**OFFICE OF CHARTER SCHOOLS**

OAKLAND UNIFIED SCHOOL DISTRICT
*Community Schools, Thriving Students*

February 1, 2018

Suzanne Howard
Aspire College Academy
1001 22nd Avenue, Suite 100
Oakland, CA 94606

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

Dear Suzanne Howard:

Oakland Unified School District ("District") makes this Preliminary Offer of Facilities to **Aspire College Academy** ("Charter School") for the 2018-2019 school year.

The District has carefully considered the Charter School's request for facilities under the criteria set forth in Proposition 39 and its implementing regulations. (Cal. Ed. Code § 47614; Cal. Admin. Code, title 5, §§ 11969.1, *et seq*.) This Preliminary Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5, §11969.9(f).

## A. Procedural History

The Charter School submitted a Request for Facilities under Proposition 39 pursuant to Cal. Admin. Code, title 5, § 11969.9(c) on or before November 1, 2017. The Charter School's Request for Facilities was based upon a projected in-District ADA of **248.93**.

## B. 2018-2019 Preliminary Offer to the Charter School

Education Code § 47614 and its implementing regulations only obligate the District to offer space sufficient to accommodate the Charter School's in-District students. The District's allocation of space is therefore based on the Charter School's projected in-District ADA of **248.93**.

### 1. *Methodology*

Cal. Admin. Code, title 5, § 11969.3 governs the identification of the comparison group sites. Subsection (a)(1) states as follows:

Comparison Group:

> The standard for determining whether facilities are sufficient to accommodate charter school students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending public schools of the school district providing facilities shall be a comparison group of district-operated schools with similar grade levels. If none of the district-operated schools has grade levels similar to the charter school, then a contiguous facility within the meaning of subdivision (d) of section 11969.2 shall be an existing facility that is most consistent with the needs of students in the grade levels served at the charter school. The district is not obligated to pay for the modification of an existing school site to accommodate the charter school's grade level configuration.

Cal. Admin. Code, title 5, § 11969.3(a)(2) governs the determination of the comparison group schools for districts whose students live in high school attendance areas:

> The comparison group shall be the school district-operated schools with similar grade levels that serve students living in the high school attendance area, as defined in Education Code section 17070.15(b), in which the largest number of students of the charter school reside. The number of charter school students residing in a high school attendance area shall be determined using in-district classroom ADA projected for the fiscal year for which facilities are requested.

The District must first identify the high school attendance area in which the largest number of in-District Charter School students reside. Education Code §17070.15(b) defines "attendance area" as "the geographical area serving an existing high school and those junior high schools and elementary schools included therein." Based on the information provided in the Charter School's facilities request, the District has determined that the greatest number of Charter School students live within the **Castlemont/CCPA/Madison High School** attendance area.

**Table 1: High School Attendance Area**

| Grade Span | Attendance Area | # of Students | % of Students in Grade Span |
|---|---|---|---|
| TK-5 | **Castlemont/CCPA/Madison** | **233** | **83.8%** |
| | Outside of Oakland | 27 | 9.7% |
| | Fremont | 14 | 5.0% |
| | Skyline | 2 | 0.7% |
| | Oakland High | 2 | 0.7% |

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

- Acorn Woodland Elementary School, Brookfield Elementary School, Burckhalter Elementary School, Community United Elementary School, East Oakland Pride Elementary School, Encompass Academy, Esperanza Elementary School, Fred T. Korematsu Discovery Academy, Futures Elementary School, Howard Elementary School, Madison Park Academy Primary, Markham Elementary School, New Highland Academy, Reach Academy, Rise Community School, Greenleaf Elementary School, and Parker Elementary School

***2. Facilities Offered***:

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

**Grass Valley Elementary School**
**4720 Dunkirk Ave, Oakland, CA 94605**

**Highland Elementary School**
**8521 A Street, Oakland, CA 94621**

**Howard Elementary School**
**8755 Fontaine Street, Oakland, CA 94605**

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

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

| School Site | # of Teaching Stations/ Specialized Classrooms | Total Sqft |
|---|---|---|
| Grass Valley | 4 | 3,840 |
| Highland | 6 | 5,540 |
| Howard | 3 | 2,713 |
| **Total** | **13** | **12,093** |

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

| School Site | Room # (per MKThink site plan) | Sqft |
|---|---|---|
| Grass Valley | A-1-1 | 960 |

| | | |
|---|---|---|
| Grass Valley | E-1-1 | 960 |
| Grass Valley | F-1-1 | 960 |
| Grass Valley | I-1-1 | 960 |
| Highland | A-1-124 | 840 |
| Highland | D-1-41 | 940 |
| Highland | D-1-42 | 940 |
| Highland | D-1-43 | 940 |
| Highland | D-2-33 | 940 |
| Highland | D-2-35 | 940 |
| Howard | C-1-3 | 908 |
| Howard | C-1-4 | 908 |
| Howard | P5-1-1 | 897 |

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

| Site Name | Projected ADA at Site | | | Aspire CA Projected ADA as % of Total Site ADA | Total Site NTS | Aspire CA NTS Allocation | Shared NTS Allocation | |
|---|---|---|---|---|---|---|---|---|
| | District-Run | Other Charter | Aspire CA | | | | Interior | Exterior |
| Grass Valley | 246.39 | 0.00 | 76.59 | 23.71% | 208,057 | 49,340 | 3,941 | 45,398 |
| Highland | 551.28 | 0.00 | 114.89 | 17.25% | 130,094 | 22,437 | 3,785 | 18,651 |
| Howard | 182.69 | 37.53 | 57.45 | 20.69% | 269,011 | 55,656 | 3,331 | 52,325 |
| **Total** | **980.36** | **37.53** | **248.93** | **-** | **607,163** | **127,432** | **11,058** | **116,374** |

The Charter School's access to non-teaching space, which includes all non-classroom space (both in and outside of buildings and portables) at the site, is based upon the Charter School's per-student entitlement to each category of space at the comparison group schools, and calculated upon the proportion of in-district ADA to the total ADA at the Site. The specific allocation of specialized teaching space and non-teaching space to the Charter School is set forth in subsections 3(c) and 3(d) below.

**3. <u>Reasonable Equivalence Methodology</u>:**

In order to determine whether facilities are "reasonably equivalent," the District compares the proposed facilities to District-operated schools constituting the comparison group school. The District has considered capacity, condition, location, and other relevant factors, using as a point of

reference the comparison group schools identified above, to allocate a facility to the Charter School that meets Proposition 39 standards for "reasonable equivalence."

**a. Condition:**

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

| No. | Facility Characteristic – Capacity | Regulatory Authority |
|---|---|---|
| 1. | Ratio of teaching stations to average daily attendance ("ADA") | C.C.R., tit. 5, § 11969.3(b)(1) |
| 2. | Specialized classroom space if such facilities are available to the district comparison group (e.g., science laboratories) | C.C.R., tit. 5, § 11969.3(b)(2) |
| 3. | Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space) | C.C.R., tit. 5, § 11969.3(b)(3) |
| 4. | School site size | C.C.R., tit. 5, § 11969.3(c)(1)(A) |
| 5. | Condition of interior and exterior surfaces | C.C.R., tit. 5, § 11969.3(c)(1)(B) |
| 6. | Mechanical, plumbing, electrical, and fire alarm systems in condition and conformity to applicable law | C.C.R., tit. 5, § 11969.3(c)(1)(C) |
| 7. | Availability and condition of technology resources | C.C.R., tit. 5, § 11969.3(c)(1)(D) |
| 8. | Overall learning environment qualities (e.g., lighting, noise mitigation, and/or size for intended use) | C.C.R., tit. 5, § 11969.3(c)(1)(E) |
| 9. | Furnishings and equipment | C.C.R., tit. 5, § 11969.3(c)(1)(F) |
| 10. | Condition of athletic fields and/or play area space | C.C.R., tit. 5, § 11969.3(c)(1)(G) |

The District has also evaluated data on the condition of the facilities at the comparison school group based on site information available from the District's Asset Management and Facilities Master Plan. A summary of this analysis, found in the table below, shows that the site offered to the Charter School is reasonably equivalent to the comparison school group in every facility characteristic category. Additional information regarding each facility can be found in **Exhibit A.** Based on the data

available to the District, the District has concluded that the facilities offered to the Charter School meet the reasonable equivalence standards under the category of "condition."

**Table 3: School Site Condition Analysis**

| School/Site Type | | **Offer Site** | | | Comparison School Site | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| School/Site | | **Grass Valley** | **Highland** | **Howard** | Brookfield | Burckhalter | E. Morris Cox | Highland | Howard | Lockwood | Markham | Parker | Sobrante Park | Stonehurst | Webster | Whittier | Woodland |
| Size of Site (acres) | | **5.2** | **3.8** | **6.6** | 9.5 | 2.3 | 4.6 | 3.8 | 6.6 | 5.9 | 2.7 | 2.6 | 4.1 | 8.2 | 8.6 | 2.7 | 8.5 |
| Surfaces* | Physical Condition (Interior) | **E** | **E** | **G** | E | E | E | E | G | E | E | E | G | E | G | E | E |
| | Circulation & Wayfaring (Interior) | **E** | **E** | **E** | G | E | E | E | E | E | E | E | E | E | E | E | E |
| | Physical Condition (Exterior) | **E** | **E** | **E** | E | E | E | E | E | G | E | E | E | E | G | E | E |
| | Circulation & Wayfaring (Exterior) | **E** | **E** | **E** | G | E | E | E | E | E | E | E | E | E | G | G | E |
| Mechanical, plumbing, electrical, and fire alarm systems conformity with applicable codes | | **Y** | **Y** | **Y** | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Tech Infrastructure | | **Y** | **Y** | **Y** | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Safe Learning Environment | | **Y** | **Y** | **Y** | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Furnishings/Equipment | | **Y** | **Y** | **Y** | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Athletic Fields/Play Area Space | | **Y** | **Y** | **Y** | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |

* Each site plan included surface condition information for each individual building at the site. For sites with multiple buildings, these ratings were averaged, taking into consideration the relative size of each building to determine the overall site surface condition (E=Excellent, G=Good, F=Fair, P=Poor)

**b. <u>Teaching Stations</u>:**

With respect to teaching stations, Cal. Admin. Code title 5, § 11969.3(b)(1) states that "[f]acilities made available by a school district to a charter school shall be provided in the same ratio of teaching stations (classrooms) to ADA as those provided to students in the school district attending comparison group schools."

The District followed the methodology set forth by the Court in *California Charter Schools Assn. v. Los Angeles Unified School District* (2015) 60 Cal.4th 1221 in determining the teaching station allocation to the Charter School. The District consulted, in accordance with Cal. Admin. Code tit. 5, § 11969.3(b)(1), the "classroom inventory pursuant to Sections 1859.31 and 1859.32 … on the Form SAB 50-02." (See, Cal. Admin. Code tit. 2, s 1859.30.) A copy of Form SAB 50-02 is linked as **Exhibit B**. Although the Proposition 39 regulations require the District to reference the classroom inventory referenced on Form SAB 50-02, the District notes that Form SAB 50-02 lists the aggregate classroom inventory by grade range within each high school attendance area, without breaking down inventory by school. Therefore, the District has taken the additional step of creating an updated inventory of actual room utilization at each comparison group school. That inventory is linked as **Exhibit C**.

The District is permitted to evaluate the utilization of classrooms at the comparison group schools under *California Charter Schools Association*, supra, as the California Supreme Court held in that case that:

> According to the District, only classrooms in the inventory that are "provided to" noncharter public school K–12 students in the District must be counted. On this view, unbuilt classrooms, classrooms already used by charter schools, and classrooms dedicated to preschool, adult education, or other uses besides K–12 education are not "provided to" such K–12 students and thus need not be counted in determining the ADA/classroom ratio under section 11969.3(b)(1). [¶] We agree with this reading of section 11969.3(b)(1). (*Id.* at 1239.)

Therefore, the District not only met, but exceeded, the requirements for determining the teaching station-to-ADA ratio under Cal. Admin. Code tit. 5, § 11969.3(b)(1). The District went beyond the classroom inventory contained in Form SAB 50-02, and manually created an inventory of classroom utilization at each of the comparison group schools, to determine the number of classrooms "provided to" District students at the comparison group schools. From that list, the District determined the ADA to teaching station ratio at the comparison group school as **23.86 per teaching station**.

**Table 4: Comparison Group Schools Serving Grades TK-5 Located in High School Attendance Area**

| School | ADA Teaching Station Ratio |
|---|---|
| Acorn Woodland Elementary School | 22.38 |
| Brookfield Elementary School | 22.27 |
| Burckhalter Elementary School | 22.70 |
| Community United Elementary School | 23.00 |
| East Oakland Pride Elementary School | 25.23 |

| | |
|---|---|
| Encompass Academy | 25.38 |
| Esperanza Elementary School | 25.31 |
| Fred T. Korematsu Discovery Academy | 24.38 |
| Futures Elementary School | 24.58 |
| Howard Elementary School | 22.63 |
| Madison Park Academy Primary | 22.77 |
| Markham Elementary School | 24.07 |
| New Highland Academy | 25.21 |
| Reach Academy | 22.82 |
| Rise Community School | 24.30 |
| Greenleaf Elementary School | 24.74 |
| Parker Elementary School | 23.82 |
| **AVERAGE** | **23.86** |

Applying that ratio to the Charter School's projected ADA of **248.93**, the District determined that the Charter School was entitled to an allocation of **11 (rounded up from 10.43**) teaching stations.

**Table 5: Calculation of Exclusive Use General Education Classroom Allocation**

| Grade Span(s) | ADA (In-District) | Average ADA Teaching Station Ratio | General Education Classrooms *(ADA / Average ADA Teaching Station Ratio)* |
|---|---|---|---|
| K-5 | 248.93 | 23.86 | 11 (10.43) |

**c. Specialized Teaching Space:**

With respect to specialized teaching space, Cal. Admin. Code title 5, § 11969.3(b)(2) states as follows with respect to the allocation of specialized teaching space to Charter Schools:

> If the school district includes specialized classroom space, such as science laboratories, in its classroom inventory, the space allocation provided pursuant to paragraph (1) of subdivision (b) shall include a share of the specialized classroom space and/or a provision for access to reasonably equivalent specialized classroom space. The amount of specialized classroom space allocated and/or the access to specialized classroom space provided shall be determined based on three factors:
>
> (A) the grade levels of the charter school's in-District students;
>
> (B) the charter school's total in-District classroom ADA; and

(C) the per-student amount of specialized classroom space in the comparison group schools.

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

**Table 6: Specialized Classroom Space Allocation**

| Grade Span(s) | General Education Classrooms *(ADA/Average ADA Teaching Station Ratio)* | Specialized Classrooms |
|---|---|---|
| K-5 | 11 (10.43) | 2 (1.30) |

The Proposition 39 regulations obligate the District to provide "the per-student amount of specialized classroom space in the comparison group schools." (Cal. Admin. Code tit. 5, § 11969(b)(2)(C).) The District has determined that at the District's comparison group schools, students are allocated 1 classroom of specialized teaching space per 8 general education classrooms as referenced in each district school's 2017-18 Facility Utilization Baseline Estimator page (**Exhibit I**)[1].

The Charter School benefits from a number of favorable calculations in the allocation of teaching space and specialized teaching space. For example, the allocation of teaching space is rounded up from **10.43 to 11.00**, and the allocation of specialized teaching space is rounded up from **1.30 to 2.00**. Therefore, the Charter School is in fact receiving an allocation in excess of **1.27** classrooms above its entitlement in these two categories under Proposition 39.

**d. Non-Teaching Space:**

With respect to non-teaching space, Cal. Admin. Code title 5, § 11969.3(b)(3) states as follows:

The school district shall allocate and/or provide access to non-teaching station space commensurate with the in-district classroom ADA of the charter school and the per-student amount of non-teaching station space in the comparison group schools. Non-

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

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.

The District calculated the amount of non-teaching space at the comparison group schools (Table 7a) and determined this space as a function of Sqft/ADA as shown in Table 7b.

**Table 7a: Calculation of Non-Teaching Space (NTS) at Comparison Group Schools**

| Comparison School(s) | Site Acreage (ground level)[1] | Ground Level Space (sqft)[2] | Non-Ground Level Space (sqft)[3] | Total Site Area (sqft)[4] | Classroom Space (sqft)[5] | Site NTS (sqft)[6] |
|---|---|---|---|---|---|---|
| Brookfield | 9.52 | 414,691 | 0 | 414,691 | 28,519 | 386,172 |
| Burckhalter | 2.34 | 101,930 | 30,073 | 132,003 | 15,512 | 116,491 |
| Reach | 4.62 | 201,247 | 32,185 | 233,432 | 49,777 | 183,655 |
| New Highland/RISE Community | 3.82 | 166,399 | 5,640 | 172,039 | 41,945 | 130,094 |
| Howard | 6.64 | 289,238 | 0 | 289,238 | 20,227 | 269,011 |
| Futures/Community United | 5.93 | 258,311 | 20,051 | 278,362 | 33,425 | 244,937 |
| Markham | 2.74 | 119,354 | 17,721 | 137,075 | 28,022 | 109,053 |
| Parker K-8 | 2.62 | 114,127 | 30,887 | 145,014 | 18,852 | 126,162 |
| Madison Lower K-5 | 4.05 | 176,418 | 0 | 176,418 | 14,458 | 161,960 |
| Fred Korematsu Discovery/Esperanza | 8.22 | 358,063 | 0 | 358,063 | 29,651 | 328,412 |
| East Oakland PRIDE | 8.56 | 372,874 | 10,324 | 383,198 | 28,851 | 354,347 |
| Greenleaf K-8 | 2.67 | 116,305 | 21,452 | 137,757 | 20,125 | 117,632 |
| ACORN Woodland/ EnCompass | 8.45 | 368,082 | 19,421 | 387,503 | 30,112 | 357,391 |

Sources: [1] "Site List" Exhibit D; [2] Site Acreage x 43,560 (sqft/acre); [3] "Room List" Exhibit D (Sqft of all non-ground floor level rooms); [4] Ground Level + Non-Ground Level Space; [5] "Room List" Exhibit D (Sqft of all classrooms ≥600 sqft + attached classroom storage spaces included in Prop 39 preliminary offers); [6] Total Site Area - Classroom Space

**Table 7b: Non-Teaching Space (NTS) Sqft/ADA at Comparison Group Schools**

| Comparison School(s) | Total Site NTS (sqft) | Percent of Site Classrooms Occupied by District* | District Share of Site NTS (sqft) | 18-19 Projected ADA | Total District NTS (sqft/ADA) |
|---|---|---|---|---|---|
| Brookfield | 386,172 | 81.25% | 313,765 | 255.49 | 1228.09 |
| Burckhalter | 116,491 | 100.00% | 116,491 | 220.09 | 529.29 |
| Reach | 183,655 | 37.04% | 68,020 | 351.47 | 193.53 |
| New Highland/RISE Community | 130,094 | 86.96% | 113,125 | 551.28 | 205.20 |
| Howard | 269,011 | 77.27% | 207,872 | 182.69 | 1137.84 |
| Futures/Community United | 244,937 | 100.00% | 244,937 | 604.41 | 405.25 |
| Markham | 109,053 | 72.41% | 78,970 | 322.06 | 245.20 |
| Parker K-8 | 126,162 | 100.00% | 126,162 | 353.54 | 356.85 |
| Madison Lower K-5 | 161,960 | 100.00% | 161,960 | 274.12 | 590.84 |
| Fred Korematsu Discovery/Esperanza | 328,412 | 100.00% | 328,412 | 616.33 | 532.85 |
| East Oakland PRIDE | 354,347 | 82.86% | 293,601 | 304.75 | 963.42 |
| Greenleaf K-8 | 117,632 | 100.00% | 117,632 | 609.16 | 193.11 |
| ACORN Woodland/EnCompass | 357,391 | 100.00% | 357,391 | 606.51 | 589.26 |
| **Comparison Group NTS Sqft/ADA** | | | | **Minimum** | 193.11 |
| | | | | **Median** | 529.29 |
| | | | | **Maximum** | 1228.09 |

* Based on the number of classrooms not offered or occupied by charter schools at the site divided by the total number of classrooms at the site. For sites not shared with or offered to charter schools as part of Prop 39, this number will be 100%.

A supplement to Table 7a, showing the calculation of non-teaching space at the comparison groups schools, is linked as **Exhibit D**.

The District then considered the Sqft/ADA ratio for each category of space at the comparison group school as part of its reasonable equivalence analysis.

**Table 8a: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Grass Valley**

| Site Name | Grass Valley | | |
|---|---|---|---|
| | Grass Valley | Aspire College Academy | Site Total |
| 18-19 Projected Site ADA | 246.39 | 76.59 | 322.98 |
| % of 18-19 Projected Site ADA | 76.3% | 23.7% | 100.0% |
| **NTS Type** | **Sqft** | **Sqft** | **Sqft** |
| Admin/Office/Conference | 664 | 207 | 871 |
| MPR/Auditorium/Cafeteria/Gym | 2,449 | 761 | 3,210 |
| Library | 684 | 212 | 896 |
| Other Interior | 8,882 | 2,761 | 11,643 |
| Total Interior NTS | 12,679 | 3,941 | 16,620 |
| Exterior NTS | 146,041 | 45,397 | 191,437 |
| Total NTS | 158,720 | 49,338 | 208,057 |
| | | | |
| Average Sqft/ADA | 644.18 | 644.18 | - |

**Table 8b: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Highland**

| Site Name | Highland | | |
|---|---|---|---|
| | New Highland/RISE Community | Aspire College Academy | Site Total |
| 18-19 Projected Site ADA | 551.28 | 114.89 | 666.17 |
| % of 18-19 Projected Site ADA | 82.8% | 17.2% | 100.0% |
| **NTS Type** | **Sqft** | **Sqft** | **Sqft** |
| Admin/Office/Conference | 3,834 | 799 | 4,633 |
| MPR/Auditorium/Cafeteria/Gym | 3,273 | 682 | 3,955 |
| Library | 0 | 0 | 0 |
| Other Interior | 11,056 | 2,304 | 13,360 |

| | | | |
|---|---|---|---|
| Total Interior NTS | 18,163 | 3,785 | 21,948 |
| Exterior NTS | 89,495 | 18,651 | 108,146 |
| Total NTS | 107,658 | 22,436 | 130,094 |
| | | | |
| Average Sqft/ADA | 195.29 | 195.29 | - |

**Table 8c: Calculation of Charter School Non-Teaching Space (NTS) Allocation at Howard**

| **Site Name** | **Howard** | | | |
|---|---|---|---|---|
| | **Howard** | **Aspire College Academy** | **Francophone Charter School** | **Site Total** |
| 18-19 Projected Site ADA | 182.69 | 57.45 | 37.53 | 277.66 |
| % of 18-19 Projected Site ADA | 65.8% | 20.7% | 13.5% | 100.0% |
| **NTS Type** | **Sqft** | **Sqft** | **Sqft** | **Sqft** |
| Admin/Office/Conference | 923 | 290 | 190 | 1,403 |
| MPR/Auditorium/Cafeteria/Gym | 2,599 | 817 | 534 | 3,950 |
| Library | 597 | 188 | 123 | 908 |
| Other Interior | 6,475 | 2,036 | 1,330 | 9,841 |
| Total Interior NTS | 10,595 | 3,331 | 2,176 | 16,102 |
| Exterior NTS | 166,405 | 52,325 | 34,180 | 252,909 |
| Total NTS | 176,999 | 55,656 | 36,356 | 269,011 |
| | | | | |
| Average Sqft/ADA | 968.85 | 968.85 | 968.85 | - |

Following is a summary of the Sqft/ADA ratios of non-teaching space at the comparison group schools, compared to that of the Charter School's allocation:

**Table 9: Non-Teaching Space (NTS) Actual Sqft/ADA vs. Comparison School Group**

| Offer Site | Charter Projected In-District ADA | NTS Sqft | NTS Sqft/ADA |
|---|---|---|---|
| Grass Valley | 76.59 | 49,340 | 644.17 |
| Highland | 114.89 | 22,437 | 195.29 |
| Howard | 57.45 | 55,656 | 968.85 |

| | | | |
|---|---|---|---|
| **Total Allocated** | | **127,432** | **511.92** |
| **Allocation if Based on Comparison School Group** | **Minimum** | 48,070 | 193.11 |
| | **Median** | 131,756 | 529.29 |
| | **Maximum** | 305,709 | 1228.09 |

The District calculates the Sqft/ADA for non-teaching space to determine the reasonable equivalence standards for this category of space at the comparison group schools. A charter school's allocation is considered to fall within reasonable equivalence standards if it falls within the minimum/maximum Sqft/ADA ratios at the comparison group schools.

The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for **248.93** ADA.

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

**4. Differences Between Facilities Request and Preliminary Offer**

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

Charter School's ADA Projections: The District is allocating space in accordance with the Charter School's ADA projections.

Site Location: The Charter School identified a location preference of "nearby [the] vicinity of 8030 Atherton Street, Oakland, CA 94605 such as along Bancroft Ave or MacArthur Blvd near Castlemont."

Education Code 47614(b) states that "[t]he school district shall make reasonable efforts to provide the charter school with facilities near to where the charter school wishes to locate …" Here, the District exercised its discretion in determining that none of the schools in the Charter School's preferred locations had capacity to accommodate the Charter School's projected ADA. The District's determination is subject to deference. (See, e.g., *Westchester Secondary Charter School v. Los Angeles Unified School District* (2015) 237 Cal.App.4th 1226; *Sequoia Union High Sch. Dist. v. Aurora Charter High School* (2003) 112 Cal.App.4th 185, 194-5.) The District did not abuse its discretion by considering the cost to the District, or the impact upon District pupils, of granting the Charter School's location preference. The District's findings with respect to the Charter School's location preference are attached in the January 24, 2018 resolution adopted by the OUSD Board. (**Exhibit H**)

The District did not have sufficient capacity at any of the Charter School's identified sites or locations

to accommodate the entire Charter School projected in-District ADA. (*See*, January 25, 2017 Resolution, p. 15-16.) (**Exhibit H**) The District provided the Charter School a Preliminary Offer at Grass Valley Elementary School located at 4720 Dunkirk Avenue, Oakland, CA 94605; Highland Elementary School, located at 8521 A Street, Oakland, CA 94621; and Howard Elementary School, located at 8755 Fontaine Street, Oakland, CA 94605. Although the District was not able to find a single, contiguous site within the Charter School's preferred geographic location, it was able to find sites that were between 1.0 and 3.3 miles from the Charter School's current site.

**5. The District Followed the Legal Requirements for a Multi-Site Offer, and Has Properly Considered the Charter School's Location Preference**

Cal. Code Regs., tit. 5, section § 11969.2(d) requires that "[i]f the in-district average daily classroom attendance of the charter school cannot be accommodated on any single school district school site, contiguous facilities also includes facilities located at more than one site, provided that the school district shall minimize the number of sites assigned and shall consider student safety." On January 24, 2018, the District's Governing Board passed a Resolution "Finding that Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Finding" ("Resolution"). The Resolution contains findings supporting the conclusion that the Charter School cannot be accommodated on one site, minimizing the number of sites offered, and considering student safety. (**Exhibit H**, p. 15-16.)

**C. Preliminary Facilities Offer – Other Terms and Conditions**

***1. Pro-Rata Share***

The calculation of the Charter School's pro-rata share of facilities costs is attached as **Exhibit F.** The District notes that the Charter School's share of custodial costs may be subject to reconciliation in the event that the District is required to increase staffing as a result of the Charter School's use and occupation of the District's site.

Although the District will address the Charter School's other stated concerns regarding the facilities costs used to compute the pro-rata share during the course of FUA negotiations, it does maintain that it is entitled to include the cost of property insurance. Cal. Admin. Code tit. 5, § 11969.2 provides the definition of "facilities costs" for the purposes of determining the permissible general fund costs to include in the calculation of the pro-rata share:

> As used in Education Code section 47614(b)(1), "facilities costs" are those activities concerned with keeping the physical plant open, comfortable, and safe for use and keeping the grounds, buildings, and equipment in working condition and a satisfactory state of repair. These include

> the activities of maintaining safety in buildings, on the grounds, and in the vicinity of schools. This includes plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases.

The District believes that it is allowed to include insurance (which only includes property insurance covering the District's structures, and does not include contents or liability insurance) because these costs constitute expenses incurred in "keeping the … buildings … in working condition and a satisfactory state of repair," in the event that they are damaged and an insurable claim is made. Therefore, the Charter Schools occupying the District's facilities under Proposition 39 directly benefit from the property insurance that the District takes out on the structures that they occupy.

***2. Overallocation Fee***

Cal. Admin. Code tit. 5, § 11969.8 provides for a penalty in the event that a school district overallocates facilities to a charter school based on the charter school's overprojection of Average Daily Attendance ("ADA") for a school year. Subsection (a) of that regulation provides as follows:

> Space is considered to be over-allocated if (1) the charter school's actual in-district classroom ADA is less than the projected in-district classroom ADA upon which the facility allocation was based and (2) the difference is greater than or equal to a threshold ADA amount of 25 ADA or 10 percent of projected in-district classroom ADA, whichever is greater.

The penalty for overallocation is calculated as follows:

> The per-pupil rate for over-allocated space shall be equal to the statewide average cost avoided per pupil set pursuant to Education Code section 42263 for 2005-06, adjusted annually thereafter by the CDE by the annual percentage change in the general-purpose entitlement to charter schools calculated pursuant to Education Code section 47633, rounded to the next highest dollar, and posted on the CDE Web site. The reimbursement amount owed by the charter school for over-allocated space shall be equal to (1) this rate times the difference between the charter school's actual in-district classroom ADA and the projected in-district classroom ADA upon which the facility allocation was based, less (2) this rate times one-half the threshold ADA.

Please be advised that, in the event that the District overallocates facilities based upon the charter School's overprojection of ADA, the District will exercise its rights under the Proposition 39 regulations to collect the overallocation fee from the Charter School.

***3. Miscellaneous***

Should the Charter School accept the Preliminary Offer of Facilities, the District will require it to enter into a Facilities Use Agreement containing the terms and conditions of the District's facilities allocation. (**Exhibit G**) The District provides this proposed agreement without prejudice to its right to propose or modify terms during the process of negotiating the agreement.

Under tit. 5, § 11969.9(g) of the Cal. Code of Regs.:

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

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

In Service,

Leslie Jimenez
Office of Charter Schools

# Exhibit A

## District Facilities' Site Plans and Profiles

To view the site plans and profiles for District facilities, please visit:

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

# Exhibit B

## Form SAB 50-02

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

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

# Exhibit C

## Teaching Station Data

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

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

# Exhibit D

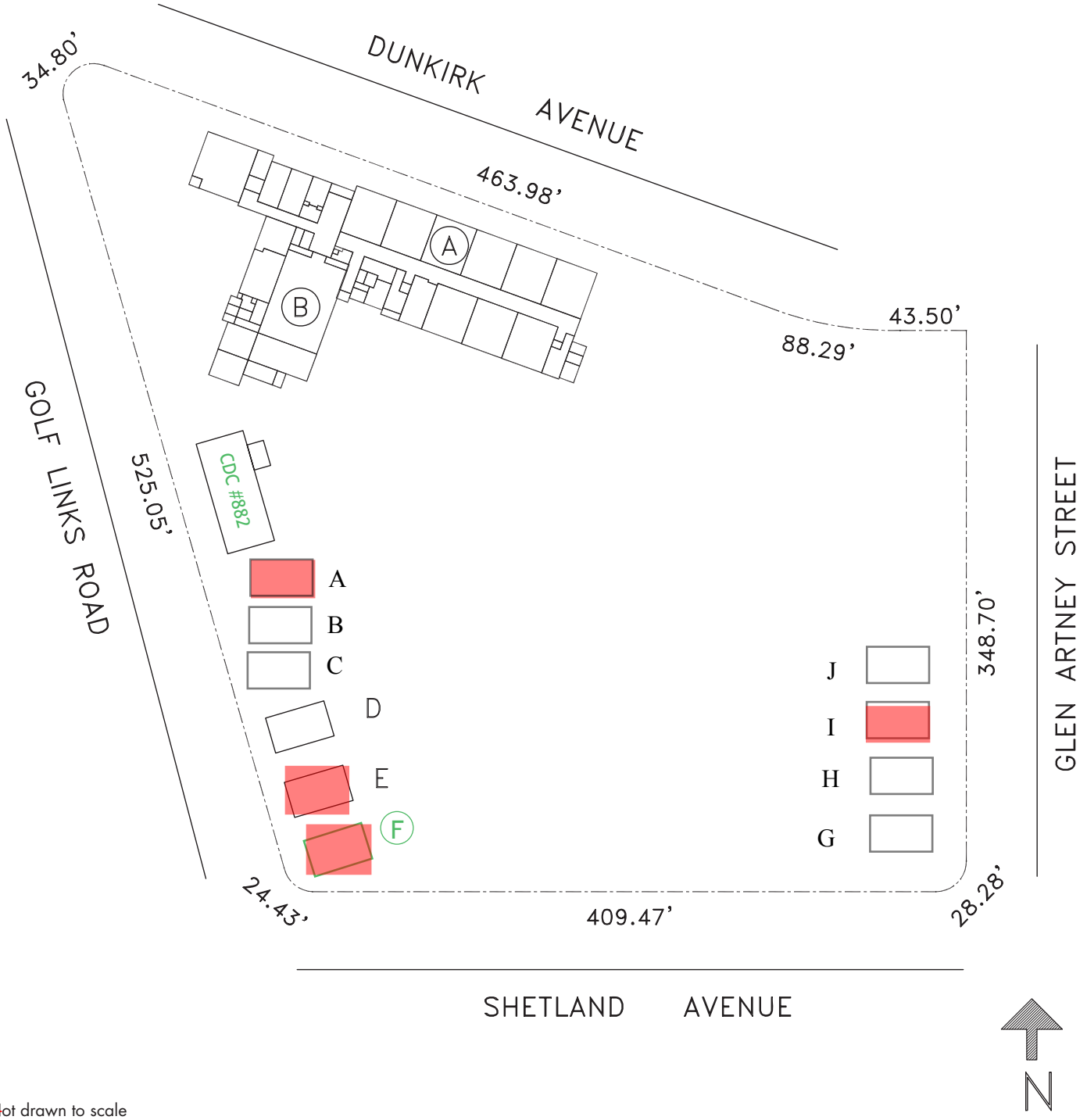
## Non-Teaching Space at District Facilities

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

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

# Exhibit E

## Specific Space Offered to Charter School




Not drawn to scale

**Exclusive Use by Charter School**

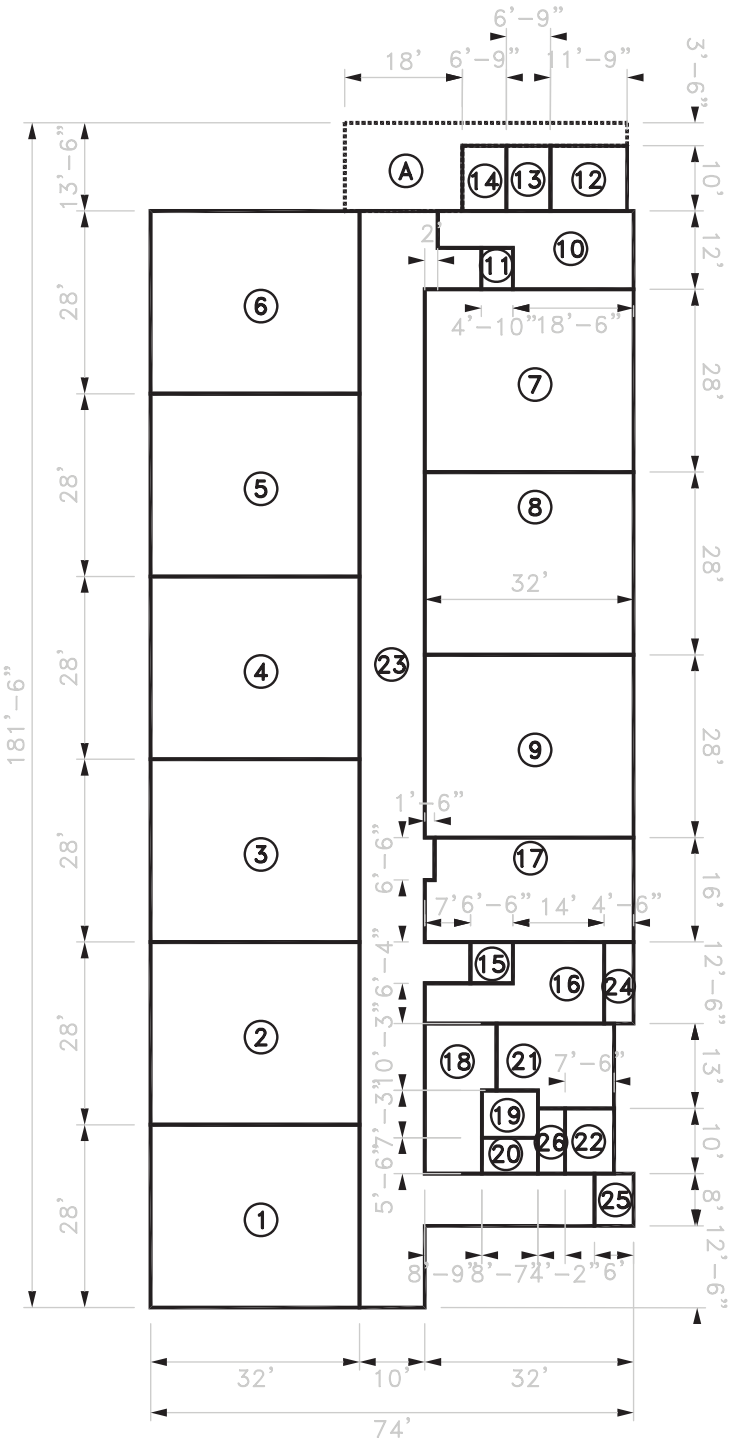
# 122 - Grass Valley Elementary School - Site Plan

4720 Dunkirk Avenue - Oakland, CA 94605-5607

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

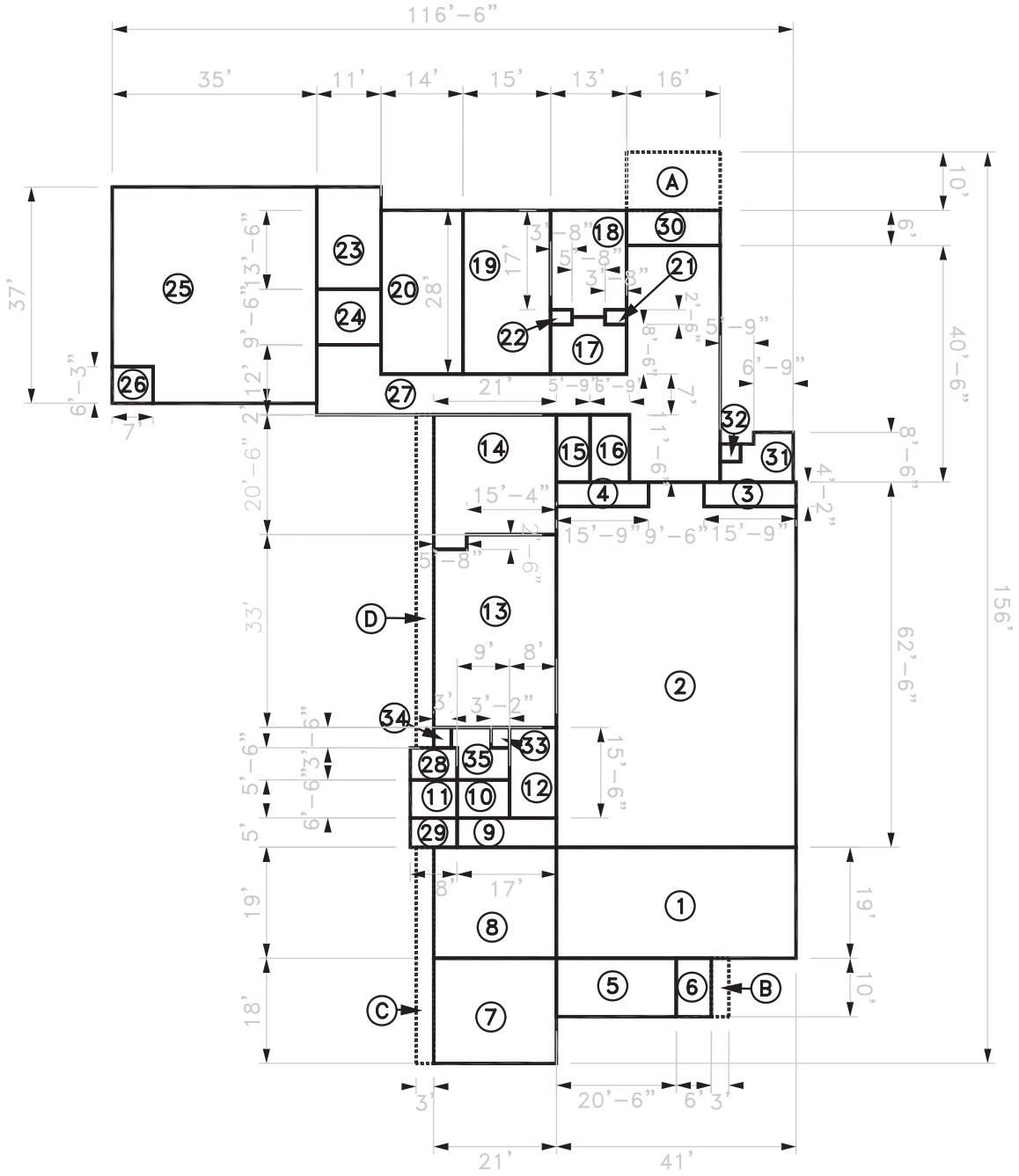
# 122 - Grass Valley Elementary School - Unit A

4720 Dunkirk Avenue - Oakland, CA 94605-5607

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

# 122 - Grass Valley Elementary School - Unit B

4720 Dunkirk Avenue - Oakland, CA 94605-5607

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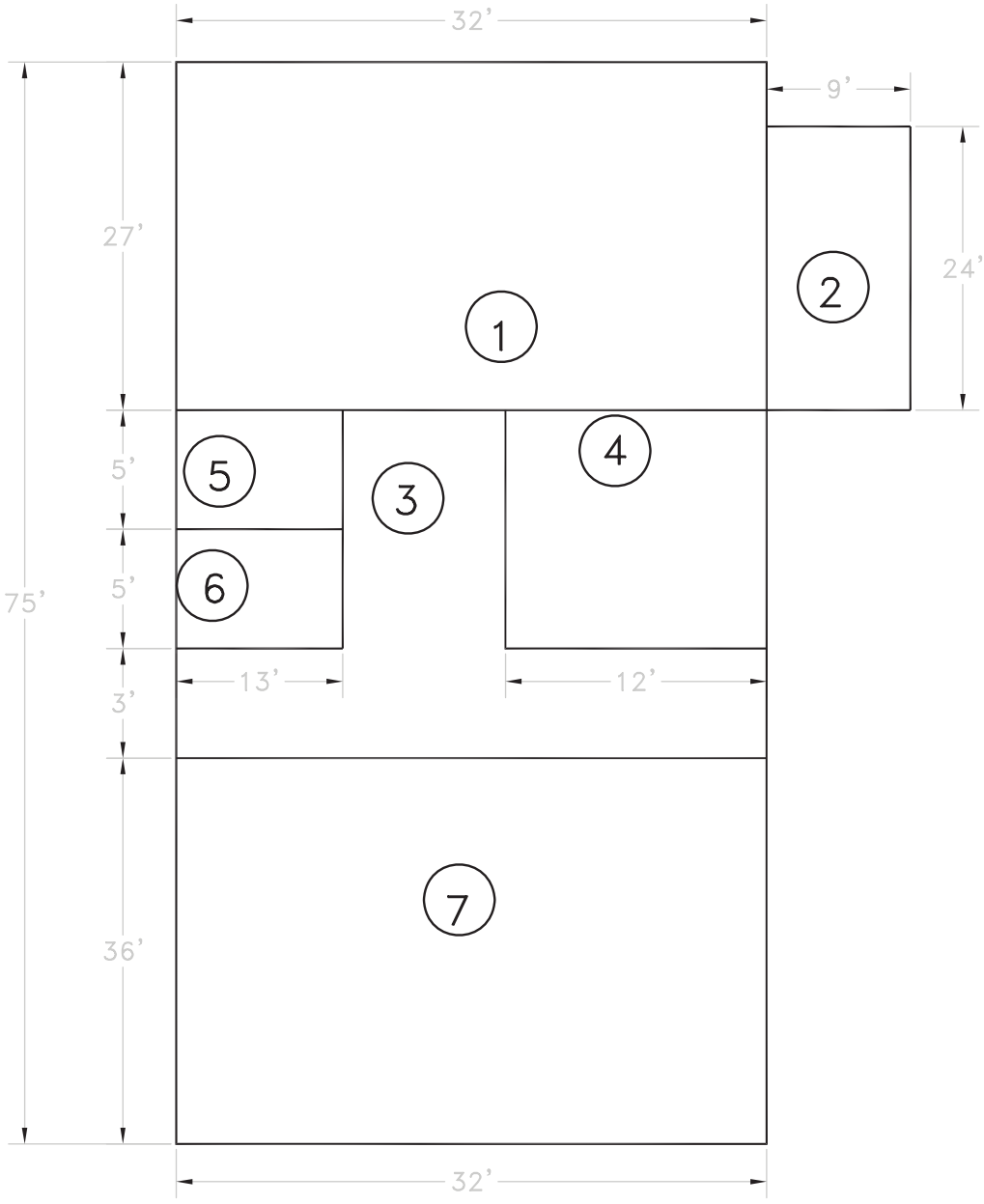
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT




N

Not drawn to scale

# 122 - Grass Valley Elementary School - Unit C

4720 Dunkirk Avenue - Oakland, CA 94605-5607

MKTHINK
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mkthink.com 415 402 0888

2011

OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

# Grass Valley Elementary School

**4720 Dunkirk Avenue** Site **122** Region **3** Grades **K-5**

Grass Valley Elementary School is located in the hills of East Oakland between Golf Links Road and Skyline Boulevard. Beyond this small residential community is open space in almost every direction, with Knowland Park and the Zoo to the north and east, Chabot Park and the golf course to the south, and Chabot Regional Park stretching along the east.

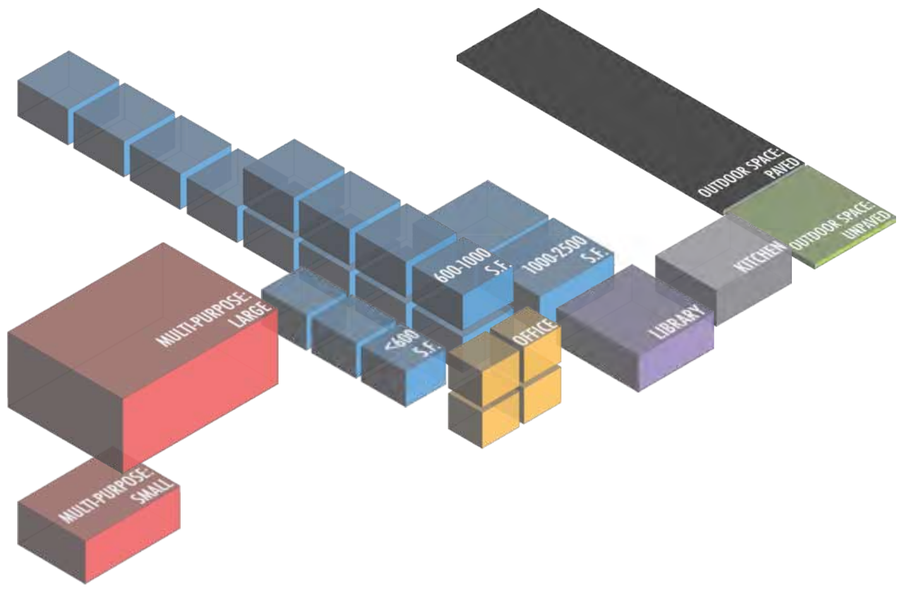
## PROGRAMMING (2012-2013)

### Schools / Enrollment

| | SDC | Non-SDC | Total | API (2010-2011) |
|---|---|---|---|---|
| **Grass Valley** | 48 | 329 | 377 | 788 |

## FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE




### Summary Counts

| | Total | Permanent | Portable |
|---|---|---|---|
| Site Acreage | **5.2** | | |
| Building Footprint (sf) | **32,814** | | |
| Building Area (sf) | **27,919** | 25,039 | 2,880 |
| Classroom-Sized Rooms | **14** | 11 | 3 |
| | *3 rooms < 600 s.f. used as classrooms* | | |

| | Number of Rooms | Sq Ft |
|---|---|---|
| Library Rooms | **1** | 896 |
| Auditorium/Cafeteria/ Multi-purpose/Gym | **2** | 3,210 |
| Admin/Office/ Conference Room | **4** | 871 |

School Gardens (None)

Kitchen — Type: Finishing

On-site Health Clinic — No

## SITE SUMMARY (Summer 2012)

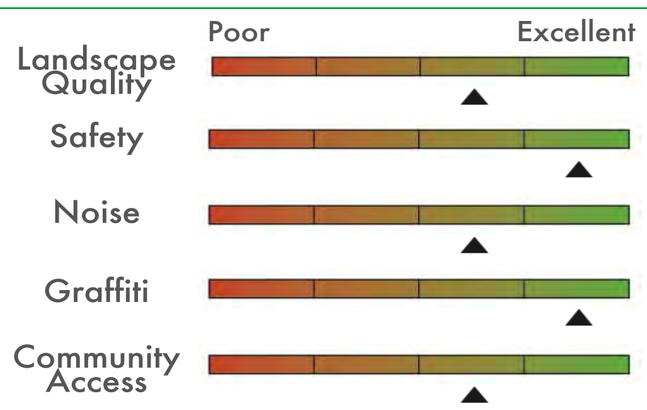
### Sports / Recreation

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

### Qualitative Assessment

Transit Accomodations

**15**




### Open Space

Paved 60% | 40% Green

Oakland Unified School District Facilities Asset Management

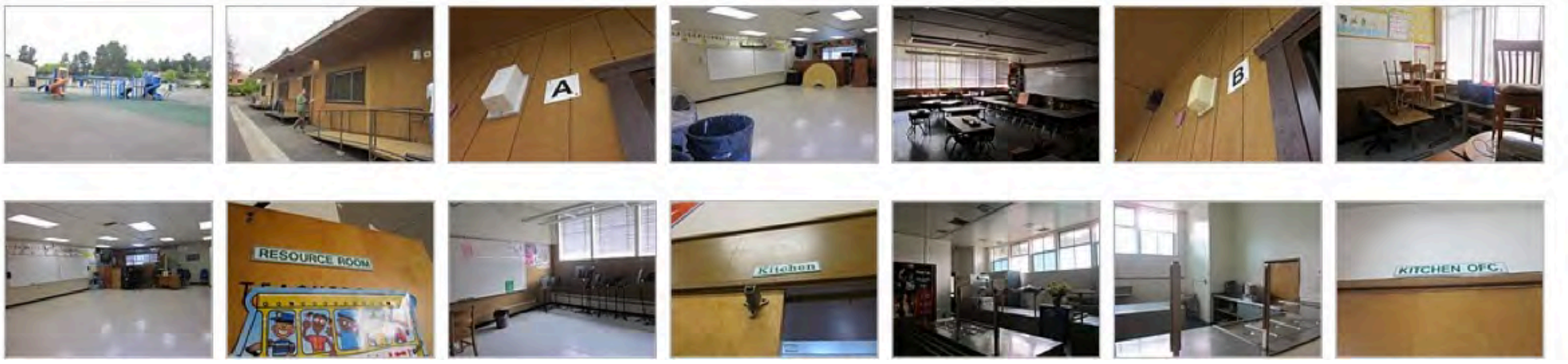
# Grass Valley Elementary School

Building Records

Site ID **122** Region **3** Grades **K-5**

## Site & Facilities Photos - Summer 2011 (Sample)

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




## BUILDING A

BUILDING AREA (SQFT): 12,213

CONSTRUCTED: 1957

### STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 8 | | | 6 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| 53 | 1 | | |

## BUILDING B

BUILDING AREA (SQFT): 10,178

CONSTRUCTED: 1957

### STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and glulam beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 1 | 3 | 4 | 4 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| 4 | 4 | Teachers' Lounge | |

## BUILDING C

BUILDING AREA (SQFT): 2,648

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

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

Oakland Unified School District Facilities Asset Management

# Grass Valley Elementary School

## Portable Records

Site ID **122** Region **3** Grades **K-5**

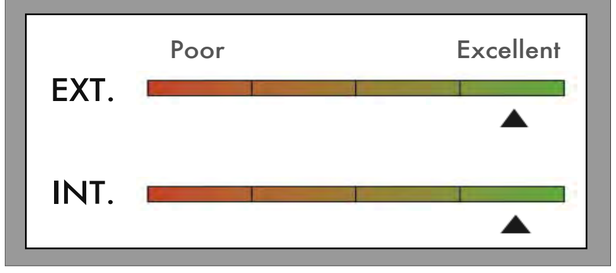
| | | | |
|---|---|---|---|
| **D** | Manufactured: 1997 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| **E** | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| **F** | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |

Portable Inventory

Total Count
3

Average Age
14 Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

# Grass Valley Elementary School

## Rooms Summary & List

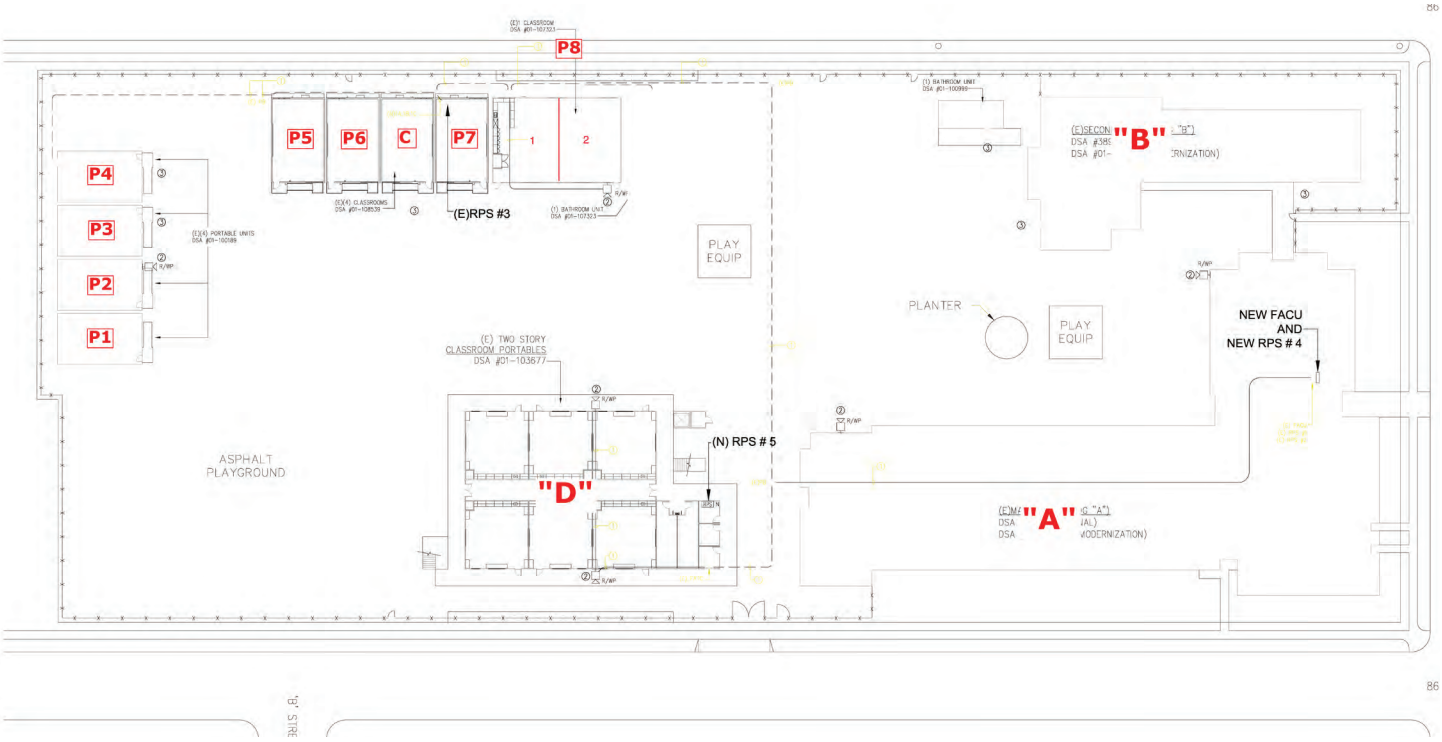
Site ID **122** Region **3** Grades **K-5**

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| **BUILDING A** | | | | | | | | |
| | 1 | 1 | Classroom | 896 | 3 | | 2 | |
| | 1 | 2 | Classroom | 896 | 2 | | 3 | |
| | 1 | 3 | Classroom | 896 | 4 | | 4 | |
| | 1 | 4 | Classroom | 896 | 4 | | 5 | |
| | 1 | 5 | Classroom | 896 | 3 | | 6 | |
| | 1 | 6 | Classroom | 896 | 2 | | 7 | |
| | 1 | 7 | Classroom | 896 | | | 8 | |
| | 1 | 8 | Classroom | 896 | 35 | | 9 | |
| | 1 | 9 | Library | 896 | | | 10 | |
| | 1 | 10 | Restroom | 287 | | | | |
| | 1 | 11 | Building Utilities | 31 | | | | |
| | 1 | 12 | Storage | 117 | | | | |
| | 1 | 13 | Restroom | 68 | | | | |
| | 1 | 14 | Restroom | 66 | | | | |
| | 1 | 15 | Building Utilities | 41 | | | | |
| | 1 | 16 | Restroom | 258 | | | | |
| | 1 | 17 | Storage | 502 | | | | |
| | 1 | 18 | Building Utilities | 224 | | 1 | | |
| | 1 | 19 | Restroom | 62 | | | | |
| | 1 | 20 | Restroom | 47 | | | | |
| | 1 | 21 | Classroom | 217 | | | | |
| | 1 | 22 | Storage | 75 | | | | |
| | 1 | 23 | Circulation | 2,008 | | | | |
| | 1 | 24 | Circulation | 56 | | | | |
| | 1 | 25 | Circulation | 48 | | | | |
| | 1 | 26 | Circulation | 42 | | | | |
| **BUILDING B** | | | | | | | | |
| | 1 | 1 | Multipurpose | 779 | | | | |
| | 1 | 2 | Multipurpose | 2,431 | | | | |
| | 1 | 3 | Storage | 66 | | | | |
| | 1 | 4 | Storage | 66 | | | | |
| | 1 | 5 | Storage | 205 | | | | |
| | 1 | 6 | Storage | 60 | | | | |
| | 1 | 7 | Building Utilities | 378 | | | | |
| | 1 | 8 | Classroom | 399 | | | | |
| | 1 | 9 | Circulation | 85 | | | | |
| | 1 | 10 | Restroom | 58 | | | | |
| | 1 | 11 | Storage | 52 | | | | |
| | 1 | 12 | Storage | 124 | | | | |
| | 1 | 13 | Building Utilities | 679 | | | | |
| | 1 | 14 | Lounge/Staff Dining | 445 | | | | |
| | 1 | 15 | Restroom | 66 | | | | |
| | 1 | 16 | Storage | 78 | | | | |
| | 1 | 17 | Admin/Office | 118 | | | | |
| | 1 | 18 | Admin/Office | 228 | | 1 | | |
| | 1 | 19 | Admin/Office | 420 | | 2 | | |
| | 1 | 20 | Storage | 392 | | | | |
| | 1 | 21 | Storage | 9 | | | | |
| | 1 | 22 | Storage | 9 | | | | |
| | 1 | 23 | Classroom | 193 | | | | |
| | 1 | 24 | Admin/Office | 105 | | 1 | | |
| | 1 | 25 | Classroom | 1,251 | 4 | | 1 | |
| | 1 | 26 | Restroom | 44 | | | | |
| | 1 | 27 | Circulation | 1,068 | | | | |
| | 1 | 28 | Circulation | 44 | | | | |

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| | 1 | 29 | Circulation | 40 | | | | |
| | 1 | 30 | Circulation | 96 | | | | |
| | 1 | 31 | Restroom | 84 | | | | |
| | 1 | 32 | Storage | 11 | | | | |
| | 1 | 33 | Building Utilities | 11 | | | | |
| | 1 | 34 | Storage | 11 | | | | |
| | 1 | 35 | Circulation | 73 | | | | |
| **BUILDING C** | | | | | | | | |
| | 1 | 1 | | 864 | | | | |
| | 1 | 2 | | 216 | | | | |
| | 1 | 3 | | 166 | | | | |
| | 1 | 4 | | 120 | | | | |
| | 1 | 5 | | 65 | | | | |
| | 1 | 6 | | 65 | | | | |
| | 1 | 7 | | 1,152 | | | | |
| **PORTABLE D** | | | | | | | | |
| | | 1 | Classroom | 960 | 5 | | | |
| **PORTABLE E** | | | | | | | | |
| | | 1 | Classroom | 960 | 5 | | | |
| **PORTABLE F** | | | | | | | | |
| | | 1 | Classroom | 960 | 4 | | | |

Portable A and I were also designated for the exclusive use of the Charter School.*

*Portables A-C and G-J are not listed; however,they are also assumed to be 960 square footage.




Not drawn to scale

N

**Exclusive Use by Charter School**

# 126 - Highland Elementary School - Site Plan

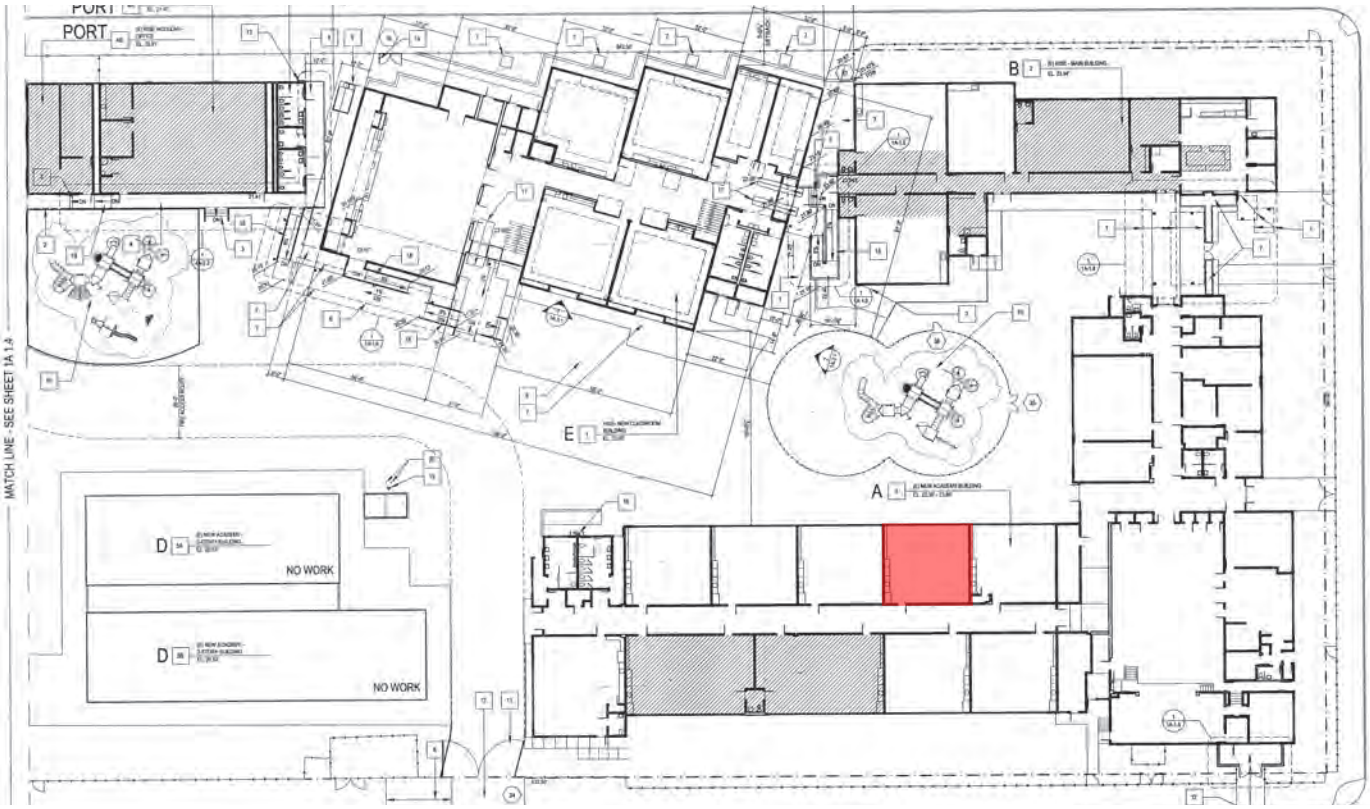
8521 A Street - Oakland, CA 94621-1619

MKTHINK

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

February 2012

OAKLAND UNIFIED SCHOOL DISTRICT




N

Not drawn to scale

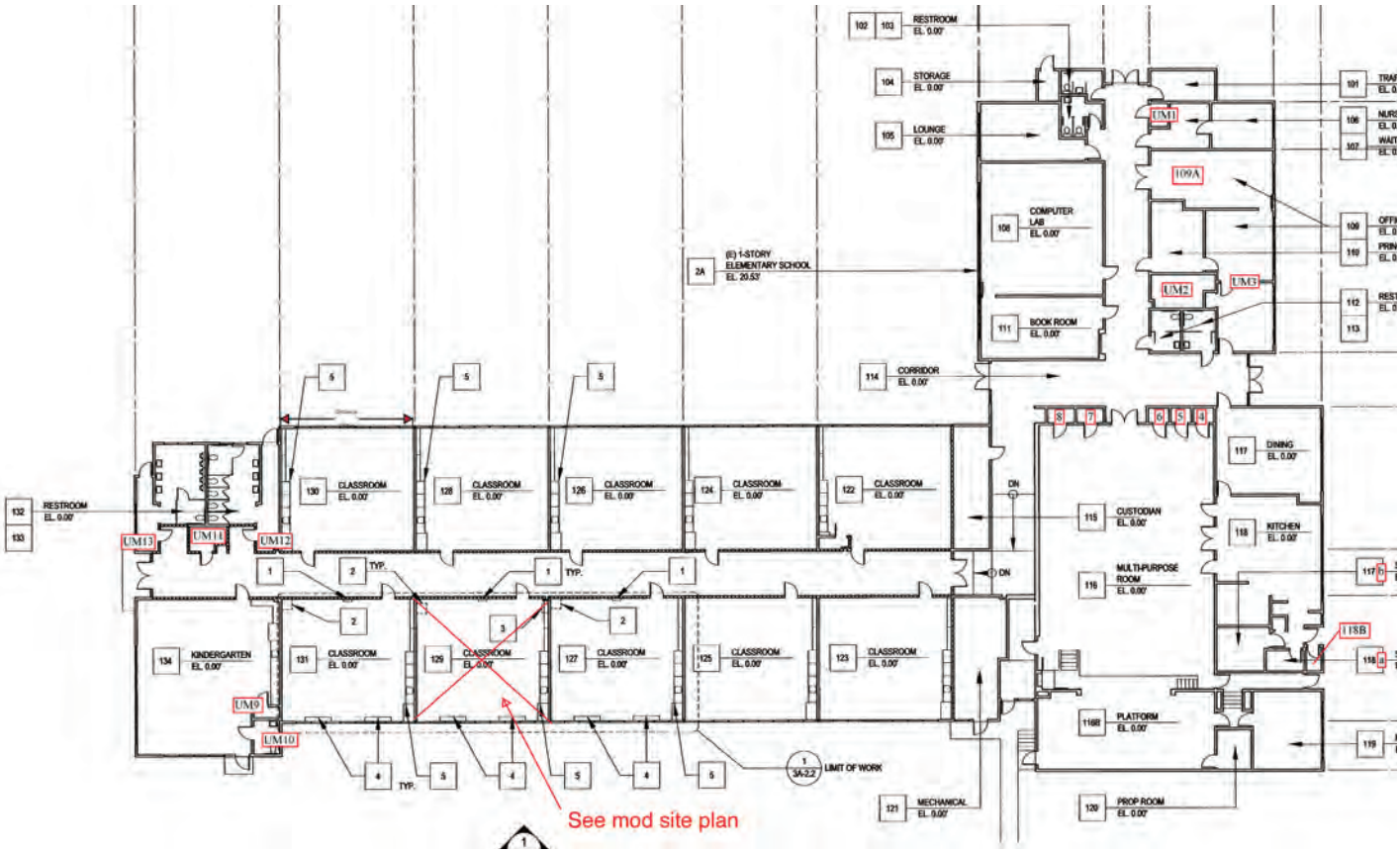
# 126 - Highland Elementary School - Site Plan (2)

8521 A Street - Oakland, CA 94621-1619

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

August 2012

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

# 126 - Highland Elementary School - Unit A

8521 A Street - Oakland, CA 94621-1619

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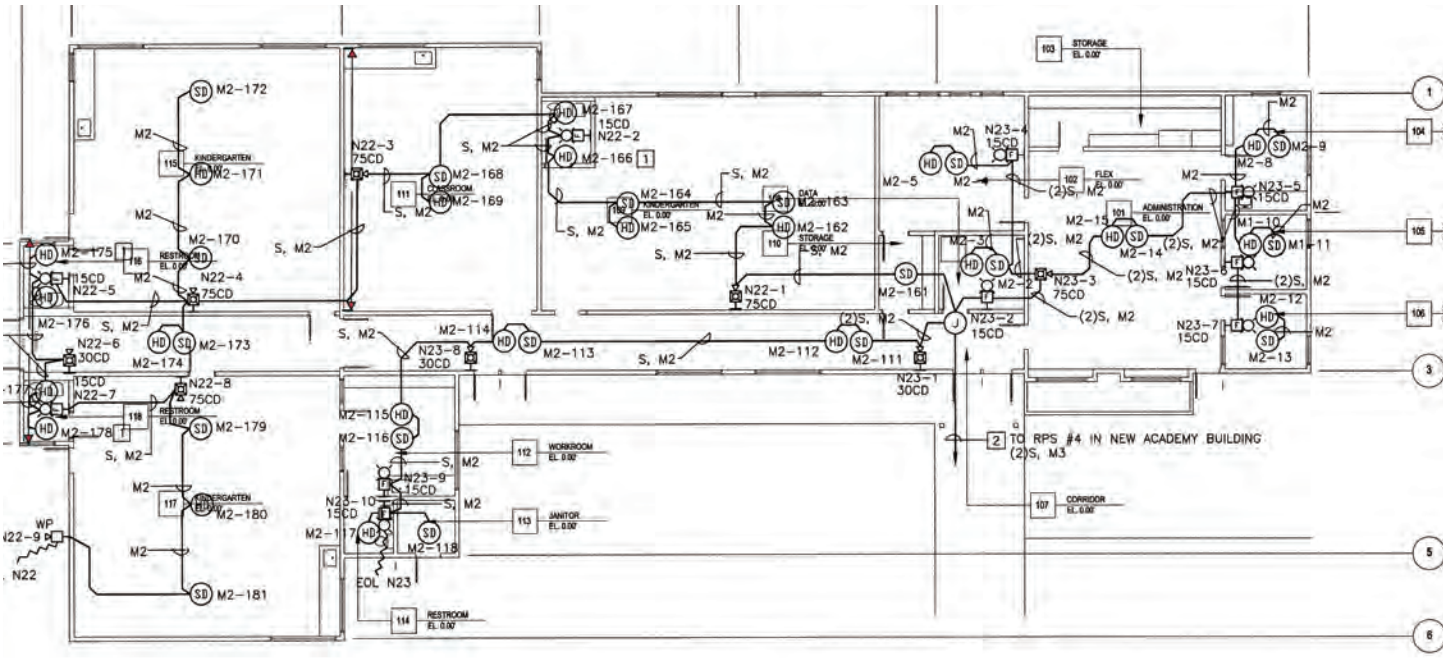
February 2012

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

N

# 126 - Highland Elementary School - Unit B

8521 A Street - Oakland, CA 94621-1619

MKTHINK

Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
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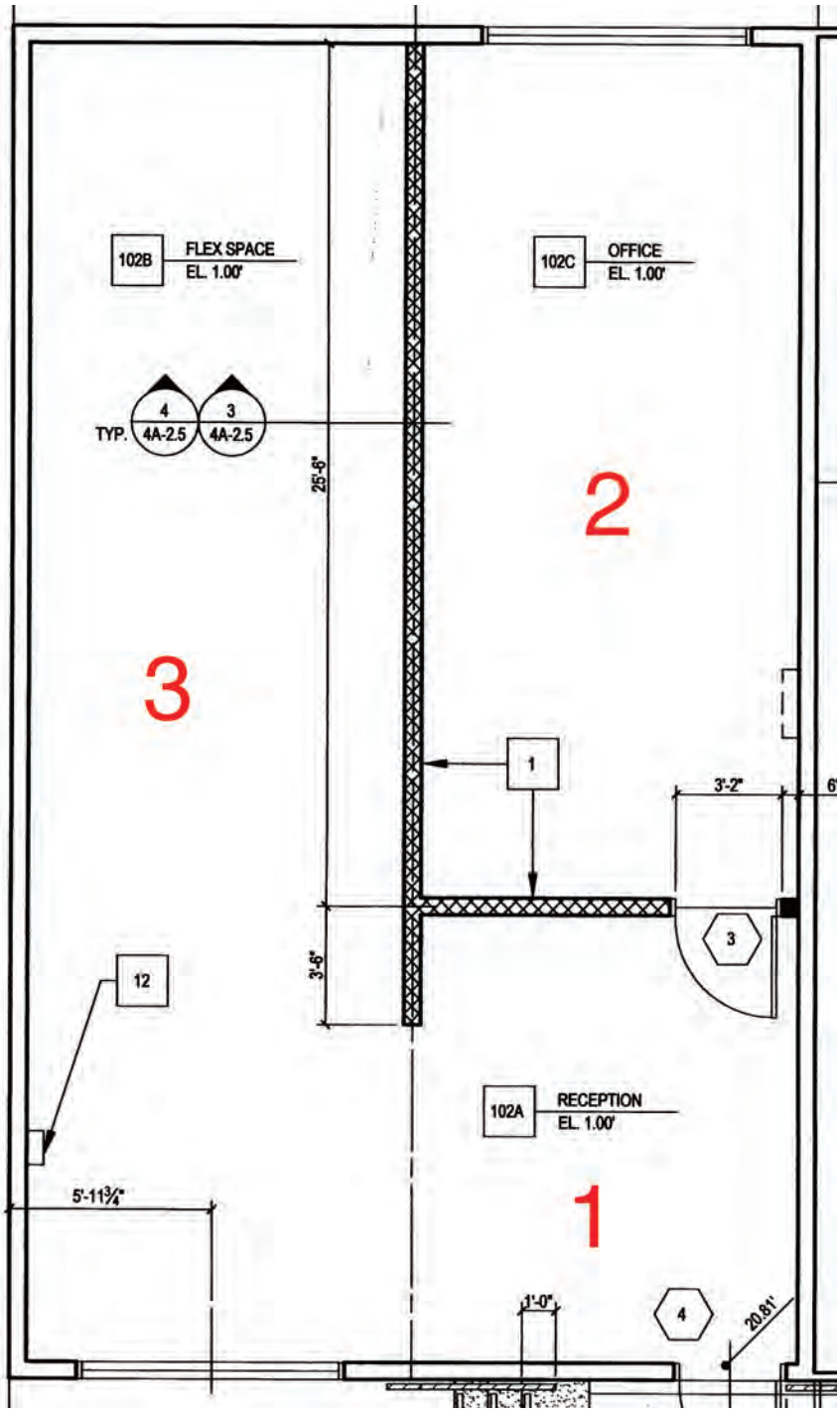
February 2012

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

# 126 - Highland Elementary School - Unit C

8521 A Street - Oakland, CA 94621-1619

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Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
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February 2012

OAKLAND UNIFIED SCHOOL DISTRICT

TWO STORY PORTABLE - 2ND FLOOR FIRE ALARM DEMO

SCALE: 1/8"=1'-0"

TWO STORY PORTABLE - 1ST FLOOR FIRE ALARM DEMO

SCALE: 1/8"=1'-0"

N

Not drawn to scale

# 126 - Highland Elementary School - Unit D

8521 A Street - Oakland, CA 94621-1619

MKTHINK

Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
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February 2012

OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

# Highland Elementary School

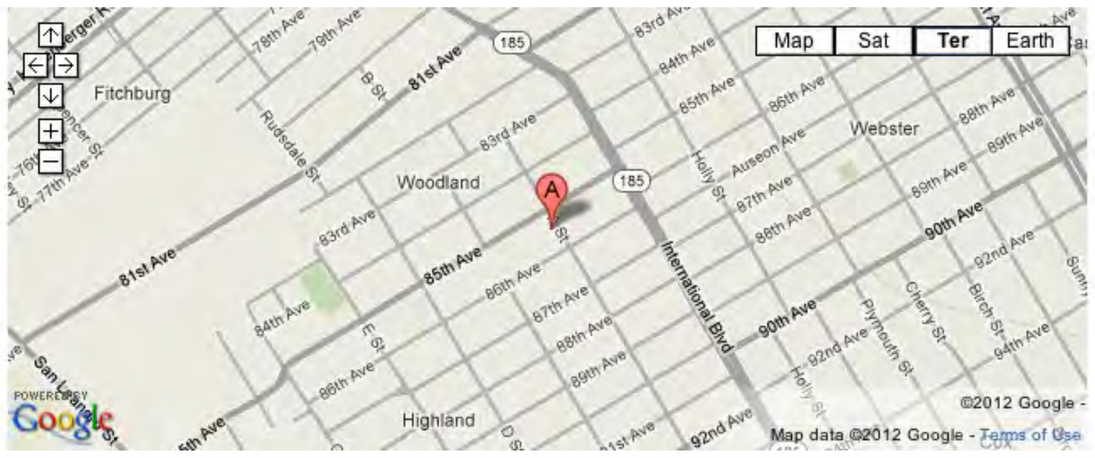
**8521 A Street** Site **126** Region **3** Grades **K-5**

Located in East Oakland's Highland neighborhood, Highland Elementary School lies two blocks south-west of International Boulevard at 86th Avenue. The surroundings are mix of housing, businesses, religious establishments, and other community resources including the Tassafaronga Recreation Center, and the 81st Street branch of the Oakland Public Library.

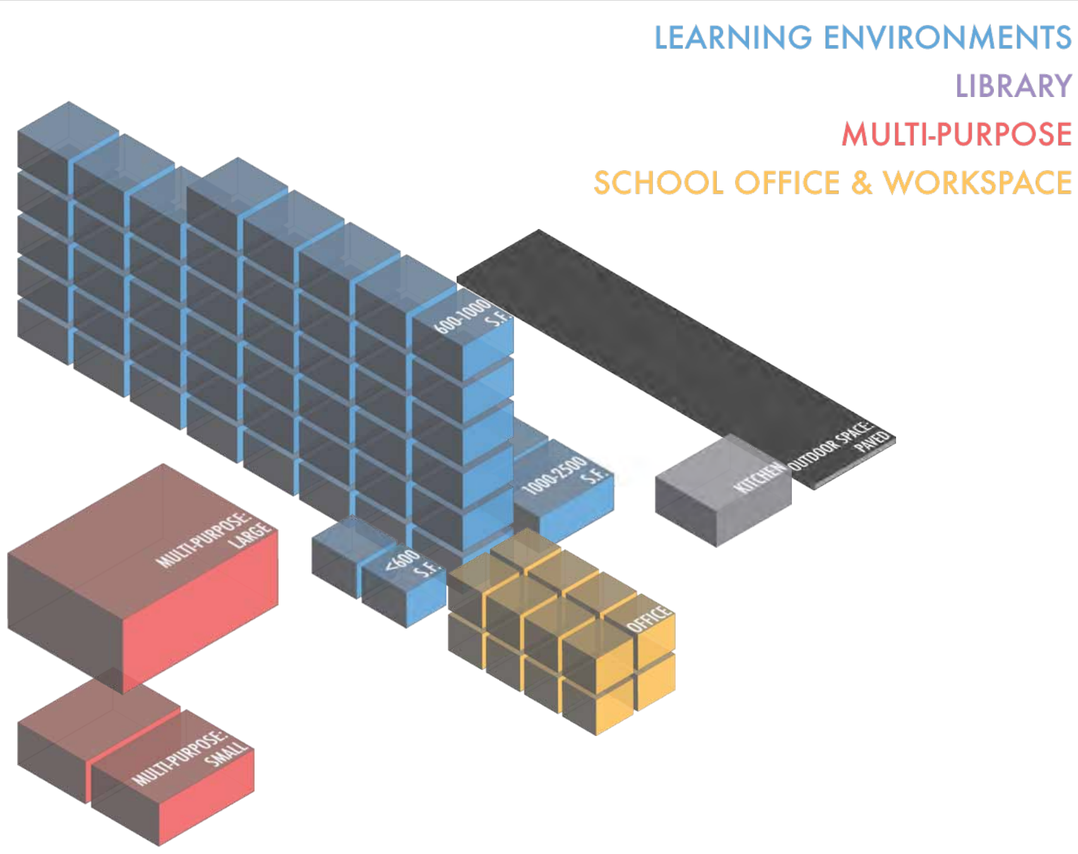
## PROGRAMMING (2012-2013)

### Schools / Enrollment

| | SDC | Non-SDC | Total | API (2010-2011) |
|---|---|---|---|---|
| **New Highland Academy** | 0 | 294 | 294 | 738 |
| **RISE** | 0 | 341 | 341 | 746 |




## FACILITIES (Summer 2012)




### Summary Counts

| | Total | Permanent | Portable |
|---|---|---|---|
| Site Acreage | **3.8** | | |
| Building Footprint (sf) | **64,136** | | |
| Building Area (sf) | **77,960** | 68,600 | 9,360 |
| Classroom-Sized Rooms | **47** | 38 | 9 |
| | *2 rooms < 600 s.f. used as classrooms* | | |

| | Number of Rooms | Sq Ft |
|---|---|---|
| Library Rooms | **0** | |
| Auditorium/Cafeteria/ Multi-purpose/Gym | **3** | 3,955 |
| Admin/Office/ Conference Room | **16** | 4,633 |
| School Gardens | Number: **1** | Sq Ft: 140 |
| Kitchen | Type: Full-scale | |
| On-site Health Clinic | No | |

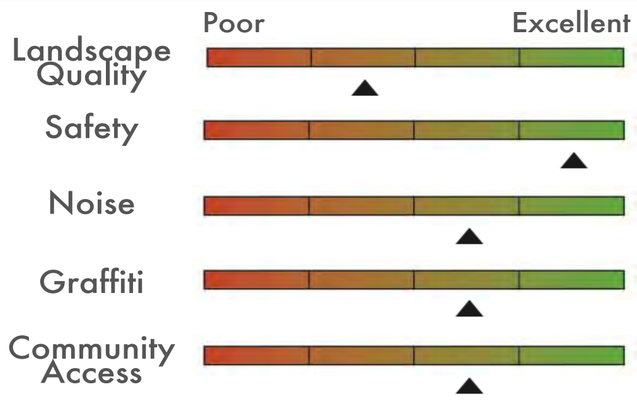
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

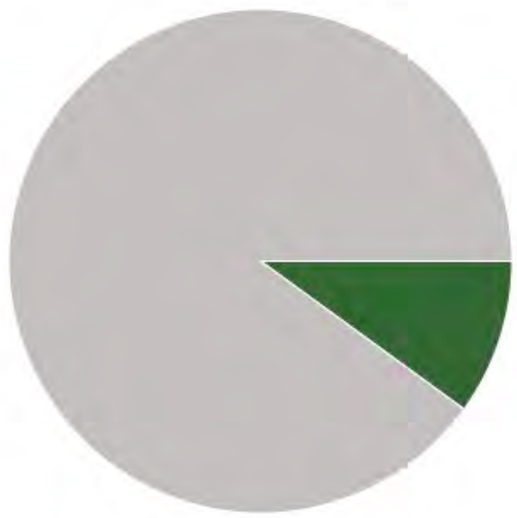
- Play structure ●●
- Basketball hoops
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

Transit Accomodations




### Open Space



Paved 90% 10% Green

Oakland Unified School District Facilities Asset Management

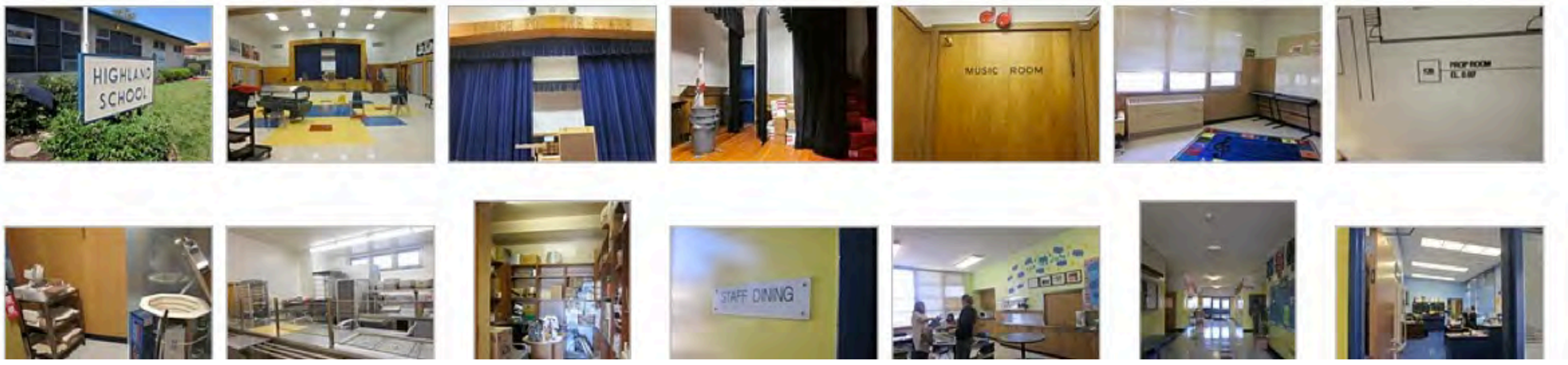
# Highland Elementary School

Building Records

Site ID **126** Region **3** Grades **K-5**

## Site & Facilities Photos - Summer 2011 (Sample)

*To view the full set, visit: http://bitly.com/sWK1PA




## BUILDING A

BUILDING AREA (SQFT): 24,567

CONSTRUCTED: 1959

### STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and glulam beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 11 | 4 | 8 | 10 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| 73 | 7 | Teachers' Lounge | |

## BUILDING B

BUILDING AREA (SQFT): 6,608

CONSTRUCTED: 1978

### STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists and glulam beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 5 | | 6 | 3 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| | | | |

## BUILDING E

BUILDING AREA (SQFT): 23,239

### QUALITATIVE BUILDING ASSESSMENT

### ROOM SUMMARY

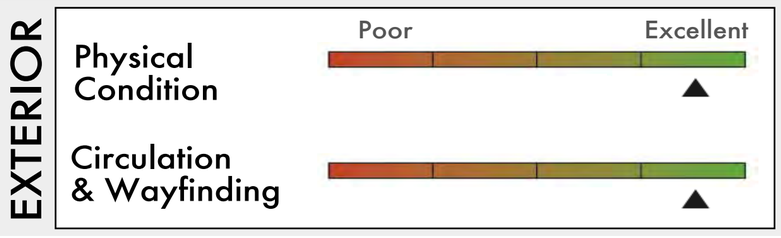
| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 9 | | 2 | 5 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| | | | |

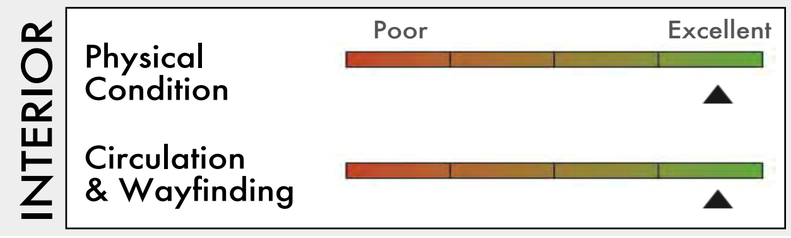
# MODULAR D

BUILDING AREA (SQFT): 14,186

CONSTRUCTED: 2001

## QUALITATIVE BUILDING ASSESSMENT




## ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 13 | | | 4 |

| NO. OF STUDENT COMPUTERS | NO. OF ADMIN WORKSTATIONS | ADDITIONAL ADMIN SPACES |
|---|---|---|
| 51 | | |

Oakland Unified School District Facilities Asset Management

# Highland Elementary School

## Portable Records

Site ID **126** Region **3** Grades **K-5**

| | | | |
|---|---|---|---|
| C | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P1 | Manufactured: 2001 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P2 | Manufactured: 2001 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P3 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P4 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P5 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P6 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P7 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| P8 | Manufactured: 1998 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |

Portable Inventory

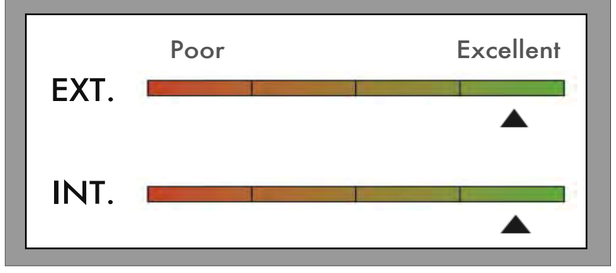
Total Count

9

Average Age

? Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

# Highland Elementary School

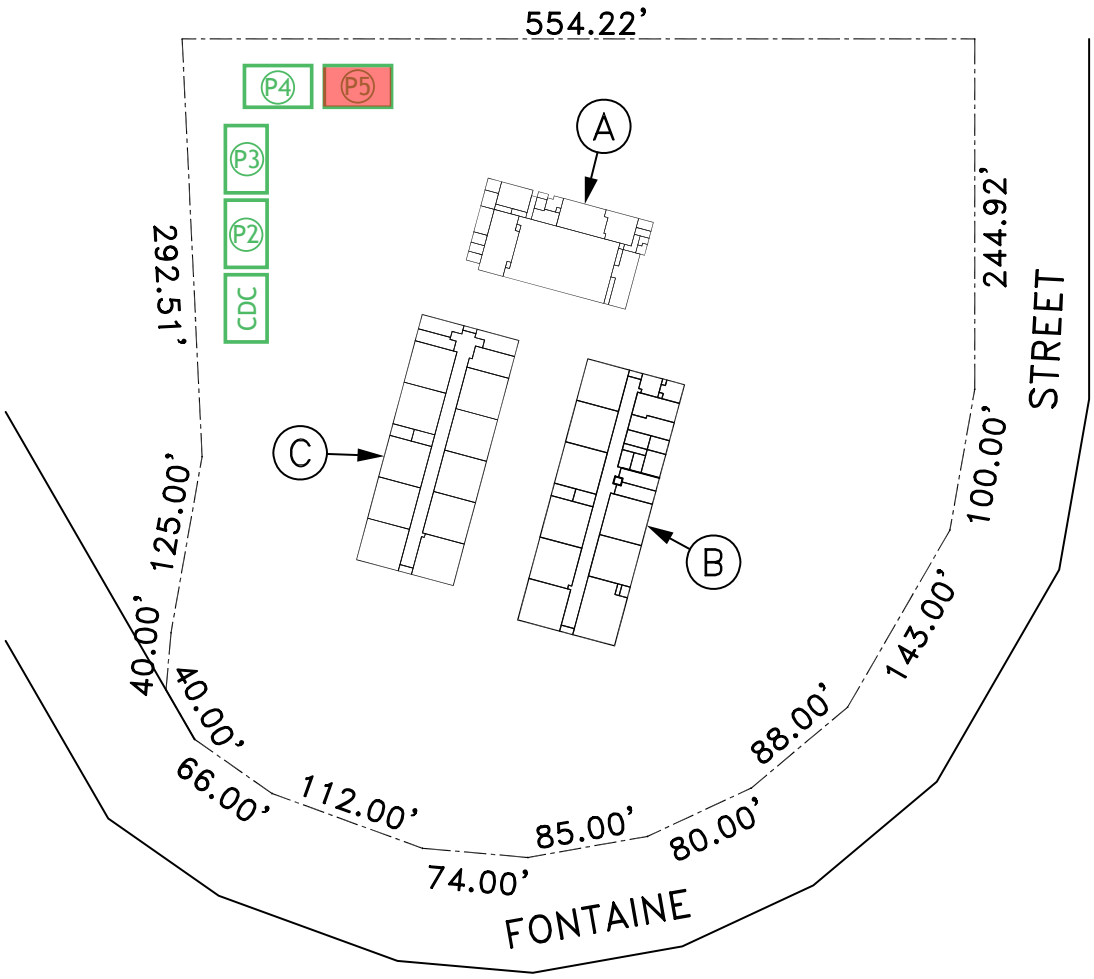
## Rooms Summary & List

Site ID **126** Region **3** Grades **K-5**

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| **BUILDING A** | | | | | | | | |
| | 1 | um1 | Building Utilities | 24 | | | | |
| | 1 | um2 | Admin/Office | 136 | | 1 | | |
| | 1 | um3 | Admin/Office | 504 | | | | |
| | 1 | um9 | Storage | 21 | | | | |
| | 1 | um10 | Restroom | 49 | | | | |
| | 1 | um11 | Building Utilities | 63 | | | | |
| | 1 | um12 | Restroom | 140 | | | | |
| | 1 | um13 | Circulation | 85 | | | | |
| | 1 | 101 | Classroom | 112 | 2 | | | |
| | 1 | 102 | Restroom | 60 | | | | |
| | 1 | 103 | Restroom | 66 | | | | |
| | 1 | 104 | Storage | 40 | | | | |
| | 1 | 105 | Admin/Office | 216 | | 1 | | |
| | 1 | 106 | Admin/Office | 150 | | | | |
| | 1 | 107 | Admin/Office | 110 | | | | |
| | 1 | 108 | Classroom | 816 | 24 | | | |
| | 1 | 109 | Admin/Office | 586 | | 2 | | |
| | 1 | 109a | Admin/Office | 586 | | | | |
| | 1 | 110 | Admin/Office | 176 | | 1 | | |
| | 1 | 111 | Storage | 420 | | | | |
| | 1 | 112 | Restroom | 60 | | | | |
| | 1 | 113 | Restroom | 60 | | | | |
| | 1 | 114 | Circulation | 3,546 | | | | |
| | 1 | 115 | Building Utilities | 252 | | 1 | | |
| | 1 | 116b | Multipurpose | 787 | | | | |
| | 1 | 116 | Multipurpose | 2,232 | | | | |
| | 1 | 117 | Lounge/Staff Dining | 400 | | | | |
| | 1 | 117b | Storage | 143 | | 1 | | |
| | 1 | 118 | Building Utilities | 875 | | | | |
| | 1 | 118a | Storage | 38 | | | | |
| | 1 | 118b | Restroom | 875 | | | | |
| | 1 | 118b | Restroom | 72 | | | | |
| | 1 | 119 | Classroom | 304 | | | | |
| | 1 | 120 | Storage | 70 | | | | |
| | 1 | 121 | Building Utilities | 336 | | | | |
| | 1 | 122 | Classroom | 840 | 8 | | 11 | |
| | 1 | 123 | Classroom | 840 | 4 | | 1 | |
| | 1 | 124 | Classroom | 840 | 4 | | 10 | |
| | 1 | 125 | Classroom | 840 | 6 | | | |
| | 1 | 126 | Classroom | 840 | 7 | | 9 | |
| | 1 | 127 | Classroom | 840 | 3 | | 3 | |
| | 1 | 128 | Classroom | 840 | 9 | | 8 | |
| | 1 | 130 | Classroom | 840 | 4 | | 7 | |
| | 1 | 131 | Classroom | 840 | | | 5 | |
| | 1 | 132 | Restroom | 216 | | | | |
| | 1 | 133 | Restroom | 216 | | | | |
| | 1 | 134 | Classroom | 1,224 | 4 | | 6 | |
| **BUILDING B** | | | | | | | | |
| | 1 | 101 | Admin/Office | 570 | | | | |
| | 1 | 102 | Admin/Office | 273 | | | | |
| | 1 | 103 | Storage | 135 | | | | |
| | 1 | 104 | Admin/Office | 128 | | | | |
| | 1 | 105 | Admin/Office | 84 | | | | |
| | 1 | 106 | Admin/Office | 84 | | | | |
| | 1 | 107 | Circulation | 769 | | | | |

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| | 1 | 108 | Building Utilities | 85 | | | | |
| | 1 | 109 | Classroom | 985 | | | | |
| | 1 | 110 | Storage | 56 | | | | |
| | 1 | 111 | Classroom | 850 | | | | |
| | 1 | 112 | Admin/Office | 184 | | | | |
| | 1 | 113 | Building Utilities | 42 | | | | |
| | 1 | 114 | Restroom | 36 | | | | |
| | 1 | 115 | Classroom | 960 | | | | |
| | 1 | 116 | Restroom | 40 | | | | |
| | 1 | 117 | Classroom | 1,050 | | | | |
| | 1 | 117 | Classroom | 960 | | | | |
| | 1 | 118 | Restroom | 40 | | | | |
| **PORTABLE C** | | | | | | | | |
| | | 1 | Classroom | 936 | | | | |
| **MODULAR D** | | | | | | | | |
| | 1 | um1 | Restroom | 284 | | | | |
| | 1 | um2 | Restroom | 284 | | | | |
| | 1 | um3 | Storage | 98 | | | | |
| | 1 | um4 | Restroom | 98 | | | | |
| | 1 | um5 | Restroom | 98 | | | | |
| | 1 | 41 | Classroom | 940 | 3 | | | 41 |
| | 1 | 42 | Classroom | 940 | 3 | | | 42 |
| | 1 | 43 | Classroom | 940 | 4 | | | 43 |
| | 1 | 44 | Classroom | 940 | 6 | | | 44 |
| | 1 | 45 | Classroom | 940 | 5 | | | 45 |
| | 1 | 46 | Classroom | 940 | 10 | | | 46 |
| | 1 | 47 | Classroom | 940 | 3 | | | |
| | 2 | 31 | Classroom | 940 | 2 | | | |
| | 2 | 32 | Classroom | 940 | 2 | | | 32 |
| | 2 | 33 | Classroom | 940 | 2 | | | 33 |
| | 2 | 34 | Classroom | 940 | | | | 34 |
| | 2 | 35 | Classroom | 940 | 6 | | | 35 |
| | 2 | 36 | Classroom | 940 | 5 | | | 36 |
| **BUILDING E** | | | | | | | | |
| | 1 | 103a | Building Utilities | 52 | | | | |
| | 1 | 103b | Building Utilities | 42 | | | | |
| | 1 | 103e | Building Utilities | 42 | | | | |
| | 1 | 103d | Building Utilities | 42 | | | | |
| | 1 | 103c | Building Utilities | 42 | | | | |
| | 1 | 103f | Building Utilities | 51 | | | | |
| | 1 | 105 | Classroom | 912 | | | | |
| | 1 | 106 | Classroom | 880 | | | | |
| | 1 | 107 | Classroom | 880 | | | | |
| | 1 | 108 | Classroom | 892 | | | | |
| | 1 | 109 | Admin/Office | 436 | | | | |
| | 1 | 110 | Admin/Office | 410 | | | | |
| | 1 | 111 | Restroom | 192 | | | | |
| | 1 | 112 | Restroom | 192 | | | | |
| | 1 | 113a | Building Utilities | 44 | | | | |
| | 1 | 113a | Storage | 44 | | | | |
| | 1 | 201 | Circulation | 314 | | | | |
| | 1 | 201b | Restroom | 74 | | | | |
| | 1 | 202 | Circulation | 1,251 | | | | |
| | 1 | 203 | Classroom | 895 | | | | |
| | 1 | 204 | Classroom | 875 | | | | |
| | 1 | 205 | Classroom | 862 | | | | |
| | 1 | 206 | Classroom | 875 | | | | |
| | 1 | 207 | Classroom | 875 | | | | |
| | 1 | 208 | Restroom | 185 | | | | |

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| | 1 | 209 | Restroom | 185 | | | | |
| PORTABLE P1 | | | | | | | | |
| | | 1 | Classroom | 936 | 3 | | 24 | |
| PORTABLE P2 | | | | | | | | |
| | | 1 | Classroom | 936 | 3 | | 23 | |
| PORTABLE P3 | | | | | | | | |
| | | 1 | Classroom | 936 | 1 | | 22 | |
| PORTABLE P4 | | | | | | | | |
| | | 1 | Classroom | 936 | 3 | | 21 | |
| PORTABLE P5 | | | | | | | | |
| | | 1 | Classroom | 936 | 4 | | 28 | |
| PORTABLE P6 | | | | | | | | |
| | | 1 | Classroom | 936 | 5 | | 26 | |
| PORTABLE P7 | | | | | | | | |
| | | 1 | Classroom | 936 | 3 | | 25 | |
| PORTABLE P8 | | | | | | | | |
| | | 1 | Multipurpose | 936 | | | | |
| | | 2 | Classroom | 936 | | 4 | | |




N

Not drawn to scale

**Exclusive Use by Charter School**

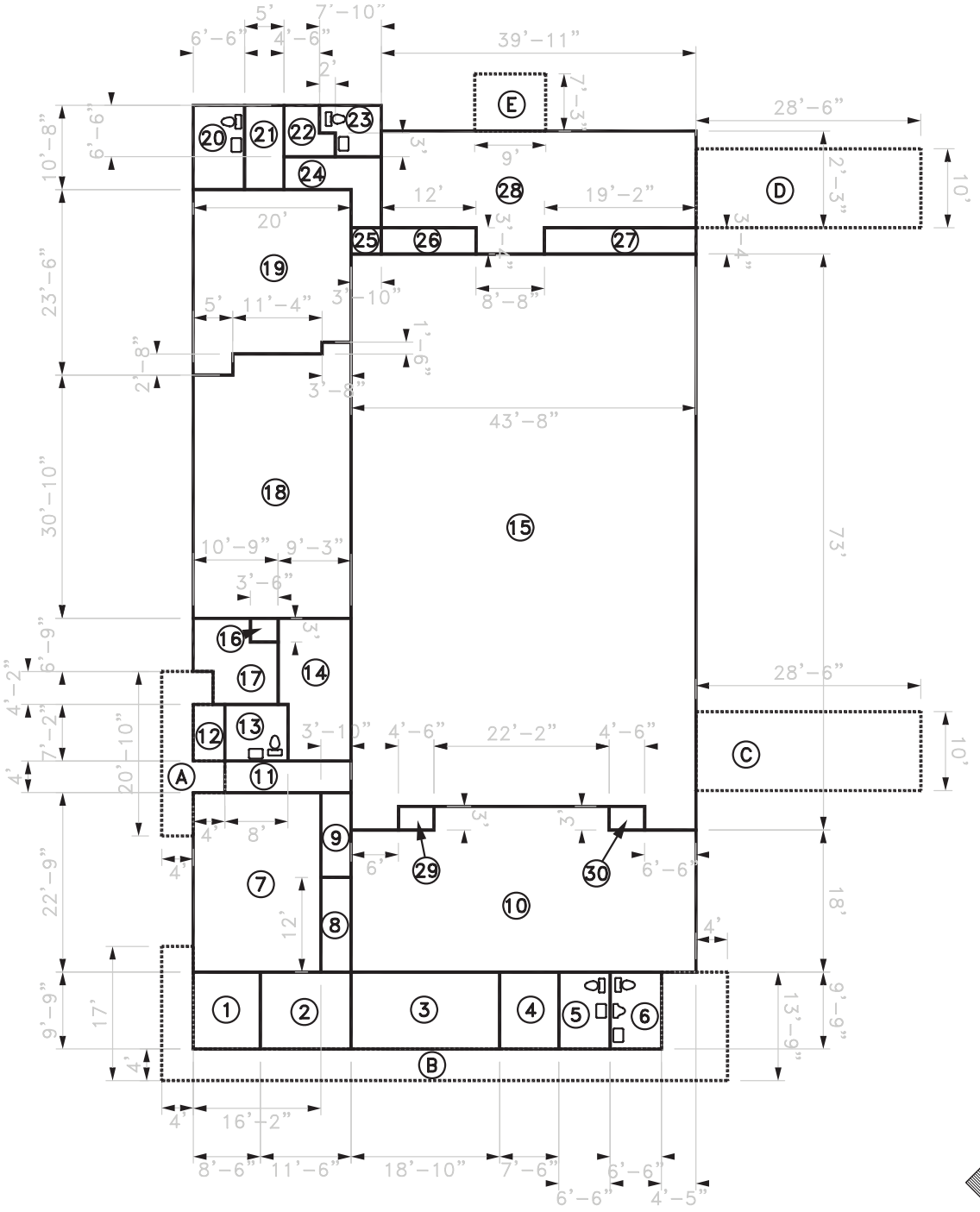
# 166 - Howard Elementary School - Site Plan

8755 Fontaine Street - Oakland, CA 94605-4141

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

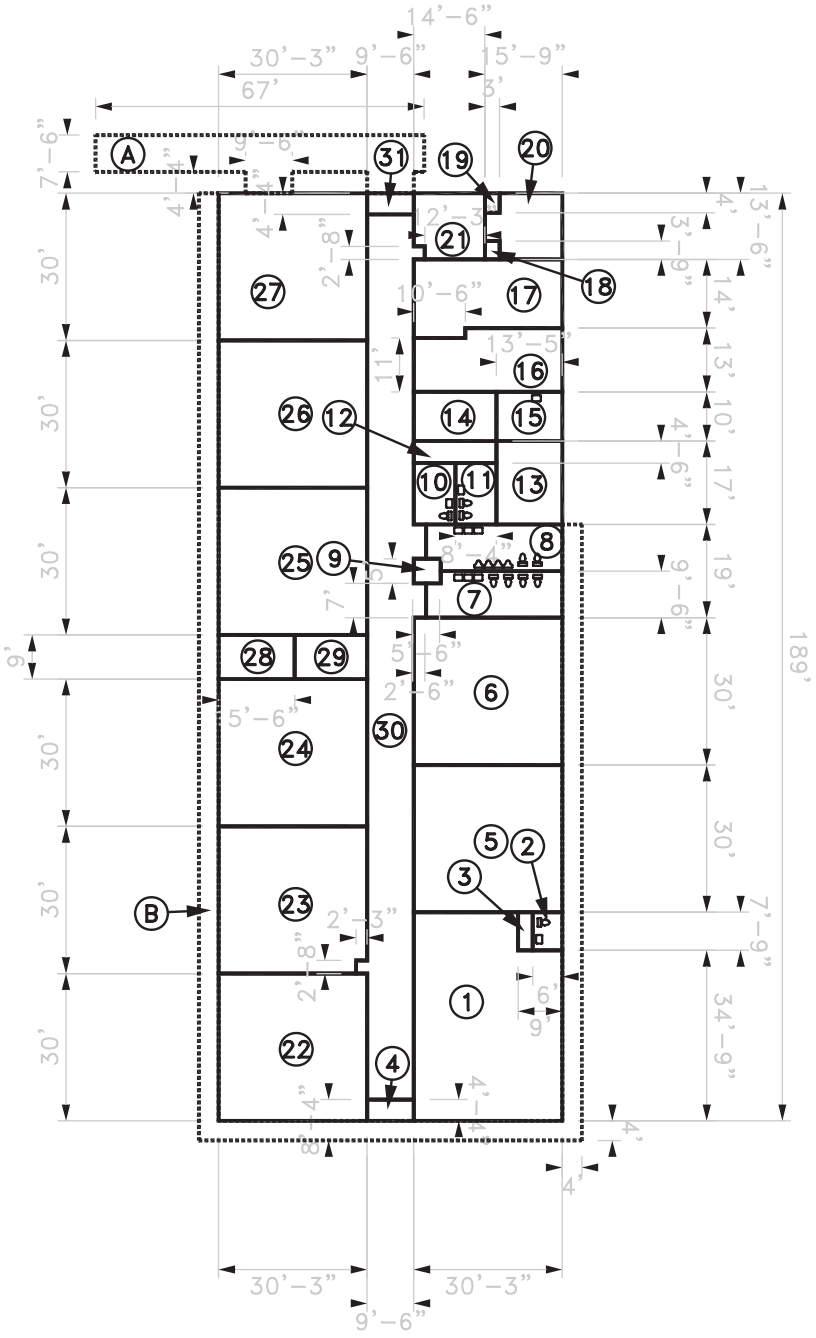
# 166 - Howard Elementary School - Unit A

8755 Fontaine Street - Oakland, CA 94605-4141

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

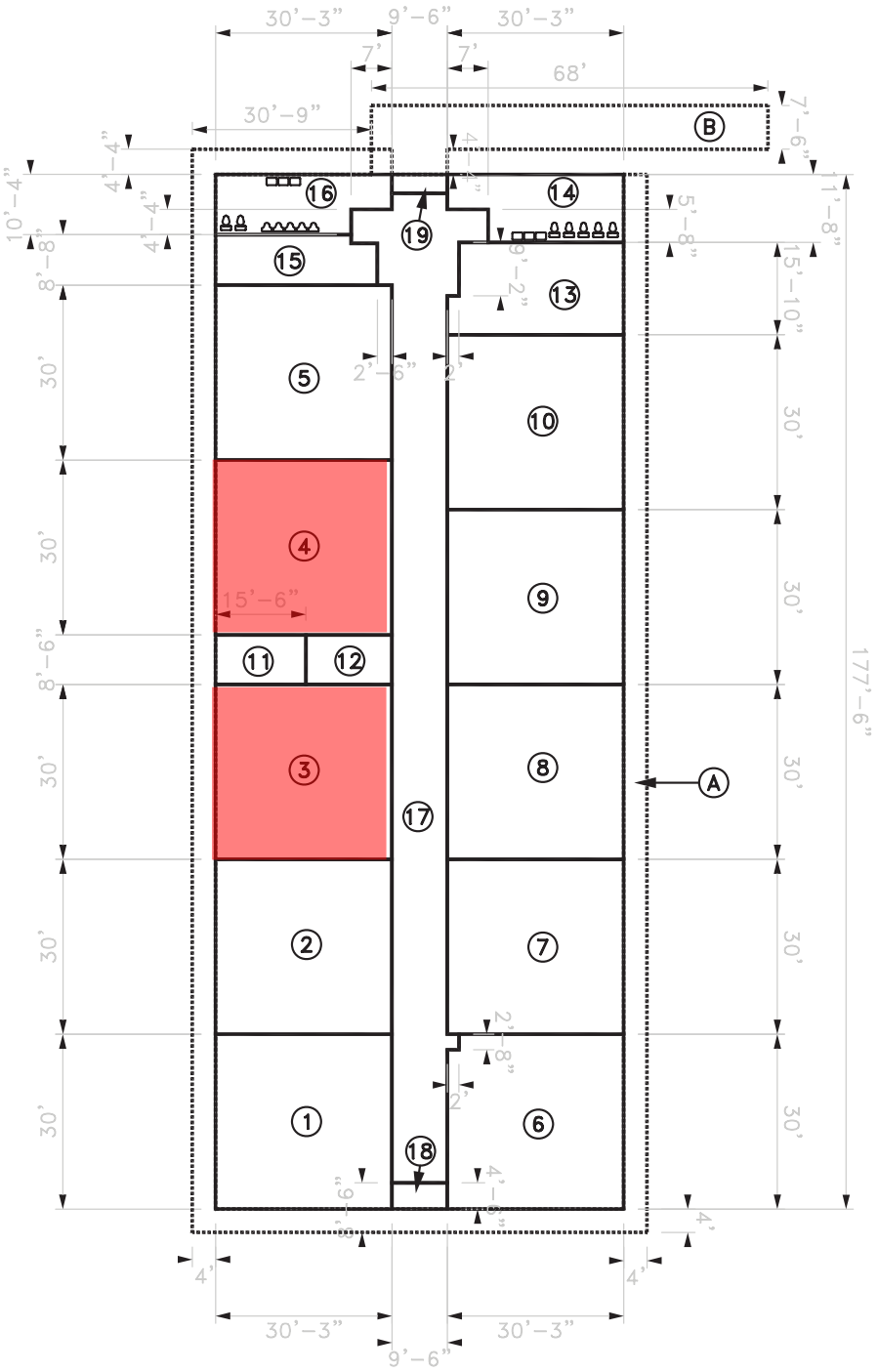
# 166 - Howard Elementary School - Unit B

8755 Fontaine Street - Oakland, CA 94605-4141

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

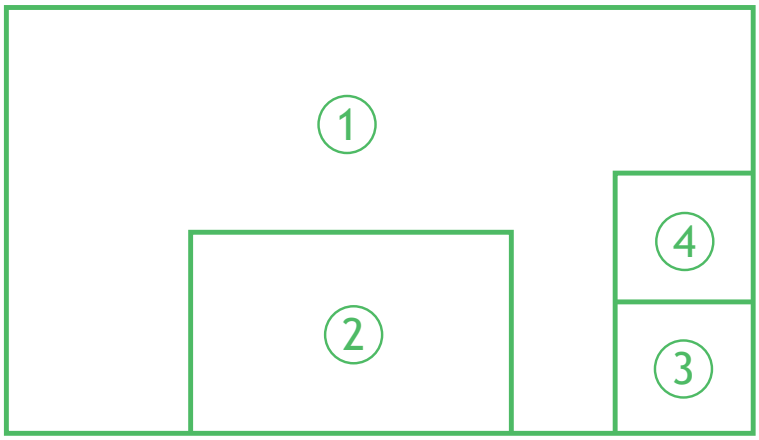
# 166 - Howard Elementary School - Unit C

8755 Fontaine Street - Oakland, CA 94605-4141

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT




Not drawn to scale

# 166 - Howard Elementary School - Unit P-4

8755 Fontaine Street - Oakland, CA 94605-4141

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

2011

OAKLAND UNIFIED SCHOOL DISTRICT

Oakland Unified School District Facilities Asset Management

# Howard Elementary School

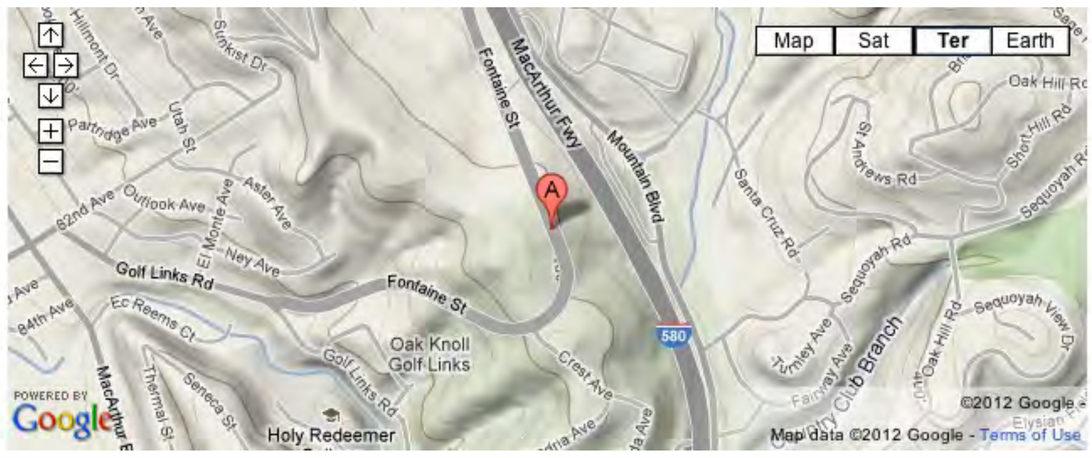
**8755 Fontaine Street** Site **166** Region **3** Grades **K-5**

Howard Elementary is situated in the foothills of East Oakland, just south of I-580. It lies at the top of an undeveloped hillside, which offers unimpeded views of the entire Bay Area, and has close proximity to several residential neighborhoods and large park areas. Howard Elementary is just down the street from King Estates Middle School and both of these have direct access to I-580 and for the time being, an AC Transit bus line, which carries passengers to/from the Coliseum BART station.

## PROGRAMMING (2012-2013)

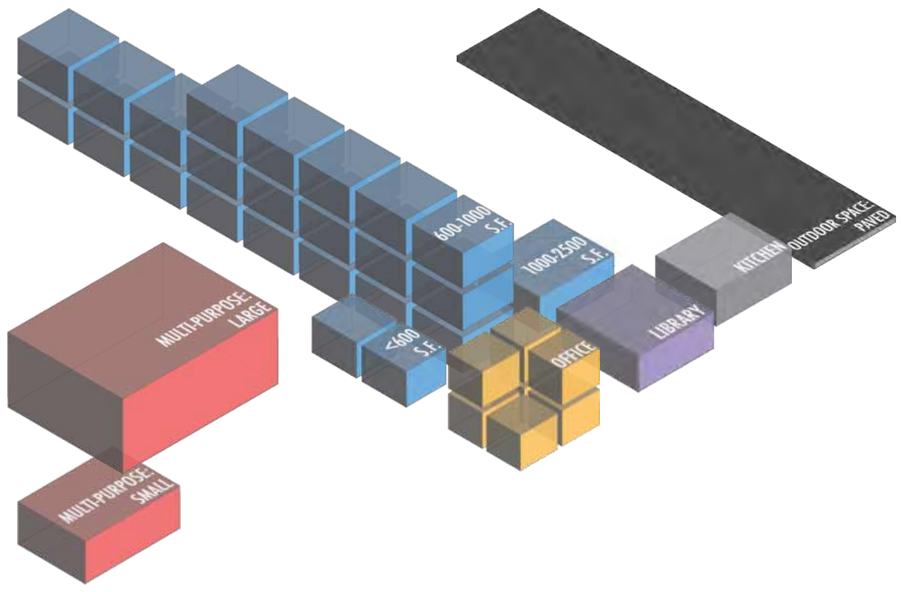
### Schools / Enrollment

| | SDC | Non-SDC | Total | API (2010-2011) |
|---|---|---|---|---|
| **Howard** | 22 | 152 | 174 | 802 |




## FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS
LIBRARY
MULTI-PURPOSE
SCHOOL OFFICE & WORKSPACE




### Summary Counts

| | Total | Permanent | Portable |
|---|---|---|---|
| Site Acreage | **6.6** | | |
| Building Footprint (sf) | **43,958** | | |
| Building Area (sf) | **36,329** | 32,081 | 4,248 |
| Classroom-Sized Rooms | **22** | 18 | 4 |
| | *2 rooms < 600 s.f. used as classrooms* | | |

| | Number of Rooms | Sq Ft |
|---|---|---|
| Library Rooms | **1** | 908 |
| Auditorium/Cafeteria/ Multi-purpose/Gym | **2** | 3,950 |
| Admin/Office/ Conference Room | **7** | 1,403 |
| School Gardens | Number: **1** | Sq Ft: 120 |
| Kitchen | Type: Finishing | |
| On-site Health Clinic | No | |

## SITE SUMMARY (Summer 2012)

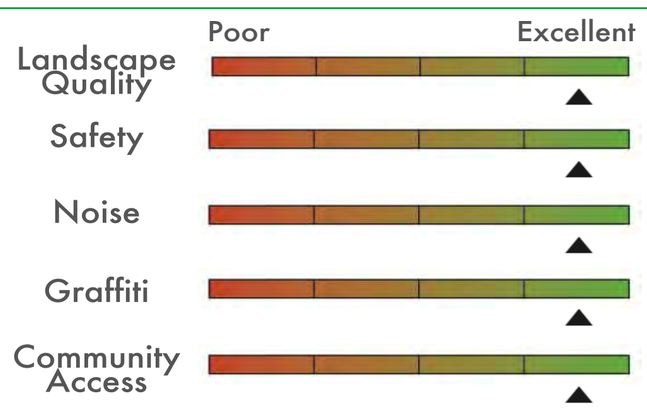
### Sports / Recreation

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

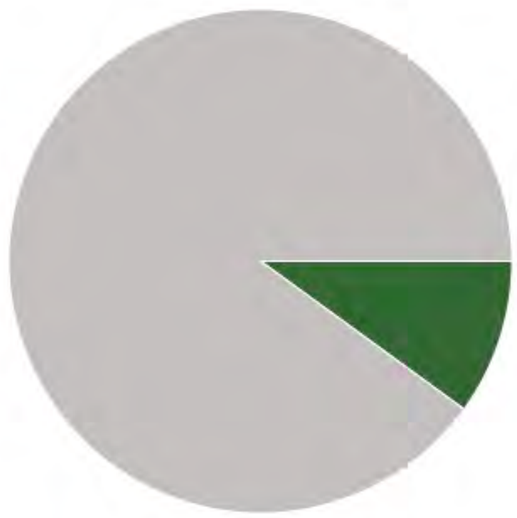
### Qualitative Assessment

Transit Accomodations

**35**




### Open Space



Paved **90%** **10%** Green

Oakland Unified School District Facilities Asset Management

# Howard Elementary School

Building Records

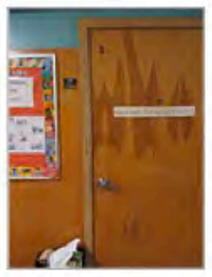
Site ID **166** Region **3** Grades **K-5**

## Site & Facilities Photos - Summer 2011 (Sample)

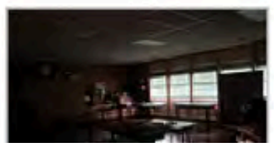
*To view the full set, visit: http://bitly.com/ss47VM

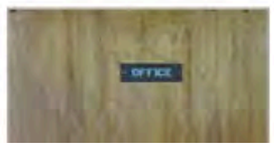
Library

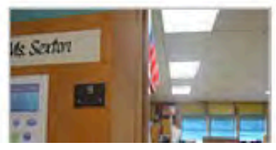
Library



Classroom







## BUILDING A

BUILDING AREA (SQFT): 7,418

CONSTRUCTED: 1958

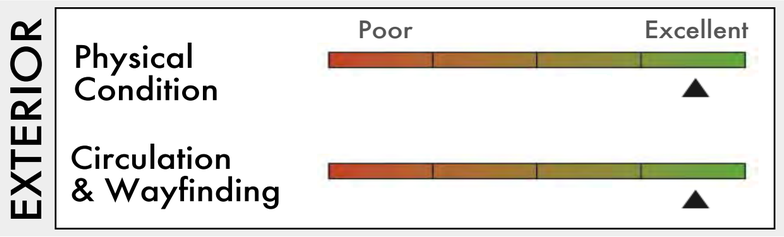
### STRUCTURAL ELEMENTS

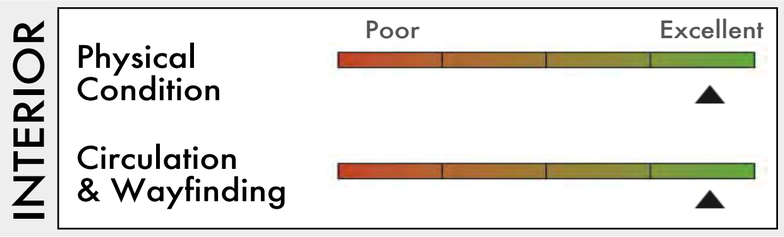
ROOFING
Plywood on wood joists and steel beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT




### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| | | | 5 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| | 1 | Teachers' Lounge | |

## BUILDING B

BUILDING AREA (SQFT): 13,233

CONSTRUCTED: 1958

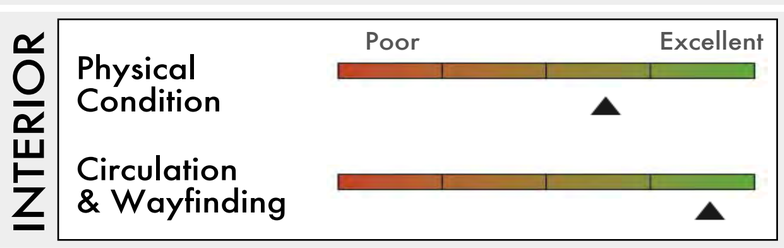
### STRUCTURAL ELEMENTS

ROOFING
Plywood on wood joists

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT




### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 9 | 3 | 6 | 5 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| 7 | 4 | | |

## BUILDING C

BUILDING AREA (SQFT): 11,430

CONSTRUCTED: 1958

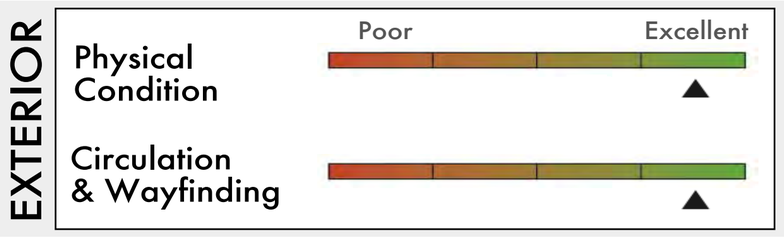
### STRUCTURAL ELEMENTS

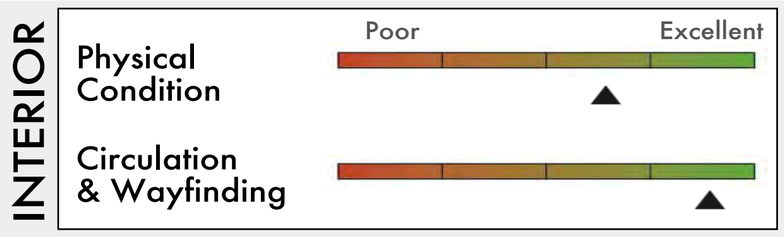
ROOFING
Plywood on wood joists and steel beams

FOUNDATION
Strip footings (under structural walls)

VERTICAL RESISTANCE
Shear wall - Wood stud walls

### QUALITATIVE BUILDING ASSESSMENT




### ROOM SUMMARY

| NO. OF CLASSROOMS | NO. OF OFFICES | NO. OF ADMIN ROOMS | NO. OF RESTROOMS |
|---|---|---|---|
| 9 | | | 2 |
| **NO. OF STUDENT COMPUTERS** | **NO. OF ADMIN WORKSTATIONS** | **ADDITIONAL ADMIN SPACES** | |
| 7 | 1 | | |

Oakland Unified School District Facilities Asset Management

# Howard Elementary School

## Portable Records

Site ID **166** Region **3** Grades **K-5**

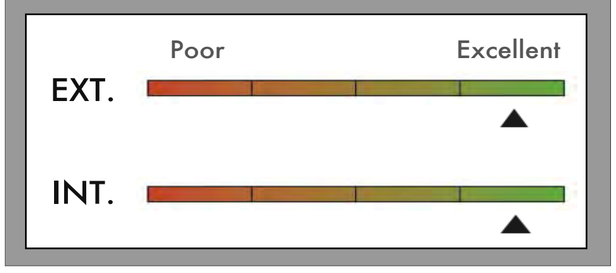
| | | | |
|---|---|---|---|
| **P1** | Manufactured: 2000 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| **P2** | Manufactured: 2000 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| **P3** | Manufactured: 2000 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |
| **P4** | Manufactured: 2000 | NO. OF CLASSROOMS: | NO. OF ADMIN ROOMS: 1 |
| **P5** | Manufactured: 2000 | NO. OF CLASSROOMS: 1 | NO. OF ADMIN ROOMS: |

Portable Inventory

Total Count
5

Average Age
12 Years

Qualitative Conditions Assessment



Oakland Unified School District Facilities Asset Management

# Howard Elementary School

## Rooms Summary & List

Site ID **166** Region **3** Grades **K-5**

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| **BUILDING A** | | | | | | | | |
| | 1 | 1 | Storage | 83 | | | | |
| | 1 | 2 | Building Utilities | 112 | | | | |
| | 1 | 3 | Storage | 184 | | | | |
| | 1 | 4 | Building Utilities | 73 | | | | |
| | 1 | 5 | Restroom | 63 | | | | |
| | 1 | 6 | Restroom | 63 | | | | |
| | 1 | 7 | Classroom | 368 | | | | |
| | 1 | 8 | Storage | 46 | | | | |
| | 1 | 9 | Circulation | 41 | | | | |
| | 1 | 10 | Multipurpose | 853 | | | | |
| | 1 | 11 | Circulation | 64 | | | | |
| | 1 | 12 | Building Utilities | 29 | | | | |
| | 1 | 13 | Restroom | 57 | | | | |
| | 1 | 14 | Storage | 158 | | 1 | | |
| | 1 | 15 | Multipurpose | 3,097 | | | | 410 |
| | 1 | 16 | Building Utilities | 11 | | | | |
| | 1 | 17 | Circulation | 96 | | | | |
| | 1 | 18 | Building Utilities | 662 | | | | |
| | 1 | 19 | Lounge/Staff Dining | 424 | | | | |
| | 1 | 20 | Restroom | 69 | | | | |
| | 1 | 21 | Lounge/Staff Dining | 53 | | | | |
| | 1 | 22 | Building Utilities | 35 | | | | |
| | 1 | 23 | Restroom | 45 | | | | |
| | 1 | 24 | Circulation | 70 | | | | |
| | 1 | 25 | Storage | 13 | | | | |
| | 1 | 26 | Storage | 40 | | | | |
| | 1 | 27 | Storage | 64 | | | | |
| | 1 | 28 | Circulation | 517 | | | | |
| | 1 | 29 | Circulation | 14 | | | | |
| | 1 | 30 | Circulation | 14 | | | | |
| **BUILDING B** | | | | | | | | |
| | 1 | 1 | Classroom | 1,216 | | | | |
| | 1 | 2 | Restroom | 47 | | | | |
| | 1 | 3 | Storage | 23 | | | | |
| | 1 | 4 | Circulation | 41 | | | | |
| | 1 | 5 | Classroom | 908 | 2 | | 2 | |
| | 1 | 6 | Classroom | 908 | | | 1 | |
| | 1 | 7 | Restroom | 256 | | | | |
| | 1 | 8 | Restroom | 256 | | | | |
| | 1 | 9 | Building Utilities | 28 | | | | |
| | 1 | 10 | Restroom | 106 | | | | |
| | 1 | 11 | Restroom | 104 | | | | |
| | 1 | 12 | Circulation | 76 | | | | |
| | 1 | 13 | Admin/Office | 228 | | | | |
| | 1 | 14 | Admin/Office | 168 | | | | |
| | 1 | 15 | Admin/Office | 134 | | 1 | | |
| | 1 | 16 | Storage | 372 | | | | |
| | 1 | 17 | Admin/Office | 445 | | 3 | | |
| | 1 | 18 | Storage | 11 | | | | |
| | 1 | 19 | Storage | 12 | | | | |
| | 1 | 20 | Admin/Office | 189 | | | | |
| | 1 | 21 | Admin/Office | 190 | | | | |
| | 1 | 22 | Classroom | 908 | 1 | | 3 | |
| | 1 | 23 | Classroom | 901 | 4 | | 4 | |
| | 1 | 24 | Classroom | 908 | | | 5 | |

| | BLDG LEVEL | ROOM # | ROOM USE | ROOM AREA (SQUARE FOOTAGE) | CLASSROOM COMPUTERS | ADMIN WORKSTATIONS | MARKED ROOM # | ROOM CAPACITY |
|---|---|---|---|---|---|---|---|---|
| | 1 | 25 | Classroom | 908 | | | 6 | |
| | 1 | 26 | Classroom | 908 | | | 7 | |
| | 1 | 27 | Classroom | 908 | | | 8 | |
| | 1 | 28 | Building Utilities | 140 | | | | |
| | 1 | 29 | Storage | 133 | | | | |
| | 1 | 30 | Circulation | 1,760 | | | | |
| | 1 | 31 | Circulation | 41 | | | | |
| **BUILDING C** | | | | | | | | |
| | 1 | 1 | Classroom | 908 | 3 | | 13 | |
| | 1 | 2 | Classroom | 908 | | | 14 | |
| | 1 | 3 | Classroom | 908 | | | 15 | |
| | 1 | 4 | Classroom | 908 | | | 16 | |
| | 1 | 5 | Classroom | 908 | 1 | | 17 | |
| | 1 | 6 | Classroom | 902 | | | | |
| | 1 | 7 | Classroom | 908 | | | 11 | |
| | 1 | 8 | Classroom | 908 | | | | |
| | 1 | 9 | Classroom | 908 | 3 | | 9 | |
| | 1 | 10 | Library | 908 | | | | |
| | 1 | 11 | Building Utilities | 132 | | | | |
| | 1 | 12 | Building Utilities | 125 | | | | |
| | 1 | 13 | Storage | 461 | | | | |
| | 1 | 14 | Restroom | 313 | | | | |
| | 1 | 15 | Building Utilities | 234 | | 1 | | |
| | 1 | 16 | Restroom | 282 | | | | |
| | 1 | 17 | Circulation | 735 | | | | |
| | 1 | 18 | Circulation | 43 | | | | |
| | 1 | 19 | Circulation | 31 | | | | |
| **PORTABLE P1** | | | | | | | | |
| | | 1 | Classroom | 897 | | | | |
| **PORTABLE P2** | | | | | | | | |
| | | 1 | Classroom | 897 | | | | |
| **PORTABLE P3** | | | | | | | | |
| | | 1 | Classroom | 897 | | | | |
| **PORTABLE P4** | | | | | | | | |
| | | 1 | Classroom | 571 | | | | |
| | | 2 | Admin/Office | 49 | | 1 | | |
| | | 3 | Restroom | 20 | | | | |
| | | 4 | Restroom | 20 | | | | |
| **PORTABLE P5** | | | | | | | | |
| | | 1 | Classroom | 897 | | | 5 | |

# Exhibit F

## Allocation, Fees, & Payment Schedule*

| | |
|---|---|
| Contract Term (Fiscal Year): | 2018-19 |
| Charter School Name: | **Aspire College Academy** |
| Site Name: | **Grass Valley Campus** |
| Address: | 4720 Dunkirk Avenue, Oakland, CA 94605 |
| SPACE ALLOCATION | |
| Exclusive Use Space (sqft) | 3,840 |
| + Proportion of Shared Space (sqft) | 3,941 |
| **Total Space Allocation at Site (sqft)**** | **7,781** |
| FACILITY USE FEE | |
| Total Space Allocation at Site (sqft) | 7,781 |
| x Facility Fee per Sqft Rate | $6.27 |
| **Facility Use Fee** | **$48,786.87** |
| UTILITIES FEE | |
| Projected Charter School ADA at Site*** | 85.61 |
| ÷ Projected Total Site ADA | 332.00 |
| **Charter School Percent of Site Use** | **25.79%** |
| CUSTODIAL SERVICES FEE | |
| Charter School Percent of Site Use | 25.79% |
| x Number of Custodial FTE at Site | 2.0 |
| x Custodial Services FTE Rate | $73,185 |
| **Custodial Services Fee** | **$37,748.82** |
| PAYMENT SCHEDULE | |
| 25% by October 1, 2018 | |
| 25% by December 1, 2018 | |
| 25% by April 1, 2019 | |
| 25% by July 1, 2019 | |

*All calculations subject to change.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all "space allocated by the school district to the charter school," and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

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

# Allocation, Fees, & Payment Schedule*

| | |
|---|---|
| Contract Term (Fiscal Year): | 2018-19 |
| Charter School Name: | **Aspire College Academy** |
| Site Name: | **Highland Campus** |
| Address: | 8521 A Street, Oakland, CA 94621 |
| SPACE ALLOCATION | |
| Exclusive Use Space (sqft) | 5,540 |
| + Proportion of Shared Space (sqft) | 3,785 |
| **Total Space Allocation at Site (sqft)**** | **9,325** |
| FACILITY USE FEE | |
| Total Space Allocation at Site (sqft) | 9,325 |
| x Facility Fee per Sqft Rate | $6.27 |
| **Facility Use Fee** | **$58,467.75** |
| UTILITIES FEE | |
| Projected Charter School ADA at Site*** | 128.42 |
| ÷ Projected Total Site ADA | 679.70 |
| **Charter School Percent of Site Use** | **18.89%** |
| CUSTODIAL SERVICES FEE | |
| Charter School Percent of Site Use | 18.89% |
| x Number of Custodial FTE at Site | 3.5 |
| x Custodial Services FTE Rate | $73,185 |
| **Custodial Services Fee** | **$48,386.26** |
| PAYMENT SCHEDULE | |
| 25% by October 1, 2018 | |
| 25% by December 1, 2018 | |
| 25% by April 1, 2019 | |
| 25% by July 1, 2019 | |

*All calculations subject to change.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all “space allocated by the school district to the charter school,” and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

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

# Allocation, Fees, & Payment Schedule*

| | |
|---|---|
| Contract Term (Fiscal Year): | 2018-19 |
| Charter School Name: | **Aspire College Academy** |
| Site Name: | **Howard Campus** |
| Address: | 8755 Fontaine Street, Oakland, CA 94605 |
| SPACE ALLOCATION | |
| Exclusive Use Space (sqft) | 2,713 |
| + Proportion of Shared Space (sqft) | 3,331 |
| **Total Space Allocation at Site (sqft)**** | **6,044** |
| FACILITY USE FEE | |
| Total Space Allocation at Site (sqft) | 6,044 |
| x Facility Fee per Sqft Rate | $6.27 |
| **Facility Use Fee** | **$37,895.88** |
| UTILITIES FEE | |
| Projected Charter School ADA at Site*** | 64.21 |
| ÷ Projected Total Site ADA | 301.52 |
| **Charter School Percent of Site Use** | **21.29%** |
| CUSTODIAL SERVICES FEE | |
| Charter School Percent of Site Use | 21.29% |
| x Number of Custodial FTE at Site | 2.0 |
| x Custodial Services FTE Rate | $73,185 |
| **Custodial Services Fee** | **$31,162.17** |
| PAYMENT SCHEDULE | |
| 25% by October 1, 2018 | |
| 25% by December 1, 2018 | |
| 25% by April 1, 2019 | |
| 25% by July 1, 2019 | |

*All calculations subject to change.

**Includes only interior space. The District is entitled under Cal. Admin. Code tit. 5, § 11969.7(c) to charge the charter school on a square footage basis for use of common areas such as the parking lot, exterior corridors, field space, playground, and blacktop, but is not doing so at this time. The District reserves the right to amend its calculation of the pro-rata share to include all “space allocated by the school district to the charter school,” and will provide the charter school notice and an opportunity to respond before implementing any changes. The full allocation of both interior and exterior space is outlined in the preliminary offer letter.

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

# 2018/19 FY

## WORKSHEET -- OUSD's Prop 39 Facility Use Rate Per Sq Ft Calculation

***Calculation is based on 2017/18 budget as of 11/28/17***

| | | Prop 39 Base |
|---|---|---|
| Custodial Services Department Expenses* | | |
| Supplies and Materials | | |
| Services and Operation Cost | | |
| Buildings & Grounds Department Expenses | | |
| Compensation, Maintenance & Operations | 14,127,631 | |
| RRMA transfer from UR to resource 8150 | 13,048,405 | |
| Facility Acquisition and Construction (Funct. 8500) | 70,324 | |
| | | **27,246,360** |
| Utilities Expenses* | | |
| Gas, Water & Electric | | |
| Sewer Charges | | |
| Basic Phone Service | | |
| Debt Servicing - principal & interest payments ***(E.C. 47614)*** | | |
| Emerg. Apportionment (State) Loan - $65 million | 3,890,534 | |
| Emergency Apportionment (State) Loan - $35 million | 2,094,903 | |
| | | **5,985,437** |
| Police Services ***(CCR 11969.2 (h) Safe & Comfortable)*** | | **2,454,456** |
| Insurance (Function 6000) | | **908,582** |
| **TOTAL COST BASIS** | | **36,594,834** |
| **TOTAL DISTRICT SQUARE FOOTAGE** | | **5,836,129** |
| **COST PER SQUARE FOOT** | | **$ 6.27** |

* Item may be added to Use Agreement if applicable.

***11/28/17***

### RRMA Transfer from UR to resource 8150

| Object Codes | As of 11/28/17 BUDGET |
|---|---|
| **2. Classified Salaries** | **7,014,206** |
| 2205 - CLASSSUPPT SALARIES | 5,774,629 |
| 2220 - CLASSSUPPT SALARIES STIPENDS | - |
| 2225 - CLASSSUPPT SALARIES OVERTIME | 211,519 |
| 2305 - SUPV&ADM SALARIES | 932,907 |
| 2405 - CLERICAL SALARIES | 95,152 |
| 2450 - CLERICAL SUBSTITUTES | - |
| **3. Employee Benefits** | **3,261,634** |
| 3102 - STRS CLASSIFIED | 30,522 |
| 3202 - PERS CLASSIFIED | 1,031,388 |
| 3302 - SOCSEC,MEDI,ALTSS CLASSIFIED | 417,171 |
| 3322 - MEDICARE CLASSIFIED | 100,631 |
| 3342 - PARS CLASSIFIED | 5,627 |
| 3402 - HEALTH & WELFARE CLASSIFIED | 1,175,297 |
| 3502 - ST UNEMPLOY INS CLASSIFIED | 7,426 |
| 3602 - WORKERS COMP CLASSIFIED | 433,755 |
| 3802 - PERS REDUCTION CLASSIFIED | - |
| 3902 - OTHER BENEFITS CLASSIFIED | 59,817 |
| **4. Books and Supplies** | **1,164,244** |
| 4310 - SUPPLIES | 1,005,994 |
| 4330 - GASOLINE | 140,000 |
| 4399 - SURPLUS | - |
| 4410 - Equipment $500-4,999 | 14,306 |
| 4420 - Computer $500-4,999 | 3,944 |
| 4432 - Furniture $500-4,999 | - |
| **5. Services and Operating** | **1,573,321** |
| 5515 - DISPOSAL SERVICES | 94,784 |
| 5210 - MILEAGE/PERSONAL EXP REIMB | - |
| 5610 - EQUIP MAINTENANCE AGREEMT | 1,800 |
| 5622 - RENTALS - EQUIPMENT | 12,000 |
| 5670 - REPAIRS CONT | 1,122,351 |
| 5679 - REPAIRS CONT - VEHICLE | 90,000 |
| 5716 - INTERPGM - DUPLICATION SERVICE | 1,175 |
| 5720 - INTERPGM - MAINT WORK ORDERS | (9,000) |
| 5724 - INTERPGM - POSTAGE | - |
| 5760 - INTERFUND - MAINT WORK ORDERS | (16,000) |
| 5810 - ADVERTISING - LEGAL | 10,211 |
| 5826 - EXTERNAL WORK ORDER SERVICES | 250,000 |
| 5910 - POSTAGE | 1,000 |
| 5930 - TELEPHONE | 15,000 |
| 5934 - PAGERS | - |
| **6. Capital Outlay** | **35,000** |
| 6410 - EQUIPMENT | 35,000 |
| 6460 - VEHICLE PURCHASE | |
| **7. Other Outgo** | **-** |
| 7615 - IFT GEN,SRF,BLDG TO DEF MAINT | - |
| 7990 - UNAPPROPRIATED FUND BALANCE | - |
| Grand Total | 13,048,405 |

***Source: Rpt 12 - Fd 01, Res. 8150, Obj. 1000-7990***

### Facility Acquisition and Construction (Function 8500)

| Object Codes | As of 11/28/17 BUDGET |
|---|---|
| **4. Books and Supplies** | **37,724** |
| 4310 - SUPPLIES | 35,000 |
| 4420 - Computer $500-4,999 | 2,724 |
| **5. Services and Operating** | **32,600** |
| 5210 - MILEAGE/PERSONAL EXP REIMB | 23,500 |
| 5220 - CONFERENCE EXPENSE | 5,000 |
| 5300 - DUES & MEMBERSHIPS | 1,000 |
| 5716 - INTERPGM - DUPLICATION SERVICE | 600 |
| 5910 - Postage | 2,500 |
| Grand Total | 70,324 |

***Source: Rpt 12 - Fd 01, Function 8500***

### Building & Grounds Department Expenses

| Object Codes | BUDGET |
|---|---|
| **2. Classified Salaries** | **7,713,551** |
| 2205 - CLASSSUPPT SALARIES | 6,378,467 |
| 2225 - CLASSSUPPT SALARIES OVERTIME | 307,026 |
| 2305 - SUPV&ADM SALARIES | 932,907 |
| 2405 - CLERICAL SALARIES | 95,152 |
| **3. Employee Benefits** | **3,623,848** |
| 3102 - STRS CLASSIFIED | 44,304 |
| 3202 - PERS CLASSIFIED | 1,124,983 |
| 3302 - SOCSEC,MEDI,ALTSS CLASSIFIED | 454,609 |
| 3322 - MEDICARE CLASSIFIED | 110,772 |
| 3342 - PARS CLASSIFIED | 5,627 |
| 3402 - HEALTH & WELFARE CLASSIFIED | 1,330,954 |
| 3502 - ST UNEMPLOY INS CLASSIFIED | 8,174 |
| 3602 - WORKERS COMP CLASSIFIED | 477,464 |
| 3902 - OTHER BENEFITS CLASSIFIED | 66,962 |
| **4. Supplies** | **1,164,631** |
| 4310 - SUPPLIES | 1,006,381 |
| 4330 - GASOLINE | 140,000 |
| 4410 - Equipment < $5000 | 14,306 |
| 4420 - COMPUTER < $5000 | 3,944 |
| **5. Services and Operating** | **1,590,600** |
| 5210 - MILEAGE/PERSONAL EXP REIMB | 500 |
| 5515 - DISPOSAL SERVICES | 94,784 |
| 5610 - EQUIP MAINTENANCE AGREEMT | 1,800 |
| 5622 - RENTALS - EQUIPMENT | 12,000 |
| 5670 - REPAIRS CONT | 1,122,351 |
| 5679 - REPAIRS CONT - VEHICLE | 90,000 |
| 5716 - INTERPGM - DUPLICATION SERVICE | 1,175 |
| 5720 - INTERPGM - MAINT WORK ORDERS | (9,000) |
| 5760 - INTERFUND - MAINT WORK ORDERS | (16,000) |
| 5810 - ADVERTISING - LEGAL | 10,211 |
| 5826 - EXTERNAL WORK ORDER SERVICES | 266,779 |
| 5910 - POSTAGE | 1,000 |
| 5930 - TELEPHONE | 15,000 |
| **6. Capital Outlay** | **35,000** |
| 6410 - EQUIPMENT | 35,000 |
| Grand Total | 14,127,631 |

***Source: Rpt 12 - Fd 01, Site 988***

THOMSON REUTERS
WESTLAW California Code of Regulations

Home Table of Contents

**§ 11969.7. Charges for Facilities Costs.**
5 CA ADC § 11969.7
BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness
Title 5. Education
Division 1. California Department of Education
Chapter 11. Special Programs
Subchapter 19. Charter Schools
Article 3. Facilities for Charter Schools.

5 CCR § 11969.7

## § 11969.7. Charges for Facilities Costs.

If the school district charges the charter school a pro rata share of its facilities costs for the use of the facilities, the pro rata share shall not exceed (1) a per-square-foot amount equal to those school district facilities costs that the school district pays for with unrestricted revenues from the district's general fund, as defined in sections 11969.2(f) and (g) and hereinafter referred to as “unrestricted general fund revenues,” divided by the total space of the school district times (2) the amount of space allocated by the school district to the charter school. The following provisions shall apply to the calculation of the pro rata share of facilities costs:

(a) For purposes of this section, facilities costs that the school district pays with unrestricted general fund revenues includes those costs associated with plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases, as defined in section 11969.2(h). For purposes of this section, facilities costs also includes:

(1) contributions from unrestricted general fund revenues to the school district's Ongoing and Major Maintenance Account (Education Code section 17070.75), Routine Restricted Maintenance Account (Education Code section 17014), and/or deferred maintenance fund,

(2) costs paid from unrestricted general fund revenues for projects eligible for funding but not funded from the deferred maintenance fund, and

(3) costs paid from unrestricted general fund revenue for replacement of facilities-related furnishings and equipment, that have not been included in paragraphs (1) and (2), according to school district schedules and practices.

For purposes of this subdivision, facilities costs do not include any costs that are paid by the charter school, including, but not limited to, costs associated with ongoing operations and maintenance and the costs of any tangible items adjusted in keeping with a customary depreciation schedule for each item.

(b) For purposes of this section, the cost of facilities shall include debt service costs.

(c) “Space allocated by the school district to the charter school” shall include a portion of shared space where a charter school shares a campus with a school district-operated program. Shared space includes, but is not limited to, those facilities needed for the overall operation of the campus, whether or not used by students. The portion of the shared space to be included in the “space allocated by the school district to the charter school” shall be calculated based on the amount of space allocated for the exclusive use of the charter school compared to the amount of space allocated to the exclusive use of the school-district-operated program.

(d) The per-square-foot charge shall be determined using actual facilities costs in the year preceding the fiscal year in which facilities are provided and the largest amount of total space of the school district at any time during the year preceding the fiscal year in which facilities are provided.

(e) The per-square-foot charge shall be applied equally by the school district to all charter schools that receive facilities under this article, and a charter school using school district facilities pursuant to Education Code section 47614 shall report the per-square-foot charge it is paying in the current fiscal year to the California Department of Education (CDE) in any notification the charter school makes to the CDE pursuant to Education Code section 47630.5(b). The CDE shall post the per-square-foot amounts reported by charter schools on its publicly accessible Web site. The CDE shall offer the opportunity to each school district to provide explanatory information regarding its per-square-foot charge and shall post any information received.

(f) If a school district charges a charter school for facilities costs pursuant to this article, and if the district is the charter school's authorizing entity, the facilities are not substantially rent free within the meaning of Education Code section 47613, and the district may only charge for the actual costs of supervisorial oversight of the charter school not to exceed one percent of the school's revenue.

Note: Authority cited: Sections 33031 and 47614(b), Education Code. Reference: Sections 17014, 17070.75, 47613, 47614 and 47630.5, Education Code.

**HISTORY**

1. New section filed 7-30-2002; operative 8-29-2002 (Register 2002, No. 31).

2. Amendment of section and Note filed 2-28-2008; operative 3-29-2008 (Register 2008, No. 9).

This database is current through 11/24/17 Register 2017, No. 47

5 CCR § 11969.7, 5 CA ADC § 11969.7

**END OF DOCUMENT**

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# Exhibit G

## Draft Facilities Use Agreement

To view a draft Facilities Use Agreement, please visit:

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

# Exhibit H

## Multi-Site Resolution

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

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

# Exhibit I

## Facility Utilization Baseline Estimator One-Pagers

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

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