, title 5, §§ 11969.1, *et seq.*

²² Cal. Admin. Code, title 5, § 11969.3



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Castlemont/CCPA/Madison Upper attendance area. Details about the determination of the Charter School’s high school attendance area can be found in Table 1 below.

Table 1: High School Attendance Area

High School Attendance Area	# of Students
Castlemont/CCPA/Madison Upper	83
Fremont	79
Skyline	70
Oakland Tech	62
Oakland High	25
McClymonds	12

The District then identified “the 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.”³ Using the methodology in the regulations, the District determined that the comparison group schools for the Charter School are as follows:

- **TK-5:** ACORN Woodland ES, Brookfield, Burckhalter ES, Community United ES, East Oakland Pride, EnCompass Academy, Esperanza ES, Fred T. Korematsu, Futures ES, Greenleaf, Howard ES, Madison Park Academy TK-5, Markham ES, New Highland Academy, Parker ES, Reach Academy, RISE
- **6-8:** Coliseum College Prep Academy, Elmhurst United MS, Frick, Greenleaf, Madison Park Academy 6-12, Parker

C. 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.⁴

With respect to “capacity”, the District allocates facilities to the Charter School that are reasonably equivalent to the comparison group in the categories of facilities listed below:

- Ratio of teaching stations (classrooms) to average daily attendance (“ADA”)
- Specialized classroom space if such facilities are available to the district comparison group (e.g., science laboratories)
- Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space)

C1. Capacity - Exclusive-Use Classrooms (Non-Specialized)

C1a. Classroom Entitlement

The District has determined the number of classrooms (excluding specialized classroom space) the Charter School is entitled to based on the number of classrooms (non-specialized) “provided to” District students at the comparison group schools.

³ Cal. Admin. Code tit. 5, § 11969.3(a)(2)

⁴ Cal. Admin. Code tit. 5, §11969.3(c)



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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.”⁵ 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 data that was provided by a contracted third party vendor (MKThink) to OUSD. That inventory is provided as Exhibit C.

Based on the number of classrooms (non-specialized) “provided to” District students at the comparison group schools, the District determined the ADA-to-classroom ratio at the comparison group schools as 16.82 per classroom for grades TK-5 and 17.76 per classroom for grades 6-8, as demonstrated in the tables below.

Table 2a: Classroom Entitlement Calculation for Grades TK-5

Comparison School(s) Serving TK-5			
High School Attendance Area: CASTLEMONT/CCPA/MADISON UPPER			
School Name	Projected ADA (Non-SDC)	Classrooms Provided (Non-Specialized)	ADA per Classroom
ACORN Woodland ES	268.69	12.00	22.39
Brookfield	154.95	21.00	7.38
Burckhalter ES	172.29	13.00	13.25
Community United ES	288.75	17.00	16.99
East Oakland Pride	305.04	14.00	21.79
EnCompass Academy	314.88	15.00	20.99
Esperanza ES	364.50	22.00	16.57
Fred T. Korematsu	180.75	9.00	20.08
Futures ES	297.71	18.00	16.54
Greenleaf	610.50	30.00	20.35
Howard ES	128.60	17.00	7.56
Madison Park Academy TK-5	235.49	17.00	13.85
Markham ES	276.03	16.00	17.25
New Highland Academy	320.78	21.00	15.28
Parker ES	227.97	19.00	12.00
Reach Academy	380.02	18.00	21.11
RISE	201.10	14.00	14.36
A. Average Entitlement Ratio (ADA per Classroom):			16.34
B. Charter School's Projected TK-5 ADA:			301.64

⁵ Cal. Admin. Code tit. 2, s 1859.30



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Number of TK-5 classrooms charter is entitled to: (Row B / Row A)	18.46
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Table 2b: Classroom Entitlement Calculation for Grades 6-8

Comparison School(s) Serving 6-8			
High School Attendance Area: CASTLEMONT/CCPA/MADISON UPPER			
School Name	Projected ADA (Non-SDC)	Classrooms Provided (Non-Specialized)	ADA per Classroom
Coliseum College Prep Academy	564.77	30.00	18.83
Elmhurst United MS	637.33	32.00	19.92
Frick	291.11	17.00	17.12
Greenleaf	610.50	30.00	20.35
Madison Park Academy 6-12	678.11	37.00	18.33
Parker ES	227.97	19.00	12.00
A. Average Entitlement Ratio (ADA per Classroom):			17.76
B. Charter School's Projected Gr. 6-8 ADA:			49.68
Number of Gr. 6-8 classrooms charter is entitled to: (Row B / Row A)			2.80

Table 3: Total Classroom Entitlement Summary by Grade Span

Grade Span	Classroom Entitlement
TK-5	18.46
6-8	2.80
9-12	0.00
Total	21.26

The District's calculation of the Charter School's classroom entitlement shows that the Charter School is entitled to an allocation of 22 (rounded up from 21.26) classrooms.

C1b. Classroom Allocation

The Charter School's allocation of exclusive-use classrooms is summarized in Table 4 and Table 5 below. The location of the exclusive-use classrooms 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 exclusive-use space to which the Charter School is entitled, including the number of allocated classrooms, may change slightly in the Final Offer, which will be based on the District's final enrollment projections.



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Table 4: Exclusive-Use Classroom (Non-Specialized) Allocation Summary

School Site	Total Classrooms
Tilden/John Swett	22
Total	22

Table 5: Exclusive-Use Classroom Allocation

School Site	Room # (See location on Exhibit A)
Tilden/John Swett	8
Tilden/John Swett	9
Tilden/John Swett	10
Tilden/John Swett	11
Tilden/John Swett	PPA
Tilden/John Swett	PPB
Tilden/John Swett	PPC
Tilden/John Swett	PPD
Tilden/John Swett	PPE
Tilden/John Swett	PPF
Tilden/John Swett	PPG
Tilden/John Swett	PPH
Tilden/John Swett	PPI
Tilden/John Swett	PPJ
Tilden/John Swett	P08
Tilden/John Swett	P09
Tilden/John Swett	P10
Tilden/John Swett	P13
Tilden/John Swett	P14
Tilden/John Swett	P15
Tilden/John Swett	P16
Tilden/John Swett	P17

C2. Capacity – Specialized Classroom Space

The Proposition 39 regulations⁶ require access to specialized classroom space based on three factors:

1. The grade levels of the charter school’s in-District students;
2. The charter school’s total in-District classroom ADA; and
3. The per-student amount of specialized classroom space in the comparison group schools.

Specialized Classroom Space (SCS) has been divided into three categories: Science, Art and Technology.

C2a. Specialized Classroom Space Entitlement

The District has determined the amount of Specialized Classroom Space (SCS) the Charter School is entitled to access based on the amount of SCS provided to District students at the comparison group schools. From that list, the District determined the SCS sqft-to-ADA ratios at the comparison schools as demonstrated in the tables below.

⁶ Cal. Admin. Code title 5, § 11969.3(b)(2)



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Table 6a: SCS Entitlement Calculation for Grades TK-5

Comparison School(s) Serving TK-5				
High School Attendance Area: CASTLEMONT/CCPA/MADISON UPPER				
School Name	Projected ADA (Non-SDC)	Specialized Classroom Space Provided (sqft)/ADA		
		Arts Specialized Classroom Space Provided (sq ft)	Science Specialized Classroom Space Provided (sq ft)	Tech Specialized Classroom Space Provided (sq ft)
ACORN Woodland ES	268.69	0	3.22	0
Brookfield	154.95	0	7.45	4.47
Burckhalter ES	172.29	0	0	5.15
Community United ES	288.75	0	0	0
East Oakland Pride	305.04	2.45	3.17	0
EnCompass Academy	314.88	2.15	2.74	0
Esperanza ES	364.50	0	0	2.11
Fred T. Korematsu	180.75	4.26	0	0
Futures ES	297.71	0	0	0
Greenleaf	610.50	0	0	0
Howard ES	128.60	0	6.54	6.54
Madison Park Academy TK-5	235.49	0	0	0
Markham ES	276.03	3.42	3.08	3.00
New Highland Academy	320.78	2.90	0	0
Parker ES	227.97	0	0	3.63
Reach Academy	380.02	0	2.20	2.44
RISE	201.10	0	3.90	0
Average Entitlement Ratio (sqft/ADA):		0.89	1.90	1.61
Charter School's Projected TK-5 ADA:		301.64	301.64	301.64
TK-5 specialized classroom space (sq ft) charter is entitled to:		269.38	573.30	485.32

Table 6b: SCS Entitlement Calculation for Grades 6-8

Comparison School(s) Serving 6-8				
High School Attendance Area: CASTLEMONT/CCPA/MADISON UPPER				
School Name	Projected ADA (Non-SDC)	Specialized Classroom Space Provided (sqft)/ADA		
		Arts Specialized Classroom Space Provided (sq ft)	Science Specialized Classroom Space Provided (sq ft)	Tech Specialized Classroom Space Provided (sq ft)
Coliseum College Prep Academy	564.77	3.38	17.46	3.07
Elmhurst United MS	637.33	2.87	4.07	0
Frick	291.11	7.50	22.53	3.55
Greenleaf	610.50	0	0	0



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Madison Park Academy 6-12	678.11	5.62	4.49	0
Parker ES	227.97	0	0	3.63
Average Entitlement Ratio (sqft/ADA):		3.23	8.09	1.71
Charter School's Projected Gr. 6-8 ADA:		49.68	49.68	49.68
Gr. 6-8 specialized classroom space (sq ft) charter is entitled to:		160.41	402.00	84.88

The District’s calculation of the Charter School’s SCS entitlement shows that the Charter School is entitled to access to approximately 1,975 sq ft of SCS (comprised of approximately 430 sqft of Arts SCS, 975 sqft of Science SCS, and 570 sqft of Technology SCS).

C2b. Specialized Classroom Space Allocation

The amount of SCS available on the offered school site is summarized in Table 7 below. As detailed above, the Charter School is entitled to access approximately 1,975 sq ft of SCS. Although no separately-designated SCS is being allocated because none exists at the offer site, this site is both in the geographic area that the Charter School requested and the Charter School would be the only school on the site. Detailed data related to the specific SCS present at District sites is provided in Exhibit C.

Table 7: Specialized Classroom Space (SCS) Existing at the Offer Site

School Site	Arts SCS (sq ft)	Science SCS (sq ft)	Tech SCS (sq ft)	Total SCS (sq ft)
Tilden/John Swett	0	0	0	0

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.⁷ A supplemental table showing the calculation of non-classroom space at District sites is linked as Exhibit E.

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

Comparison School(s) Serving TK-5 and 6-8				
High School Attendance Area: Castlemont/CCPA/Madison Upper				
School Name	Projected ADA (Non-SDC)	Interior NCS (sq ft)*/ADA	Exterior NCS (sq ft)*/ADA	Total NCS (sq ft)/ADA
ACORN Woodland ES	268.69	60.52	573.36	633.88
Brookfield	154.95	125.97	1,441.26	1,567.22
Burckhalter ES	172.29	128.19	568.84	697.03
Community United ES	288.75	63.02	392.52	455.54

⁷ Cal. Admin. Code title 5, § 11969.3(b)(3).



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East Oakland Pride	305.04	62.04	770.62	832.66
EnCompass Academy	314.88	62.12	588.49	650.61
Esperanza ES	364.50	41.35	587.41	628.76
Fred T. Korematsu	180.75	46.89	666.15	713.04
Futures ES	297.71	62.87	391.62	454.49
Greenleaf	610.50	41.67	171.16	212.83
Howard ES	128.60	125.21	2,123.85	2,249.06
Madison Park Academy TK-5	235.49	81.86	667.28	749.15
Markham ES	276.03	50.39	208.78	259.16
New Highland Academy	320.78	41.89	275.69	317.57
Parker ES	227.97	133.37	439.66	573.03
Reach Academy	380.02	37.00	186.45	223.45
RISE	201.10	42.32	278.56	320.88
Coliseum College Prep Academy	564.77	104.52	362.88	467.40
Elmhurst United MS	637.33	100.57	549.61	650.18
Frick	291.11	186.25	796.53	982.77
Madison Park Academy 6-12	678.11	77.99	844.46	922.45
Average Entitlement Ratio (sqft/ADA):		79.81	613.58	693.39
Charter School's Projected ADA:		351.32	351.32	351.32
NCS (sq ft) charter is entitled to:		28,039	215,563	243,601

*NCS allocated proportionally based on site enrollment. NCS added together across sites if multi-sited

C3b. Non-Classroom Space Allocation

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

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

School Site	Projected Charter ADA at Site Charter School	Total Site NCS	Charter School NCS Allocation		
			Interior	Exterior	Total
Tilden/John Swett	351.32	239,353*	12,180	227,173	239,353

*Excludes buildings on site that are currently unusable and in disrepair

Table 10 below summarizes the Charter School's non-classroom space sqft/ADA allocation at the site(s) offered, compared to the non-classroom space sqft/ADA ratios to which the Charter School is entitled.



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

Offer Site	Charter Proportion of Projected Site ADA	Interior NCS Allocation (sq ft)	Exterior NCS Allocation (sq ft)	Total NCS Allocation (sqft)	Charter Projected In-District ADA	NCS Sqft/ADA
Tilden/John Swett	100.0%	12,180	227,173	239,353	351.32	681.30
Entitlement Average Based on Comparison School Group						693.39

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 allocated NCS sq ft/ADA is similar to its comparison school average.

The District also will offer the Charter School reasonably equivalent furnishings and equipment for 351.32 ADA.

C4. Condition

With respect to “condition”, the District allocates facilities to the Charter School that are comparable to the comparison group considering the characteristics outlined in Table 11 below.

Table 11: Facility Characteristics to Determine Reasonable Equivalence of Condition

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)



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The District has evaluated the offered site(s) 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 B.

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.

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 similar to the comparison school group on overall condition. The site acreage, FCI, and EAS of the offered site are similar to the comparison school average. 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 12: School Site Condition Analysis, Comparison Sites vs Offer Site(s)

School Name	School Site Size (acreage)	Facilities Condition Index*	Educational Adequacy Score**
ACORN Woodland ES	8.45	8%	56.60
Brookfield	9.52	24%	51.10
Burckhalter ES	2.34	57%	49.60
Community United ES	5.93	56%	45.80
East Oakland Pride	8.56	44%	56.20
EnCompass Academy	8.45	8%	56.60
Esperanza ES	8.22	10%	59.00
Fred T. Korematsu	8.22	10%	59.00
Futures ES	5.93	56%	45.80
Greenleaf	2.67	39%	N/A
Howard ES	6.64	34%	49.50
Madison Park Academy TK-5	4.05	64%	45.20
Markham ES	2.74	43%	49.40
New Highland Academy	3.82	31%	49.30
Parker ES	2.62	66%	45.40



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Reach Academy	4.62	20%	56.20
RISE	3.82	31%	49.30
Comparison School Average	6.00	39%	51.26
Offer Site: Tilden/John Swett	5.68	37%	45.40

* A higher FCI is indicative of a lower quality condition.

** A higher EAS score is indicative of a higher level of educational adequacy.

D. DIFFERENCES BETWEEN FACILITIES REQUEST AND PRELIMINARY OFFER

The District identifies any differences between this Preliminary Offer and the Charter School’s Request for Facilities:⁸

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 its “strong, first preference would be to be located in a single, contiguous site that is centrally located and easily accessible to 580.”

The District provided the Charter School a Preliminary Offer that includes space at the Tilden/John Swett site, which is in close vicinity to the Charter School’s current locations, would grant the Charter School exclusive access to a site, and is located in the Charter School’s area of geographic preference in relation to Interstate 580.

E. 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 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.

F2. Overallocation Fee

In the event that the District overallocates facilities to a charter school based on the charter school’s overprojection of ADA for a school year, the Charter School will incur an overallocation penalty.

Space is considered overallocated⁹ if:

1. The Charter School’s actual in-District classroom ADA is less than the projection upon which the facility allocation was based; and
2. The difference is greater than or equal to either (a) 25 ADA, or (b) 10% of projected in-District classroom ADA, whichever is greater.

The penalty for overallocation is calculated as follows:

⁸ Per Cal. Admin. Code, title 5, §11969.9(f)

⁹ Cal. Admin. Code tit. 5, § 11969.8



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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.

F. CONCLUSION:

The Charter School has until March 1, 2020 to deliver a response to this letter to charteroffice@ousd.org. Please do not mail or hand deliver a response to this letter.

As detailed above, the District will release a different Preliminary Offer to Urban Montessori if Roses in Concrete Charter School's renewal appeal has been approved or continues to be pending as of March 15, 2020.

A Final Offer of Facilities will be provided to the Charter School by April 1, 2020. 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.

Sincerely,

Kelly Krag-Arnold
Policy Specialist, Office of Charter Schools

Sonali Murarka
Director, Office of Charter Schools



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Proposition 39 Preliminary Offer Exhibits

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

[Exhibit B](#) – Facilities Condition Data

[Exhibit C](#) – Classroom and Specialized Classroom Space Inventory

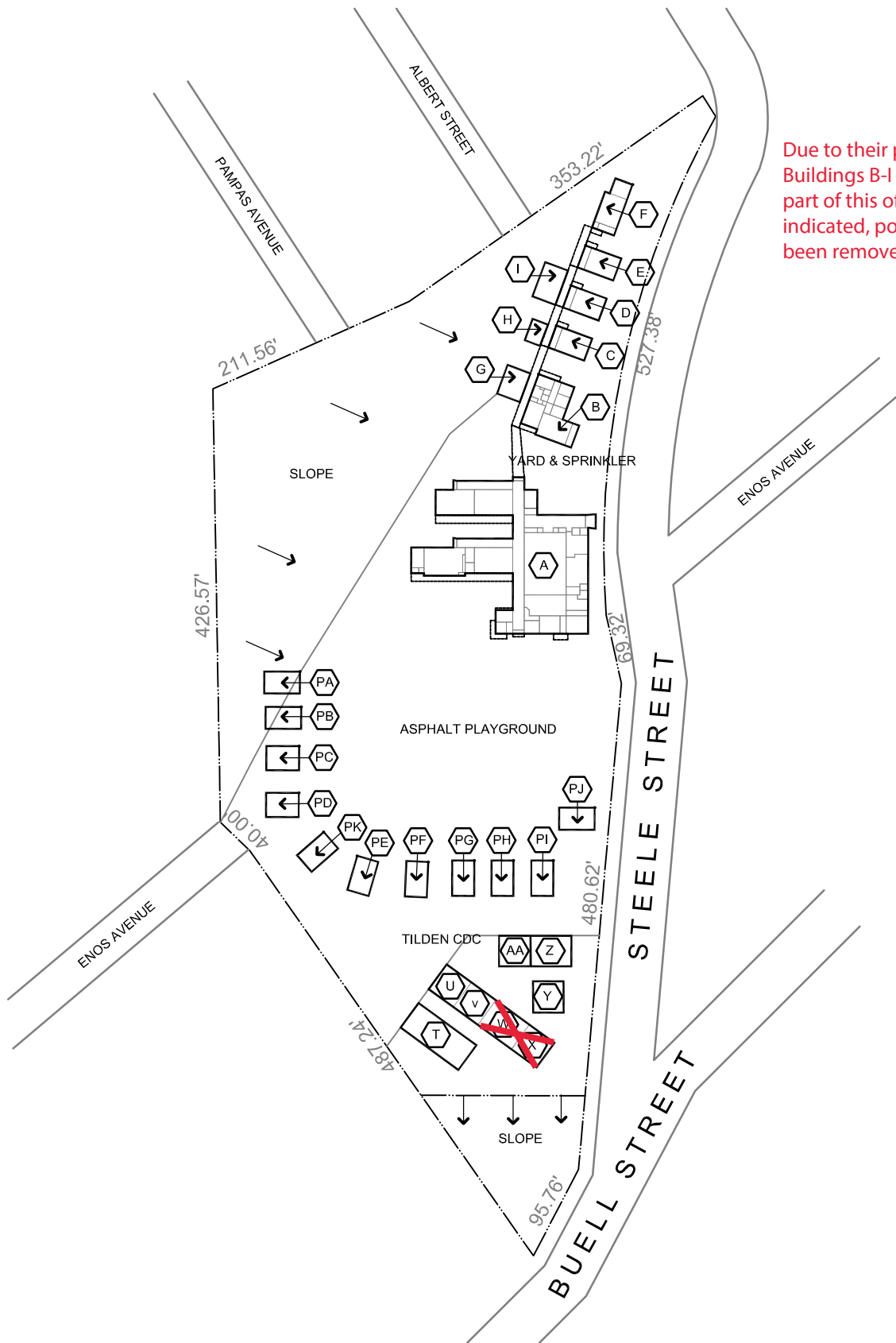
[Exhibit D](#) – Form SAB 50-02

[Exhibit E](#) – Calculation of Non-Classroom Space Entitlement

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

Exhibit G – Fees and Payment Schedule [see below]

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



Due to their poor condition, Buildings B-I are not included as part of this offer. Additionally, as indicated, portables W & X have been removed.



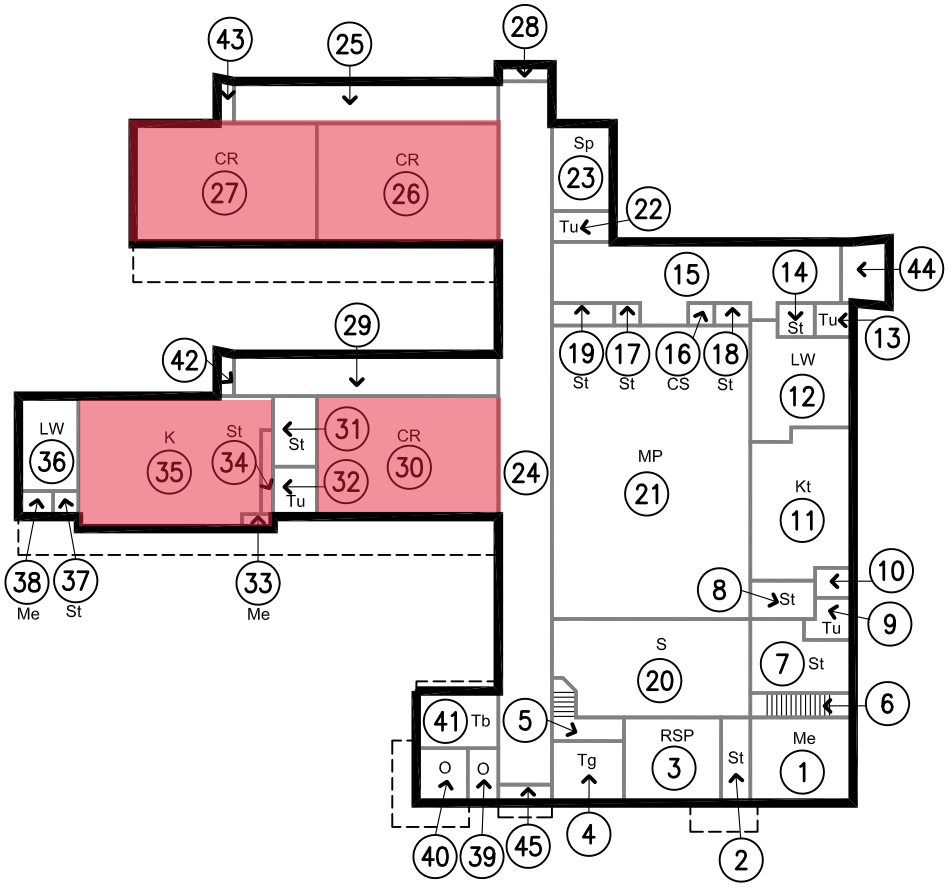
SITE PLAN

156 - JOHN SWETT ELEMENTARY SCHOOL
 4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=150'-0"



BLDG A - 1ST FLOOR PLAN

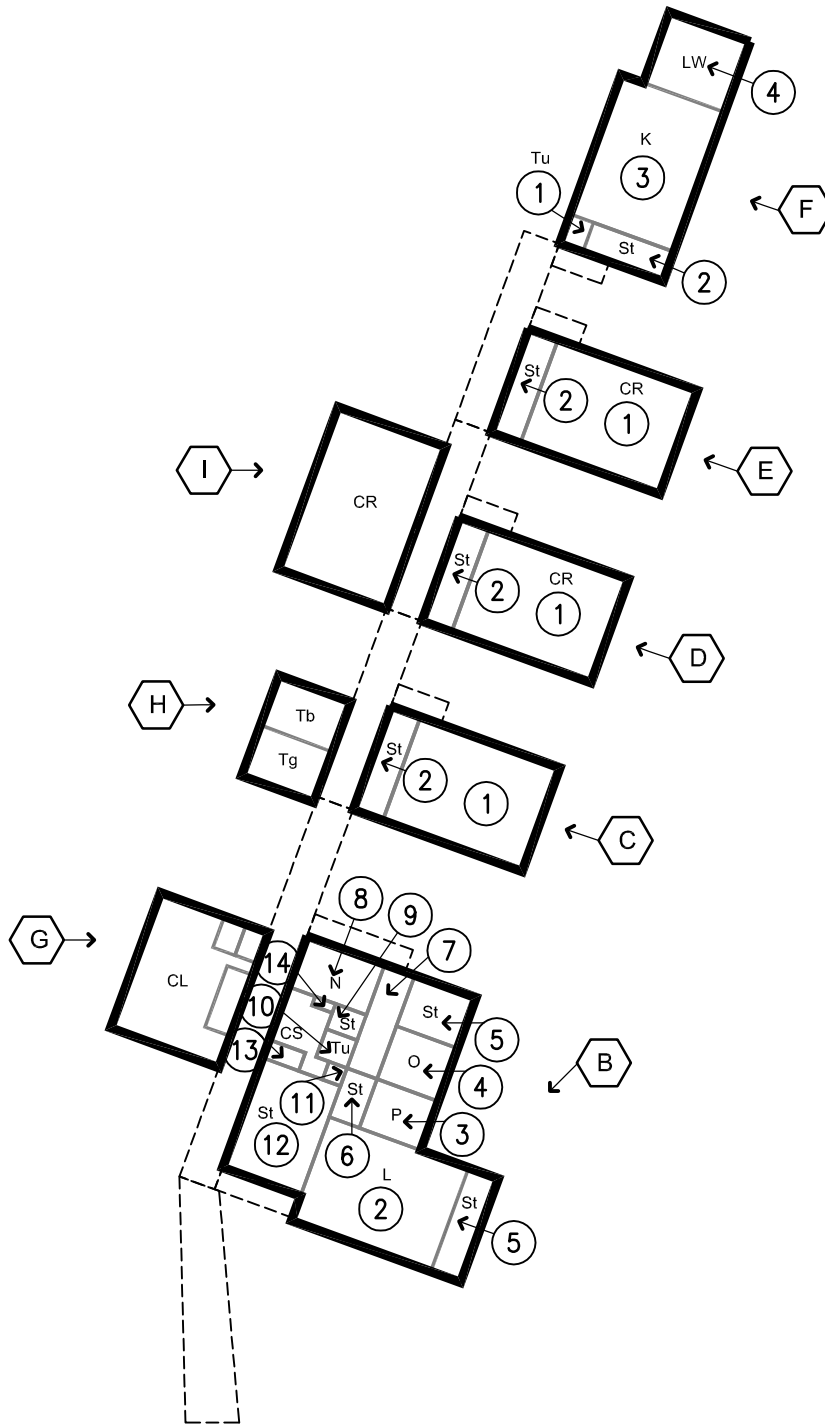


BLDG A - 1ST FLOOR PLAN
 156 - JOHN SWETT ELEMENTARY SCHOOL
 4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=40'-0"



BLDG B-I - 1ST FLOOR PLAN



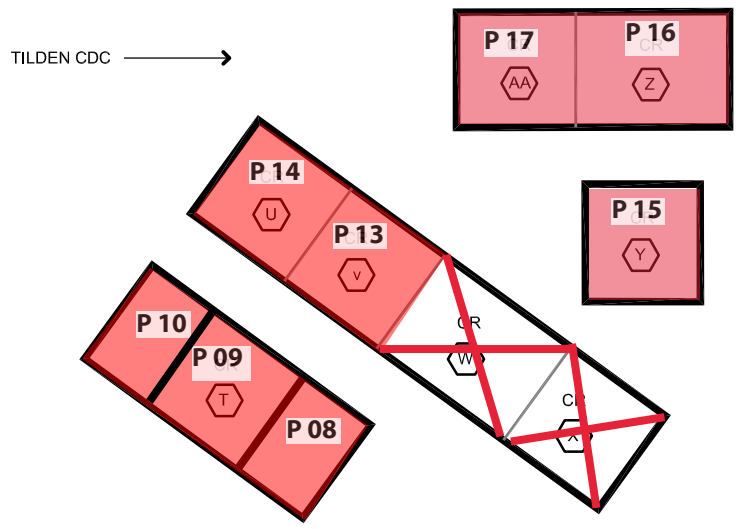
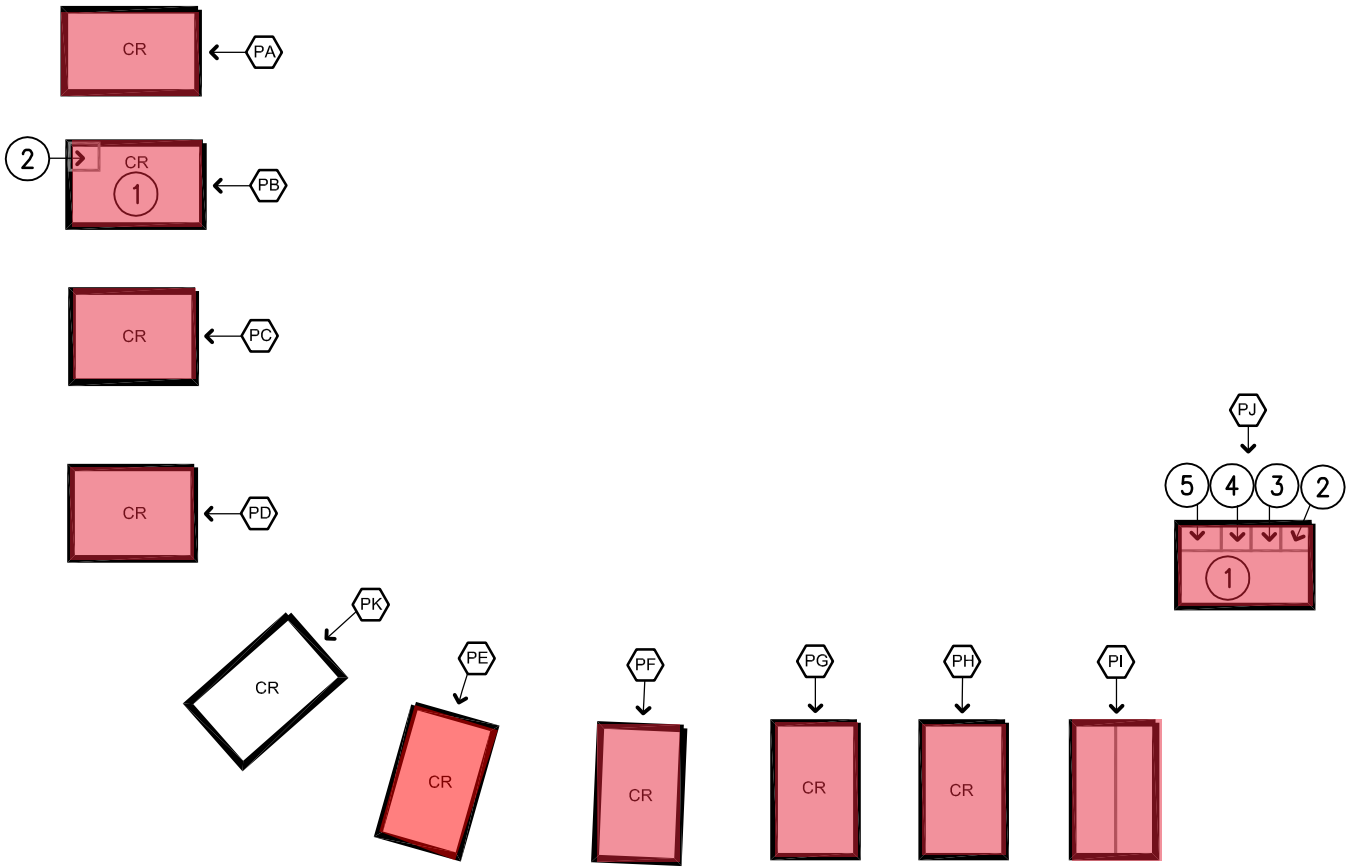
BLDG B-I - 1ST FLOOR PLAN

156 - JOHN SWETT ELEMENTARY SCHOOL
 4551 STEELE STREET, OAKLAND, CA 94619-2743



Date: 1/18/2013

Scale: 1"=40'-0"



BLDG PORT A-J & CDC - 1ST FLOOR PLAN

Exhibit G

Fees and Payment Schedule

Contract Term (Fiscal Year):	2020-21
Charter School Name:	Urban Montessori Charter School
Site Name:	John Swett Campus
Address:	4551 Steele St, Oakland, CA 94619
SPACE ALLOCATION	
Exclusive Use Space (sqft)	29,698
+ Proportion of Shared Space (sqft)	0
Total Space Allocation at Site (sqft)*	29,698
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	29,698
x Facility Fee Sqft Rate	\$4.94
Facility Use Fee	\$146,708.12
UTILITIES FEE	
Projected Charter School Enrollment at Site**	396.00
÷ Projected Total Enrollment at Site	396.00
Charter School Percent of Site Use	100.00%
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	100.00%
x Number of Custodial FTE at Site	2.0
x Custodial Services FTE Rate***	\$75,599
Custodial Services Fee	\$151,198.00
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 shown is the projected rate for 2019-20 and will be updated in final offer letters.