



OFFICE OF CHARTER SCHOOLS

January 31, 2020

Michelle Cho and Shelley Benning
East Bay Innovation Academy
3400 Malcolm Avenue
Oakland, CA 94605

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

Dear Michelle Cho and Shelley Benning:

The Oakland Unified School District (“OUSD” or “District”) makes this Preliminary Offer of Facilities to East Bay Innovation Academy (“EBIA” or “Charter School”) for the 2020-21 school year.

The District has considered the Charter School’s request for facilities under the criteria set forth in Proposition 39 and its implementing regulations (“Proposition 39”).¹

A. 2020-21 PRELIMINARY OFFER TO THE CHARTER SCHOOL

The District’s allocation of space is based on a projected in-District Average Daily Attendance (“ADA”) of **549.57**.

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

Thurgood Marshall Campus
3400 Malcolm Avenue, Oakland, CA 94605

Skyline High School Campus
12250 Skyline Blvd, Oakland, CA 94619

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

B. COMPARISON GROUP

The Charter School’s facilities space entitlement is based on space provided to students at a set of District-operated comparison schools.² The District must first identify the high school attendance area in which the largest number of in-District charter school students reside, which for the Charter School is Skyline High School attendance area. Details about the determination of the Charter School’s high school attendance area can be found in Table 1 below.

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

² Cal. Admin. Code, title 5, § 11969.3



OFFICE OF CHARTER SCHOOLS

Table 1: High School Attendance Area

High School Attendance Area	# of Students
Skyline	225
Castlemont/CCPA/Madison Upper	184
Oakland High	97
Fremont	54
Oakland Tech	31
McClymonds	15

The District then identified “the district-operated schools with similar grade levels that serve students living in the high school attendance area, as defined in Education Code section 17070.15(b), in which the largest number of students of the charter school reside.”³ Using the methodology in the regulations, the District determined that the comparison group schools for the Charter School are as follows:

- **6-8:** Bret Harte, Montera
- **9-12:** Skyline

C. REASONABLE EQUIVALENCE EVALUATION

In order to meet Proposition 39 standards that proposed facilities are “reasonably equivalent,” the District compares the proposed facilities to District-operated schools constituting the comparison school group. The District has considered capacity, condition, location, and other relevant factors, using as a point of reference the comparison group schools identified above.⁴

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

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

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

C1a. Classroom Entitlement

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

The District complied with Cal. Admin. Code tit. 5, § 11969.3(b)(1) by consulting the “classroom inventory pursuant to Sections 1859.31 and 1859.32 ... on the Form SAB 50-02.”⁵ A copy of Form SAB 50-02 is linked as Exhibit D. The District notes that Form SAB 50-02 only lists the aggregate number of classrooms by grade range within each high school attendance area, without breaking down and identifying the number of classrooms by District school. Therefore, Form SAB 50-02 does not, by itself, disclose the number of classrooms “provided to” District students at individual District schools. To determine the number of

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

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

⁵ Cal. Admin. Code tit. 2, s 1859.30



OFFICE OF CHARTER SCHOOLS

classrooms “provided to” District students at District schools, the District has taken the additional step of creating an updated inventory of actual classroom utilization at each comparison group school using data that was provided by a contracted third party vendor (MKThink) to OUSD. That inventory is provided as Exhibit C.

Based on the number of classrooms (non-specialized) “provided to” District students at the comparison group schools, the District determined the ADA-to-classroom ratio at the comparison group schools as 20.53 per classroom for grades 6-8 and 31.66 per classroom for grades 9-12, as demonstrated in the tables below.

Table 2a: Classroom Entitlement Calculation for Grades 6-8

Comparison School(s) Serving 6-8			
High School Attendance Area: Skyline			
School Name	Projected ADA (Non-SDC)	Classrooms Provided (Non-Specialized)	ADA per Classroom
Bret Harte MS	539.37	27.00	19.98
Montera MS	569.29	27.00	21.08
A. Average Entitlement Ratio (ADA per Classroom):			20.53
B. Charter School's Projected Gr. 6-8 ADA:			314.82
Number of Gr. 6-8 classrooms charter is entitled to: (Row B / Row A)			15.33

Table 2b: Classroom Entitlement Calculation for Grades 9-12

Comparison School(s) Serving 9-12			
High School Attendance Area: Skyline			
School Name	Projected ADA (Non-SDC)	Classrooms Provided (Non-Specialized)	ADA per Classroom
Skyline HS	1,487.91	47.00	31.66
A. Average Entitlement Ratio (ADA per Classroom):			31.66
B. Charter School's Projected Gr. 9-12 ADA:			234.75
Number of Gr. 9-12 classrooms charter is entitled to: (Row B / Row A)			7.42



OFFICE OF CHARTER SCHOOLS

Table 3: Total Classroom Entitlement Summary by Grade Span

Grade Span	Classroom Entitlement
TK-5	0.00
6-8	15.33
9-12	7.42
Total	22.75

The District’s calculation of the Charter School’s classroom entitlement shows that the Charter School is entitled to an allocation of **23** (rounded up from 22.75) classrooms.

C1b. Classroom Allocation

The Charter School’s allocation of exclusive-use classrooms is summarized in Table 4 and Table 5 below. The location of the exclusive-use classrooms offered to the Charter School in this Preliminary Offer is depicted in the diagrams attached as Exhibit A. This Preliminary Offer is based on preliminary District enrollment projections. As such, the exclusive-use space to which the Charter School is entitled, including the number of allocated classrooms, may change slightly in the Final Offer, which that will be based on the District’s final enrollment projections.

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

School Site	Total Classrooms
Marshall	13
Skyline	10
Total	23

Table 5: Exclusive-Use Classroom Allocation

School Site	Room # (See location on Exhibit A)
Marshall	1
Marshall	3
Marshall	5
Marshall	7*
Marshall	9
Marshall	11
Marshall	Art*
Marshall	12
Marshall	10*
Marshall	8*
Marshall	6
Marshall	4
Marshall	2
Skyline	32
Skyline	35
Skyline	14
Skyline	15
Skyline	16
Skyline	17



OFFICE OF CHARTER SCHOOLS

Skyline	130
Skyline	131
Skyline	132
Skyline	N

*Specialized Classroom

C2. Capacity – Specialized Classroom Space

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

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

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

C2a. Specialized Classroom Space Entitlement

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

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

Comparison School(s) Serving 6-8				
High School Attendance Area: Skyline				
School Name	Projected ADA (Non-SDC)	Specialized Classroom Space Provided (sq ft)/ADA*		
		Arts Specialized Classroom Space Provided (sq ft)	Science Specialized Classroom Space Provided (sq ft)	Tech Specialized Classroom Space Provided (sq ft)
Bret Harte MS	539.37	3.81	12.82	1.51
Montera MS	569.29	12.75	11.55	2.97
Average Entitlement Ratio (sq ft/ADA):		8.28	12.18	2.24
Charter School's Projected Gr. 6-8 ADA:		314.82	314.82	314.82
Gr. 6-8 specialized classroom space (sq ft) charter is entitled to:		2,606.04	3,835.79	705.99

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



OFFICE OF CHARTER SCHOOLS

Table 6b: SCS Entitlement Calculation for Grades 9-12

Comparison School(s) Serving 9-12				
High School Attendance Area: Skyline				
School Name	Projected ADA (Non-SDC)	Specialized Classroom Space Provided (sq ft)/ADA*		
		Arts Specialized Classroom Space Provided (sq ft)	Science Specialized Classroom Space Provided (sq ft)	Tech Specialized Classroom Space Provided (sq ft)
Skyline HS	1,487.91	8.51	7.87	2.25
Average Entitlement Ratio (sq ft/ADA):		8.51	7.87	2.25
Charter School's Projected Gr. 9-12 ADA:		234.75	234.75	234.75
Gr. 9-12 specialized classroom space (sq ft) charter is entitled to:		1,997.22	1,847.34	528.53

The District’s calculation of the Charter School’s SCS entitlement shows that the Charter School is entitled to access to approximately 11,521 sq ft of SCS (comprised of approximately 4,603 sq ft of Arts SCS, 5,683 sq ft of Science SCS, and 1,235 sq ft of Technology SCS).

C2b. Specialized Classroom Space Allocation

The amount of SCS available on the offered school sites for access is summarized in Table 7 below. Based on the Charter School’s per-ADA entitlement to specialized arts, technology, and science classrooms, in lieu of providing exclusive arts, science, or technology classroom allocations for the Charter School, the co-located school will share a total of approximately 11,521 sq ft of SCS. The co-located schools at the Skyline Campus will develop a shared access schedule for the shared SCS based on each school’s ADA, and the Charter School’s allocated square footage for calculating the pro-rata share will be pro-rated according to the proportion of access.

This Preliminary Offer is based on preliminary District enrollment projections. As such, the shared space to which the Charter School is entitled, including the square footage of SCS, may change slightly in the Final Offer that will be based on the District’s final enrollment projections. Detailed data related to the specific SCS present at District sites is provided in Exhibit C.

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

School Site	Arts SCS (sq ft)	Science SCS (sq ft)	Tech SCS (sq ft)	Total SCS (sq ft)
Marshall	896	2,688	0	3,584
Skyline	12,659	11,709	3,350	27,718

C3. Capacity – Non-Classroom Space

C3a. Non-Classroom Space Entitlement

As shown in the tables below, the District calculated the total amount of non-classroom space, as defined in the regulations, to which the Charter school is entitled based on the non-classroom square footage per ADA



OFFICE OF CHARTER SCHOOLS

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

Table 8 Non-Classroom Space (NCS) Sq ft/ADA Entitlement

Comparison School(s)				
High School Attendance Area: Skyline				
School Name	Projected ADA (Non-SDC)	Interior NCS (sq ft)*/ADA	Exterior NCS (sq ft)*/ADA	Total NCS (sq ft)/ADA
Bret Harte MS	539.37	124.78	447.15	571.92
Montera MS	569.29	98.53	1,117.31	1,215.85
Skyline HS	1,487.91	69.98	844.61	914.59
Average Entitlement Ratio (sq ft/ADA):		97.76	803.02	900.79
Charter School's Projected ADA:		549.57	549.57	549.57
NCS (sq ft) charter is entitled to:		53,726	441,316	495,045

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

C3b. Non-Classroom Space Allocation

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

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

School Site	Projected Enrollment at Site		Charter School Projected In-District Enrollment as % of Total Site Enrollment	Total Site NCS	Charter School NCS Allocation	NCS Allocation	
	Charter School (In-District)	Co-Located District-Run School				Interior	Exterior
Marshall	326	0	100.00%	399,445	399,445	15,088	384,357
Skyline	250	1663	13.07%	1,567,520	204,851	15,653	189,198
Total	576	-	-	-	604,296	30,741	573,555

Table 10 below summarizes the Charter School's non-classroom space sq ft/ADA allocation at the sites offered, compared to the non-classroom space sq ft/ADA ratios to which the Charter School is entitled.

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



OFFICE OF CHARTER SCHOOLS

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

Offer Site	Charter In-District Proportion of Projected Site Enrollment	Interior NCS Allocation (sq ft)	Exterior NCS Allocation (sq ft)	Total NCS Allocation (sq ft)	Charter Projected In-District ADA	NCS Sq ft/ADA
Marshall	100.00%	15,088	384,357	399,445	310.62	1,285.96
Skyline	13.07%	15,653	189,198	204,851	238.95	857.30
Total Allocated				604,296	549.57	1,099.58
Entitlement Average Based on Comparison School Group						900.79

The District calculates the sq ft/ADA for non-classroom space to determine the reasonable equivalence standards for this category of space at the comparison group schools. A charter school’s allocation is considered to fall within reasonable equivalence standards if it is commensurate with the average of the sq ft/ADA ratios at the comparison group schools. As shown in the table above, the Charter School’s allocation is higher than the comparison group average and therefore is reasonably equivalent.

The District also will offer the Charter School reasonably equivalent furnishings and equipment for 549.57 ADA.

C4. Condition

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

Table 11: Facility Characteristics to Determine Reasonable Equivalence of Condition

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

The District has evaluated the offered sites against the comparison school group based on site size (acreage) as well as data on the condition of the facilities based on information available from the Facilities Condition Index and Educational Adequacy Score, as part of the Jacobs Study provided in Exhibit B.



OFFICE OF CHARTER SCHOOLS

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

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

The District’s analysis, found in the table below, shows that the sites offered to the Charter School are similar to the comparison school group on overall condition. With respect to site acreage, the average acreage of the two offered sites is 22.5 acres, which is above the comparison school average. Similarly, the average FCI of the two offered sites is 60%, which is similar to the comparison school average. With respect to EAS, while one offered site (Marshall) is 7 points below the comparison average, it was a site specifically requested by the Charter School. Therefore, based on the data available to the District, the District has concluded that the facilities offered to the Charter School meet the reasonable equivalence standards under the category of “condition.”

Table 12: School Site Condition Analysis, Comparison Sites vs Offer Sites

School Name	School Site Size (acreage)	Facilities Condition Index*	Educational Adequacy Score**
Bret Harte MS	6.40	53%	52.30
Montera MS	15.89	44%	61.30
Skyline HS	35.83	72%	51.40
Comparison School Average	19.37	56%	55.00
Offer Site: Marshall	9.17	48%	48.00
Offer Site: Skyline	35.83	72%	51.40

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

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

D. DIFFERENCES BETWEEN FACILITIES REQUEST AND PRELIMINARY OFFER

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

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



OFFICE OF CHARTER SCHOOLS

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

Site Location: The Charter School included a request for the "Marshall Campus for grades 6-8 and an OUSD campus nearby for grades 9-12." The District's findings with respect to the Charter School's location preference are found in the January 22, 2020 resolution adopted by the OUSD Board (Exhibit I). 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 entire 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 provided the Charter School a Preliminary Offer that includes space at its current site, the Marshall Campus, located at 3400 Malcolm Avenue, Oakland, CA 94605. This site was specifically requested by the Charter School. The District also provided the Charter School a Preliminary Offer at Skyline High School, located at 12250 Skyline Blvd, Oakland, CA 94619, which is approximately 6.0 miles from the Marshall Campus, but only 2.0 miles from the Charter School's current high school facility. Therefore, the District has made a reasonable effort to provide the Charter School site near to where it wants to locate.

E. MULTI-SITE OFFER⁹

On January 22, 2020, 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, and that the District minimized the number of sites offered and considered student safety (Exhibit I).

F. PRELIMINARY FACILITIES OFFER – OTHER TERMS AND CONDITIONS

F1. Pro-Rata Share

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

F2. Overalllocation Fee

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

Space is considered overallocated¹⁰ if:

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

⁹ Per Cal. Code Regs., tit. 5, section § 11969.2(d)

¹⁰ Cal. Admin. Code tit. 5, § 11969.8



OFFICE OF CHARTER SCHOOLS

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.

G. CONCLUSION:

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

A Final Offer of Facilities will be provided to the Charter School by April 1, 2020. The Final Offer of Facilities may differ from the Preliminary Offer, based on any response received from the Charter School (by March 1) or other factors, including changes in the District's final enrollment projections. Should the Charter School accept the Final Offer of Facilities, the District will require it to enter into a Facilities Use Agreement (sample agreement linked as Exhibit H), containing the terms and conditions of the District's facilities allocation. The District provides this proposed agreement without prejudice to its right to propose or modify terms during the process of negotiating the agreement.

Sincerely,

Kelly Krag-Arnold
Policy Specialist, Office of Charter Schools

Sonali Murarka
Director, Office of Charter Schools



Proposition 39 Preliminary Offer Exhibits

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

[Exhibit B](#) – Facilities Condition Data

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

[Exhibit D](#) – Form SAB 50-02

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

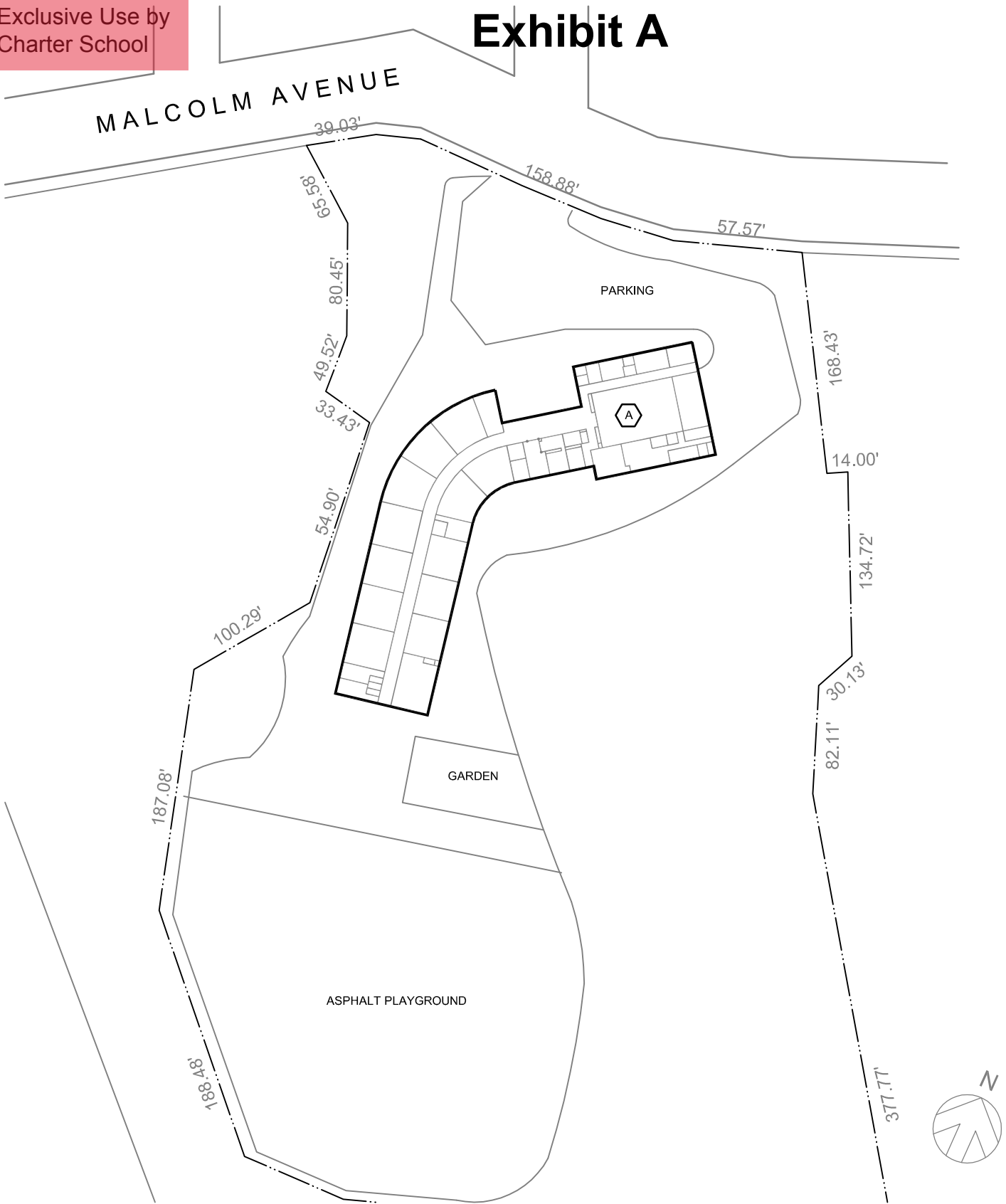
[Exhibit F](#) – Calculation of Pro Rata Share

Exhibit G – Fees and Payment Schedule [see below]

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

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

Exhibit A



SITE PLAN

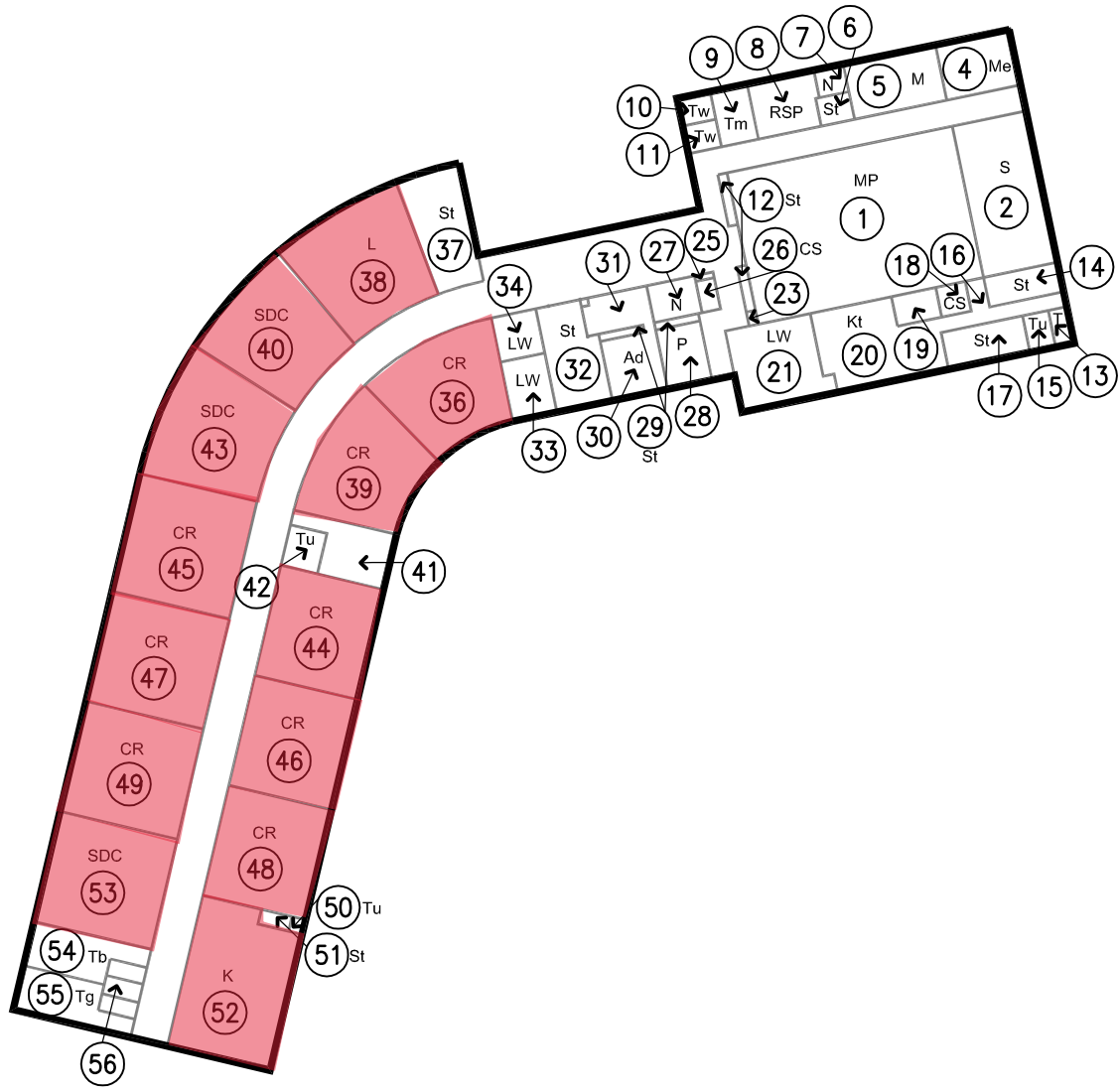


174 - THURGOOD MARSHALL ELEMENTARY SCHOOL
3400 MALCOLM AVENUE, OAKLAND, CA 94605-5353



Date: 1/18/2013

Scale: 1"=100'-0"



BLDG A - 1ST FLOOR PLAN



BLDG A - 1ST FLOOR PLAN

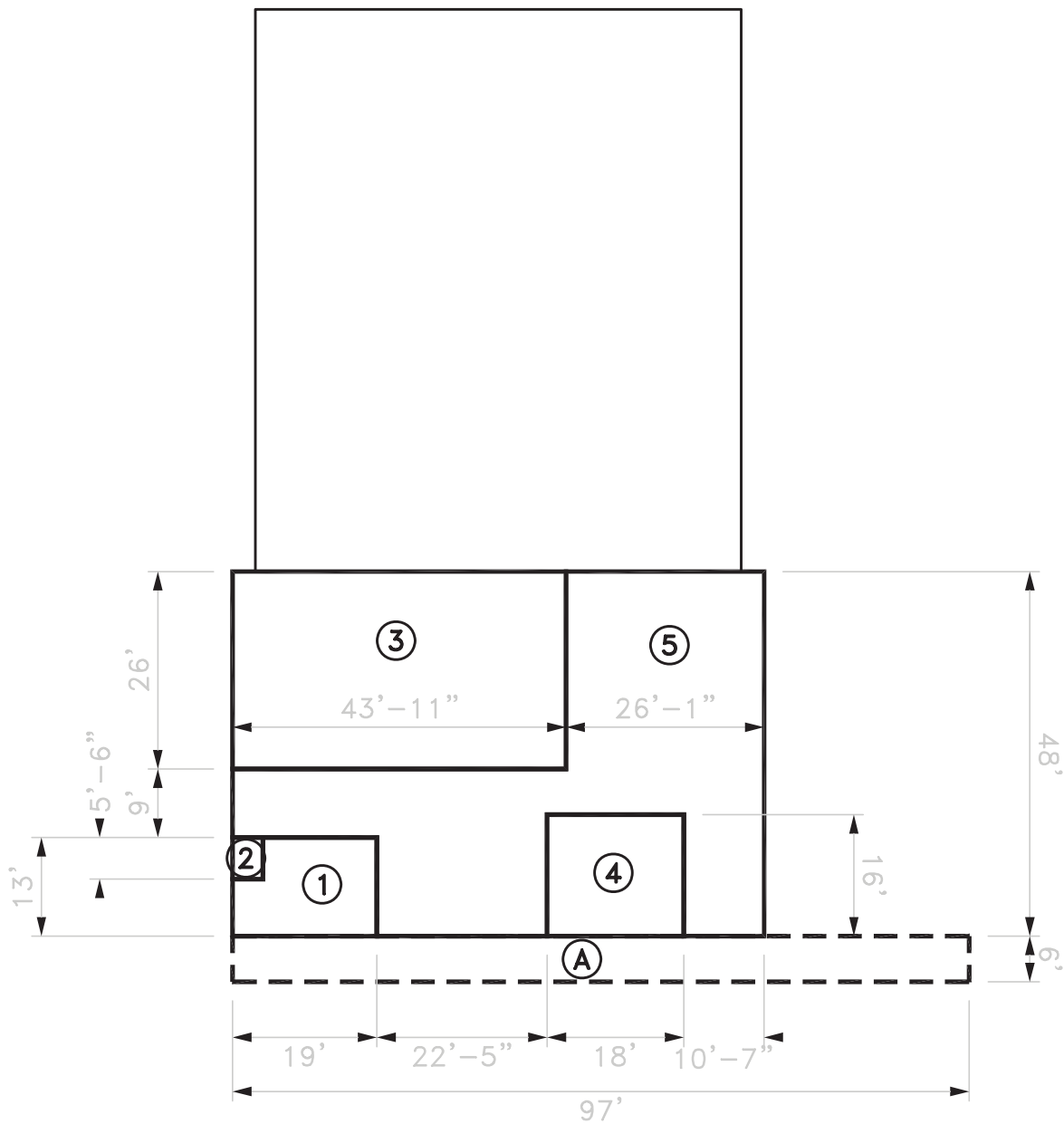


174 - THURGOOD MARSHALL ELEMENTARY SCHOOL
 3400 MALCOLM AVENUE, OAKLAND, CA 94605-5353



Date: 1/18/2013

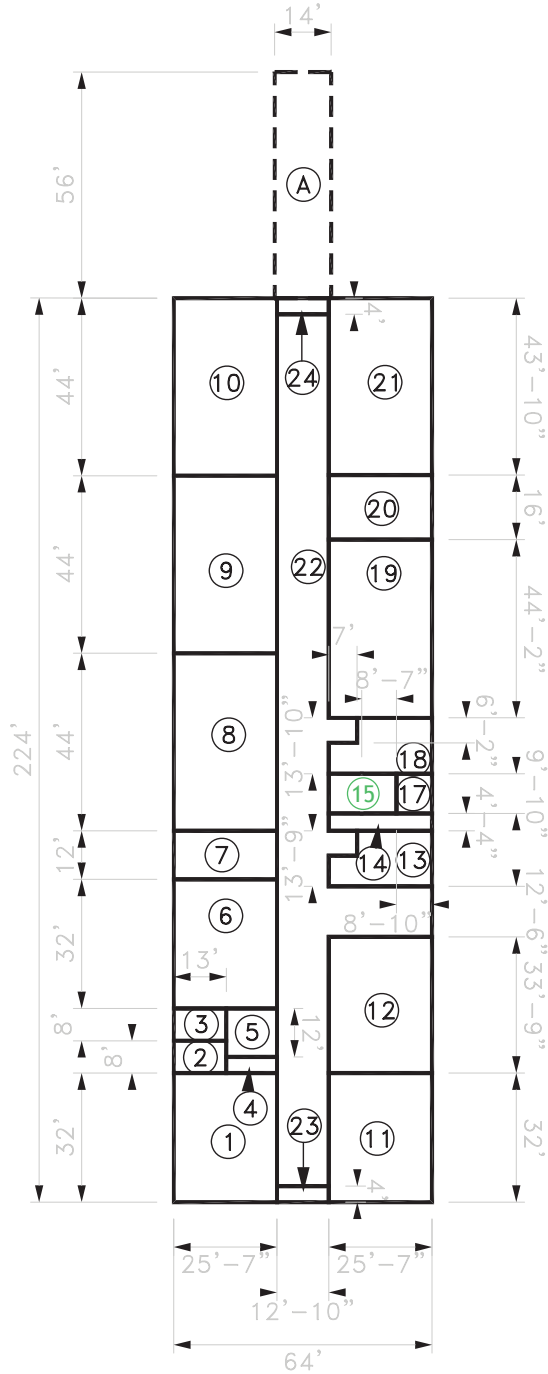
Scale: 1"=50'-0"



Not drawn to scale

306 - Skyline High School - Unit A2

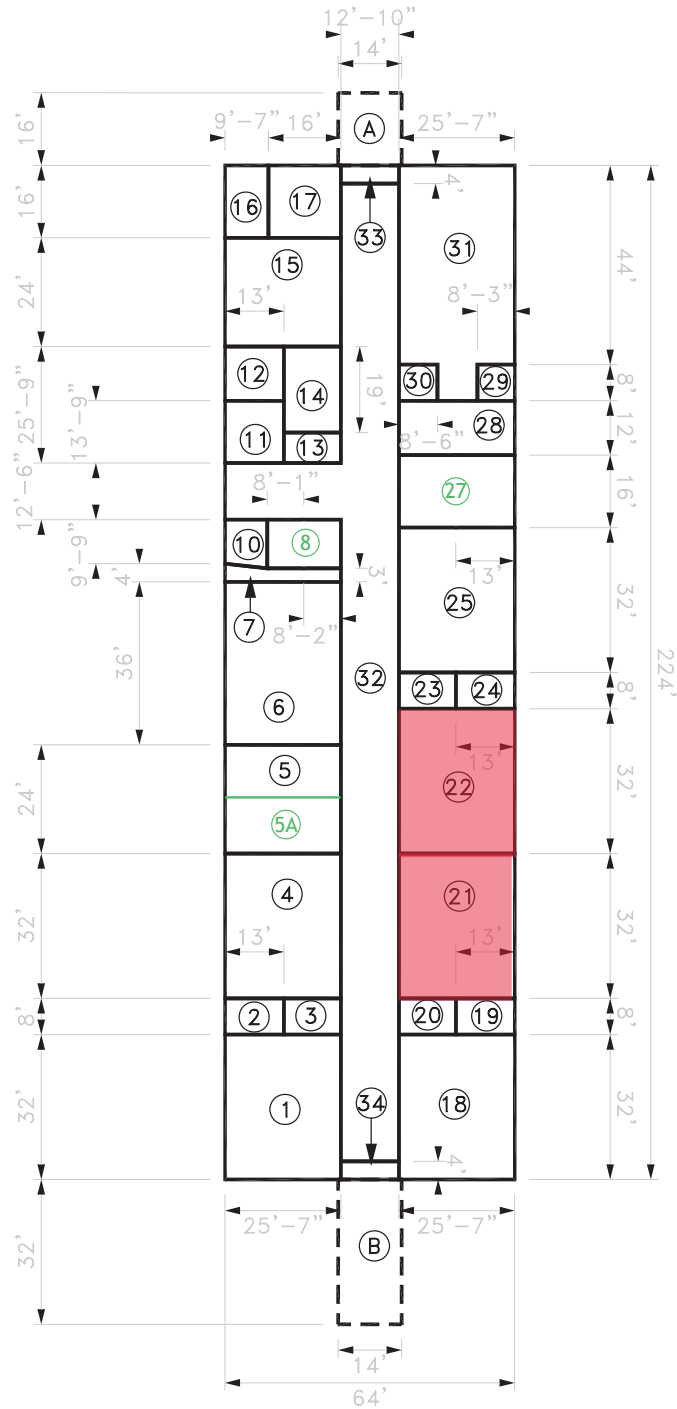
12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit B

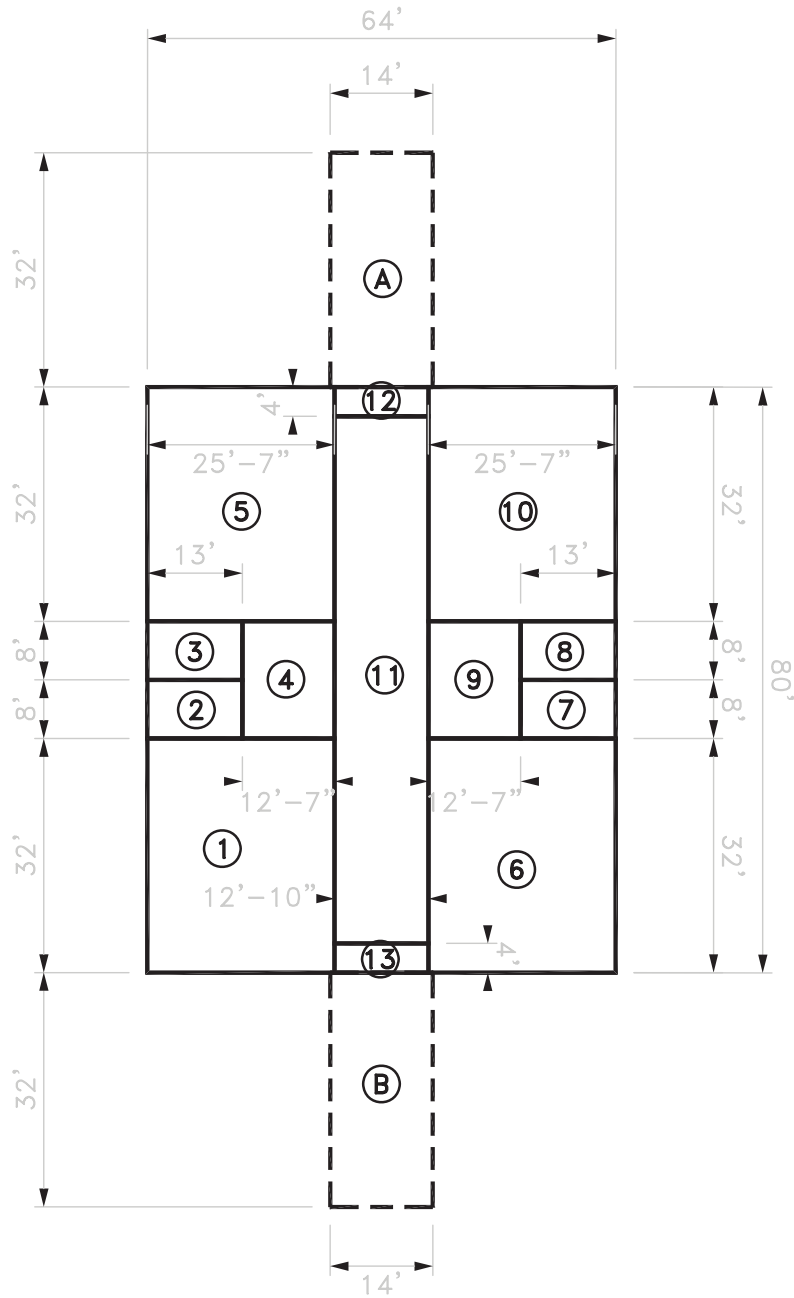
12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit C

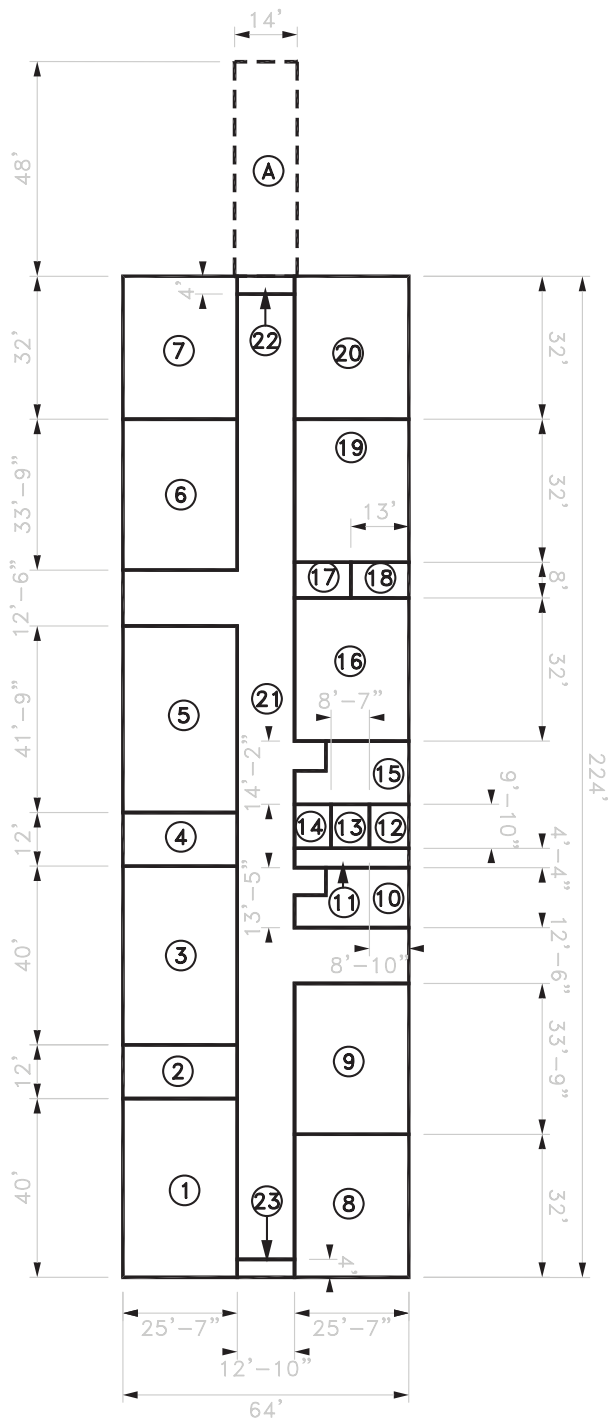
12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit D

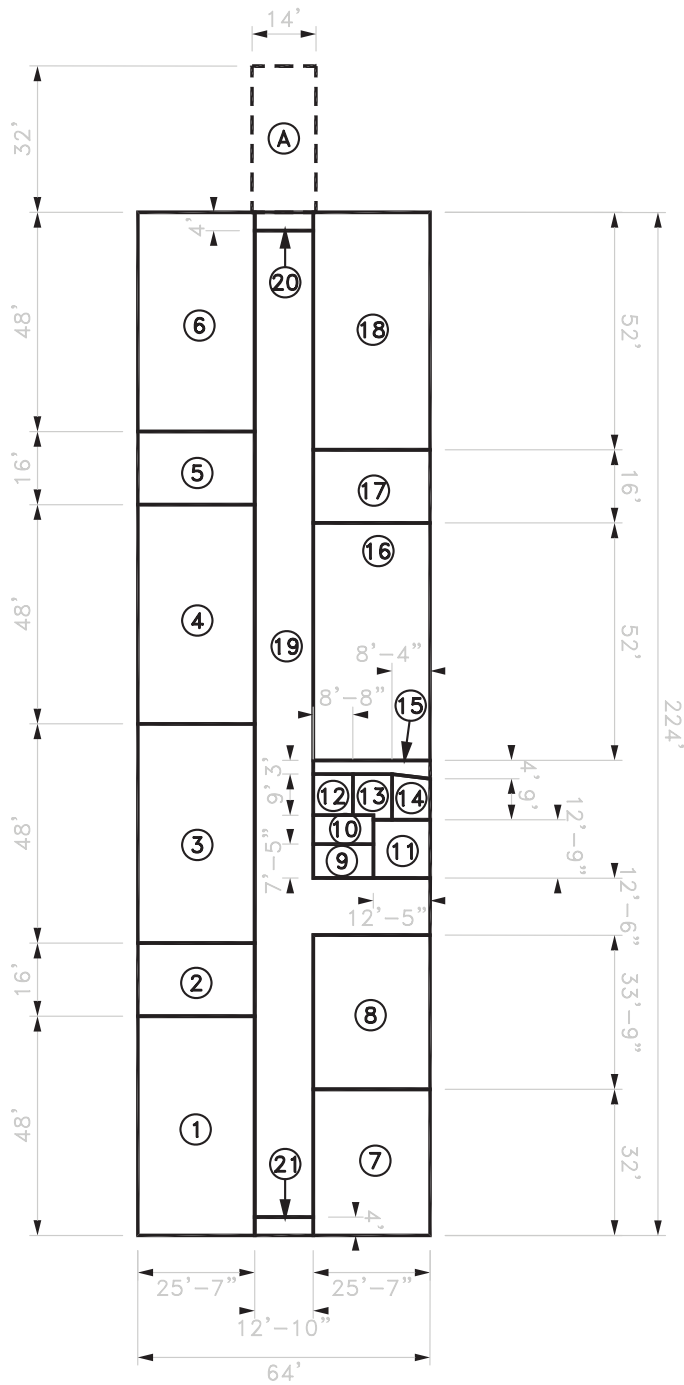
12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit E

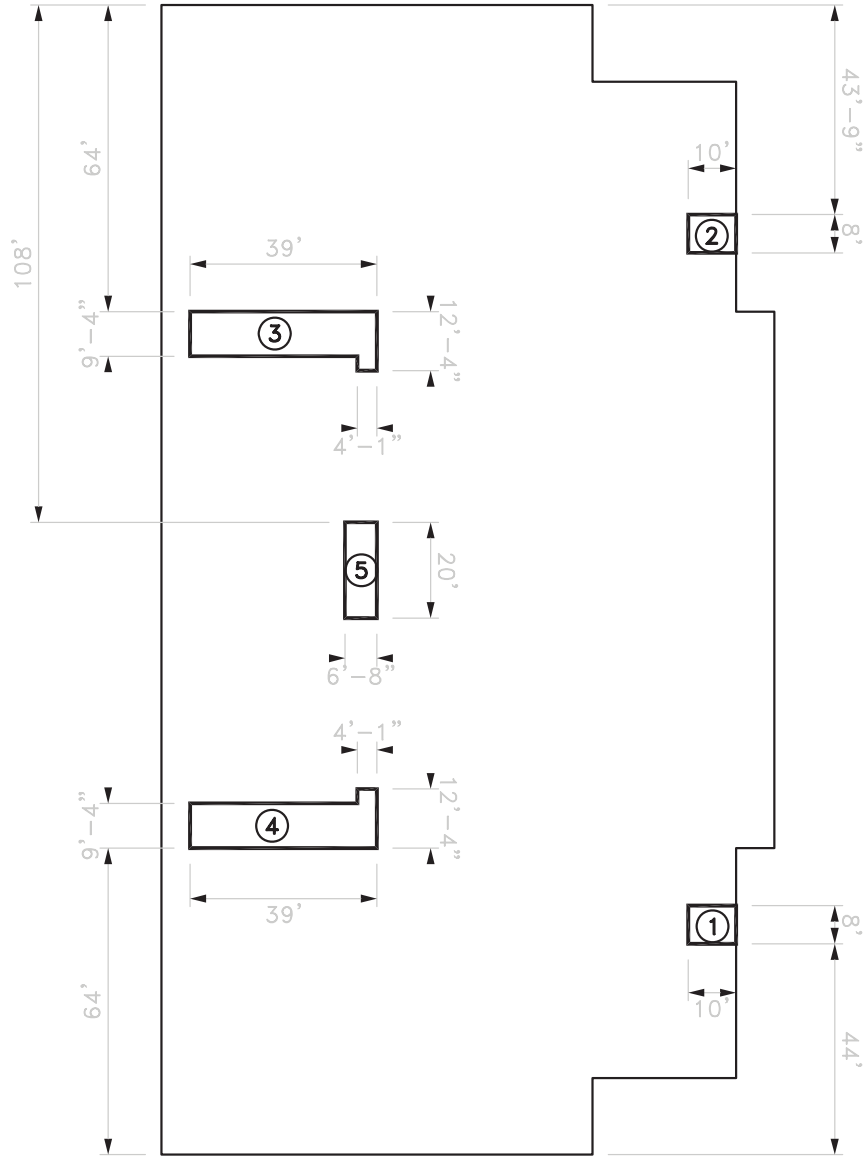
12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit F

12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit G2

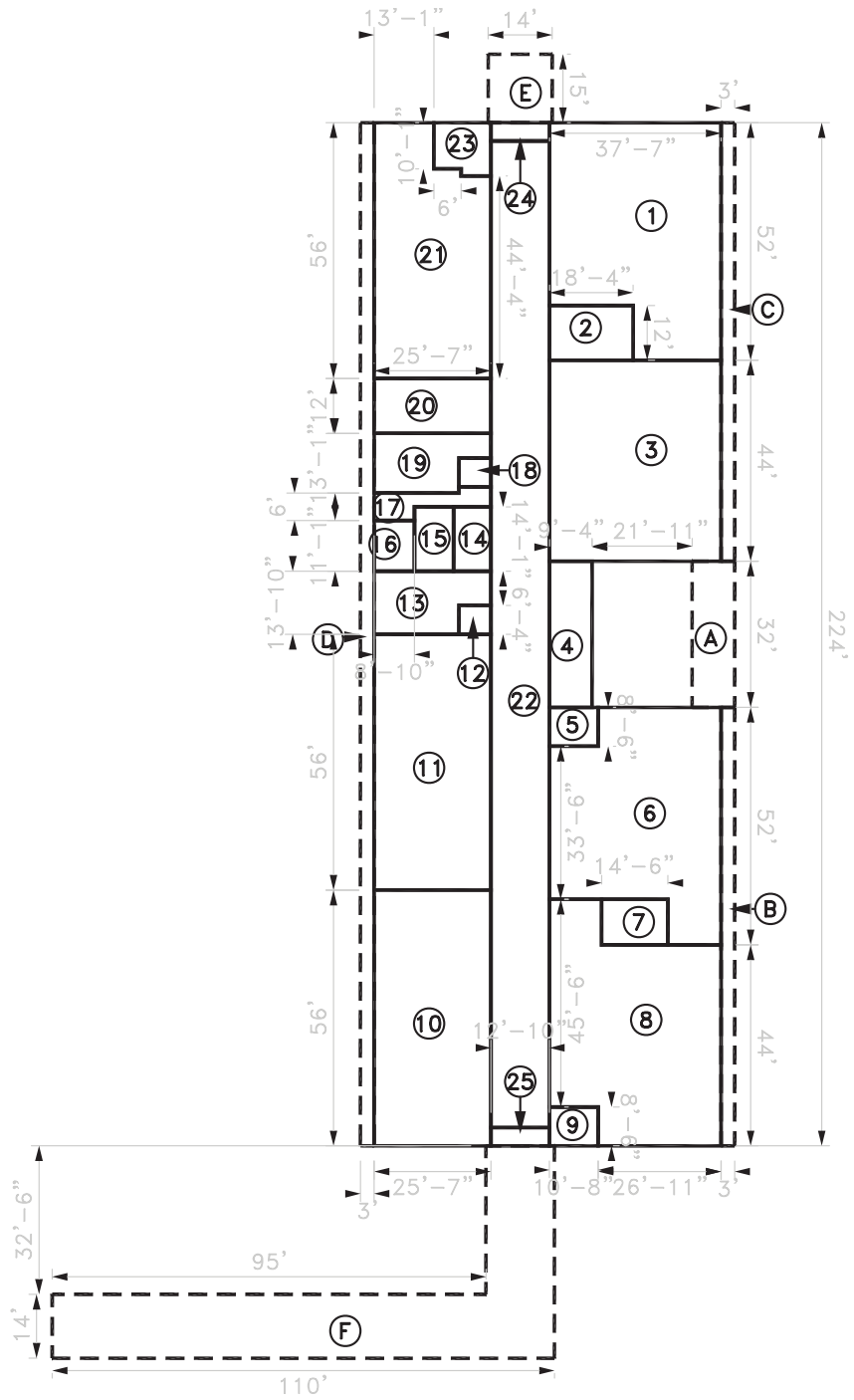
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011

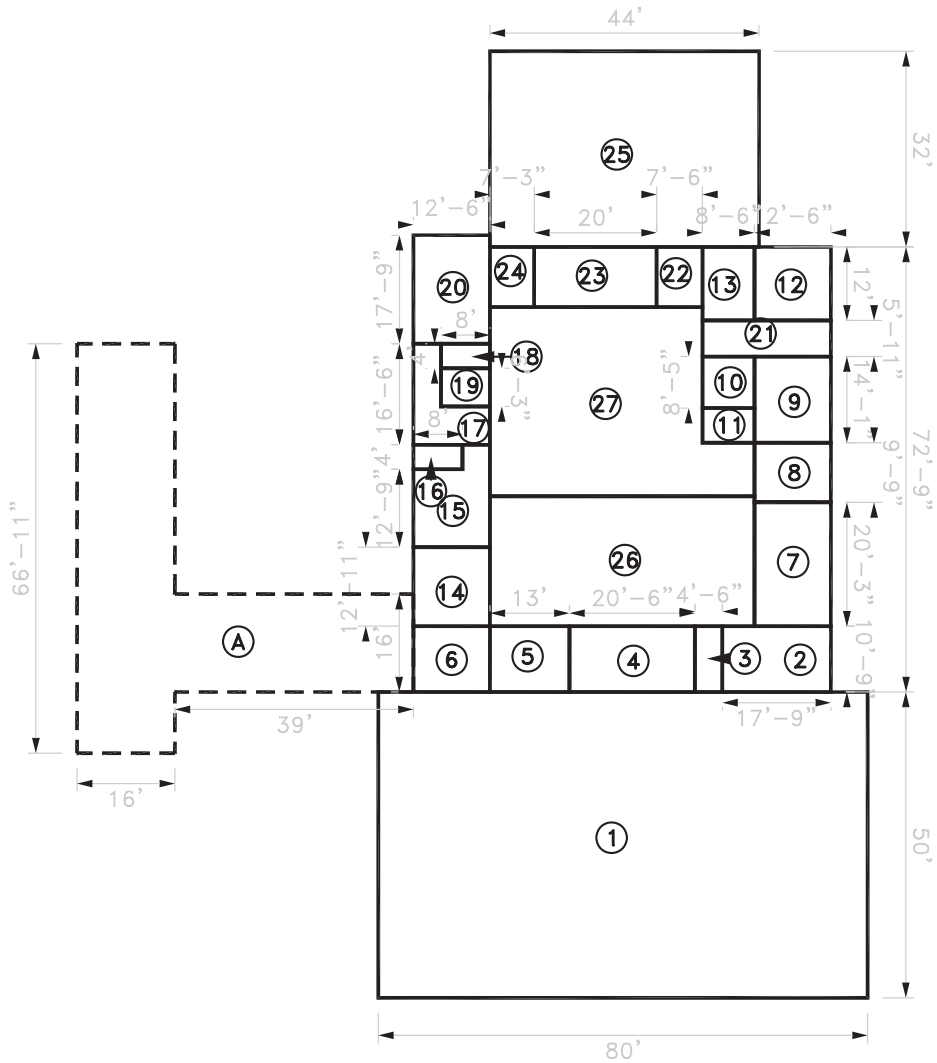




Not drawn to scale

306 - Skyline High School - Unit H

12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale



306 - Skyline High School - Unit I

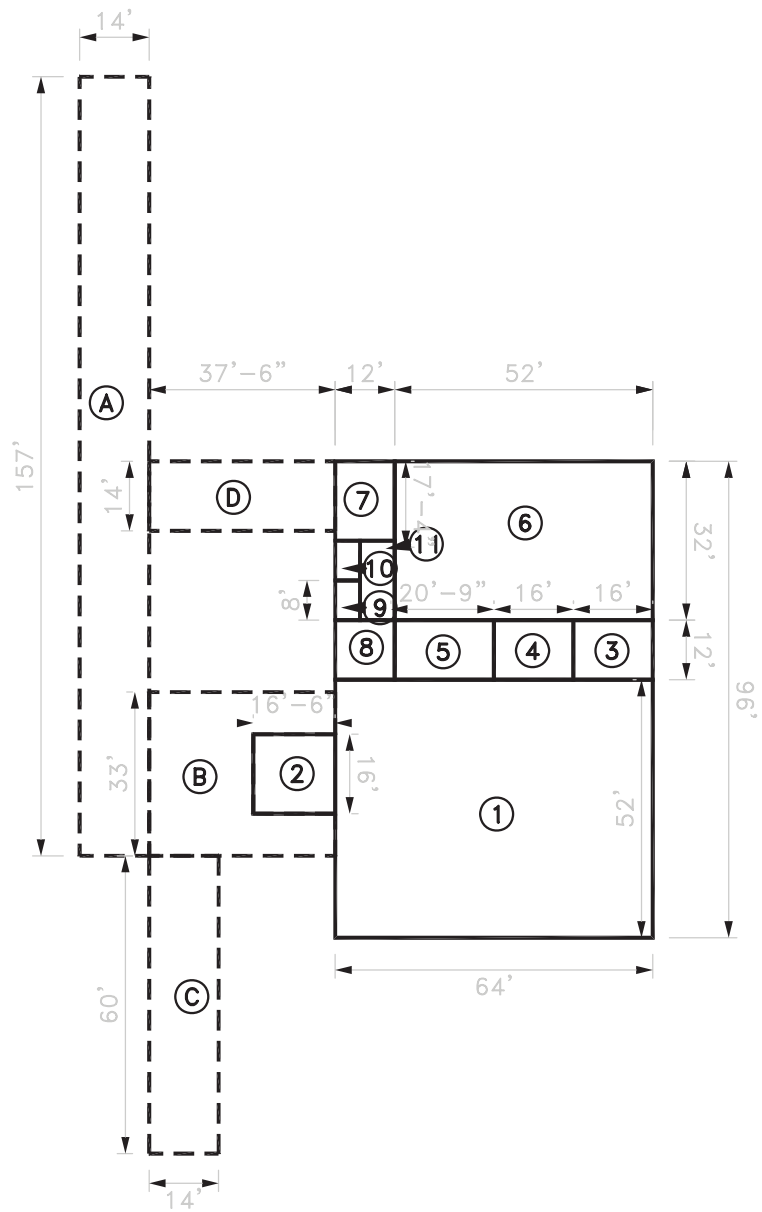
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

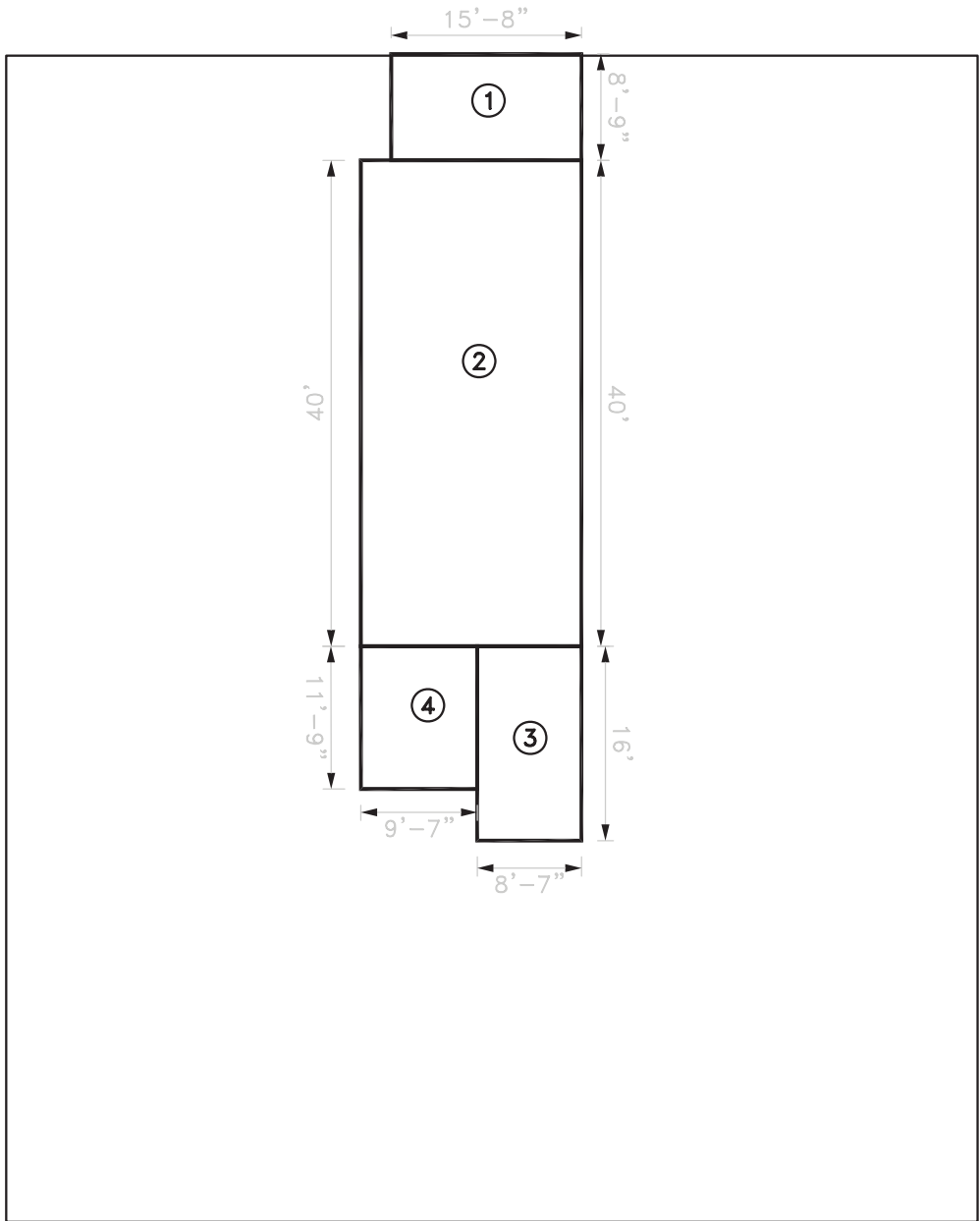
2011





Not drawn to scale

306 - Skyline High School - Unit J
 12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit K2

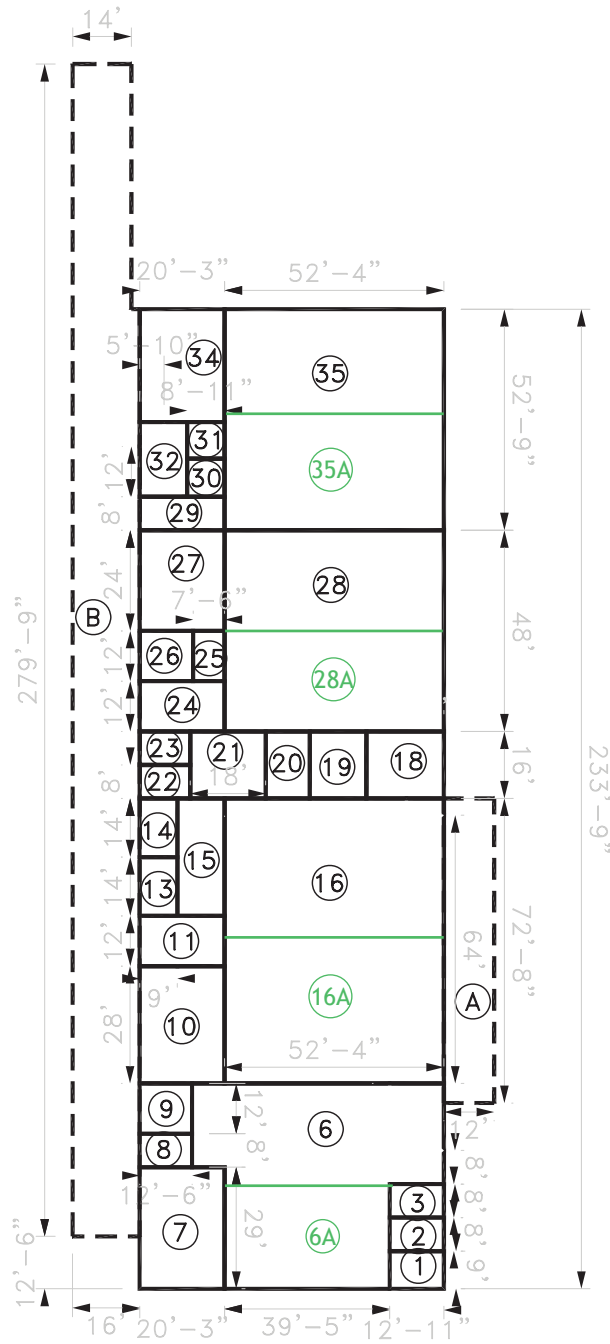
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011

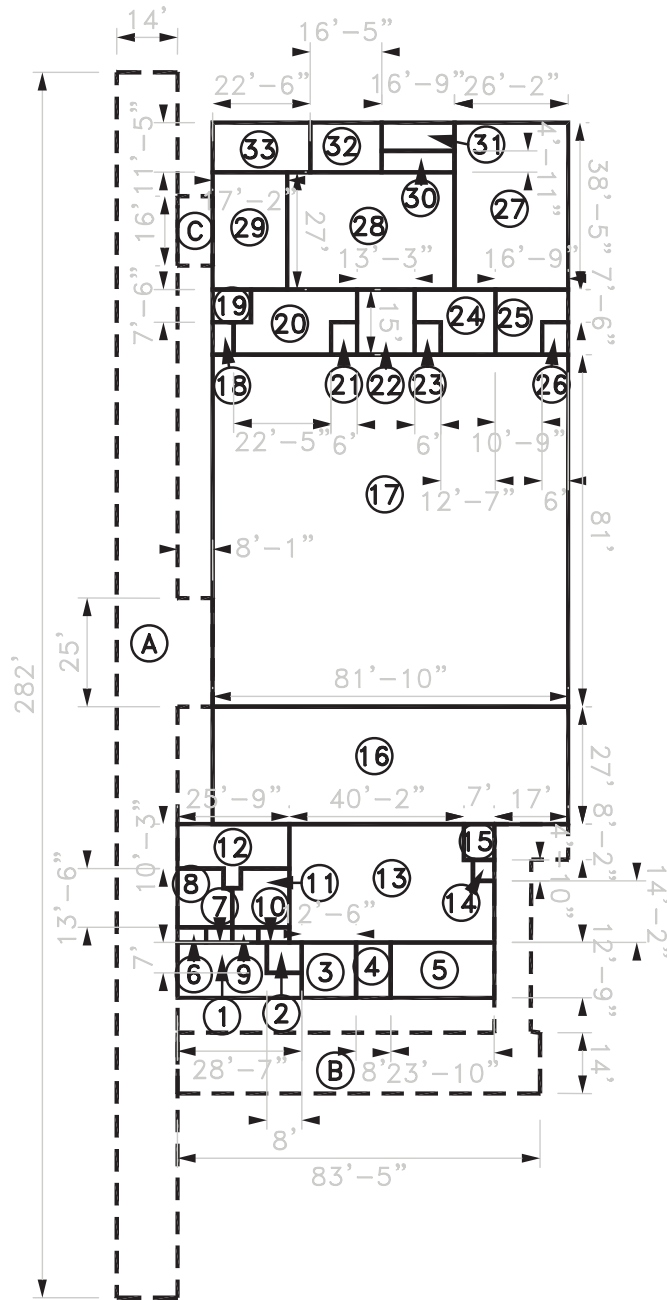




Not drawn to scale

306 - Skyline High School - Unit L

12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit M1

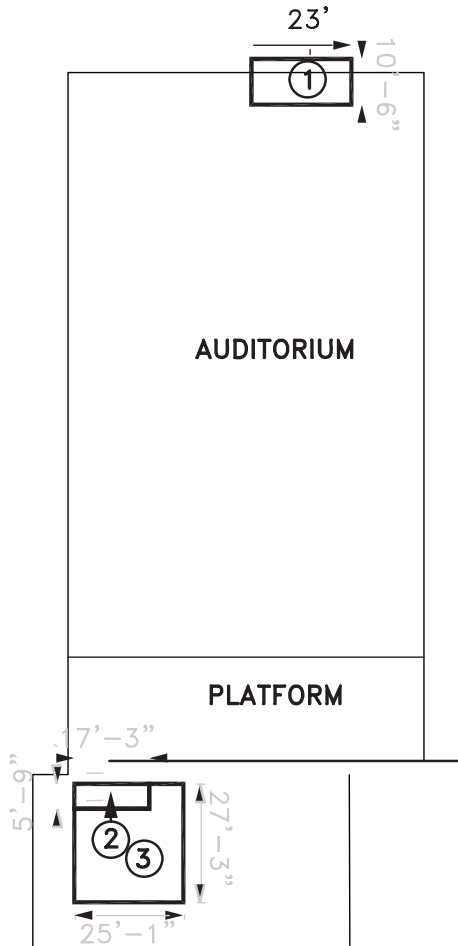
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011





Not drawn to scale

306 - Skyline High School - Unit M2

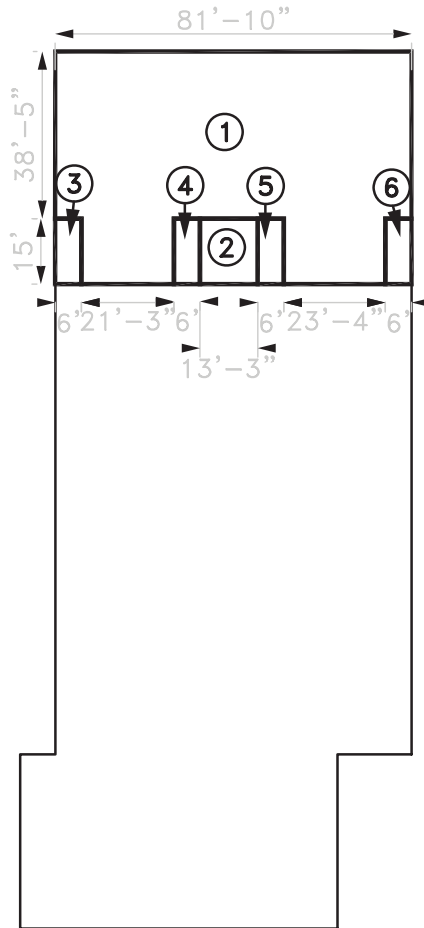
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011





Not drawn to scale



306 - Skyline High School - Unit M3

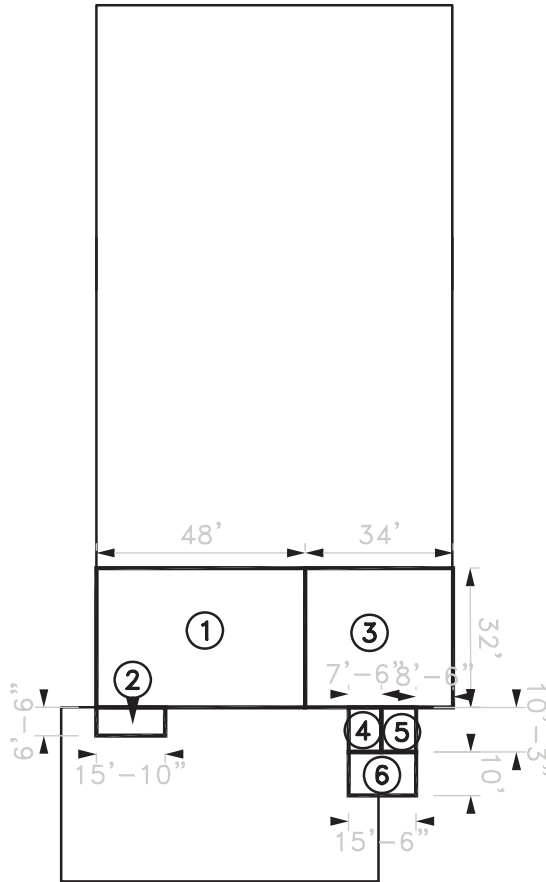
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011





Not drawn to scale

306 - Skyline High School - Unit M4

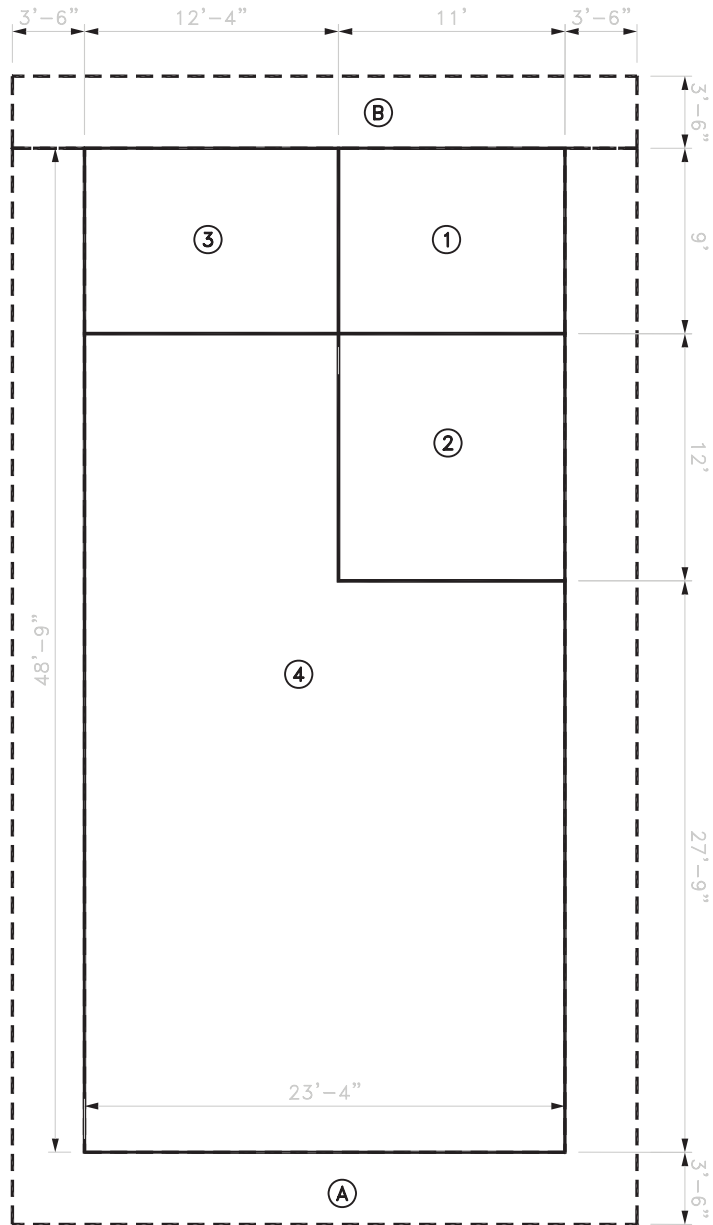
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011

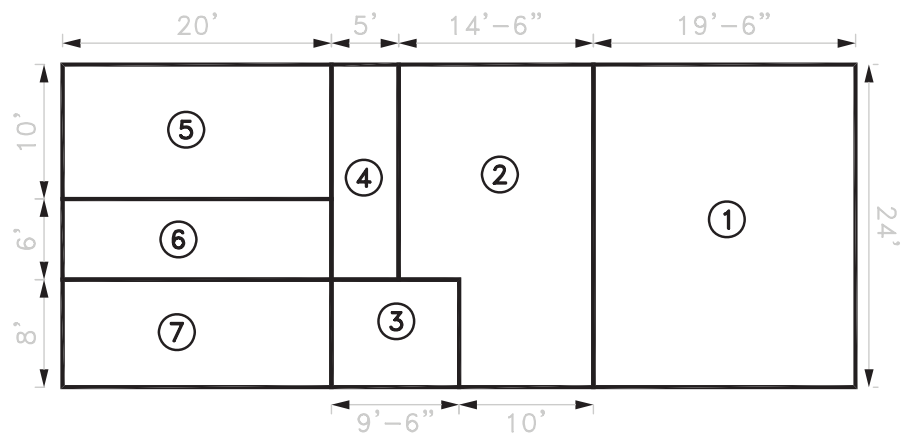




Not drawn to scale

306 - Skyline High School - Unit N

12250 Skyline Boulevard - Oakland, CA 94619



Not drawn to scale

306 - Skyline High School - Unit P17

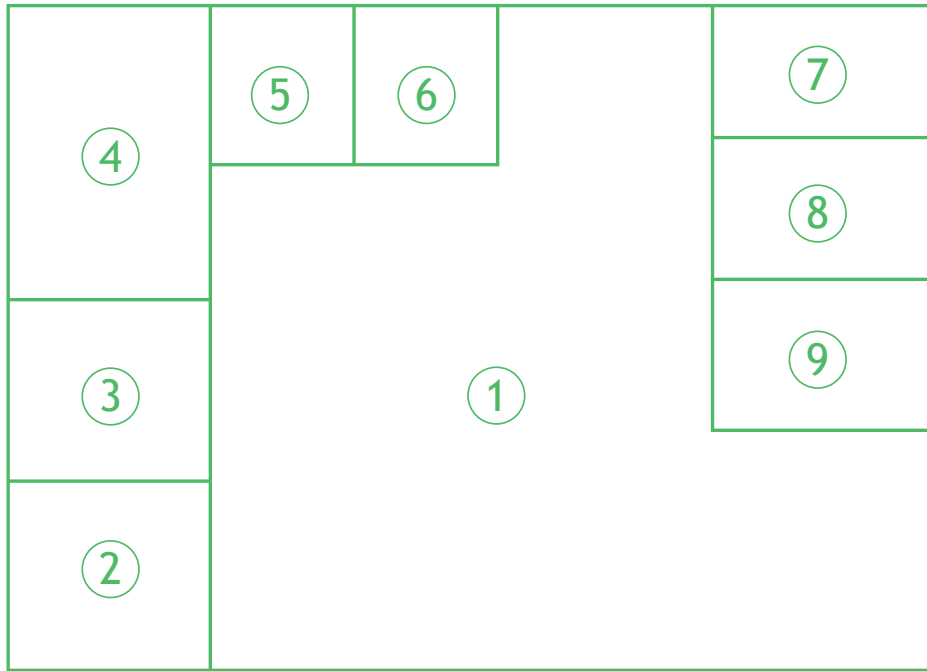
12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111
mktink.com 415.402.0888

2011





Not drawn to scale

306 - Skyline High School - Unit UM5

12250 Skyline Boulevard - Oakland, CA 94619

MKTHINK

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

2011



Exhibit G

Fees and Payment Schedule

Contract Term (Fiscal Year):	2020-21
Charter School Name:	East Bay Innovation Academy
Site Name:	Thurgood Marshall Campus
Address:	3400 Malcolm Ave, Oakland, CA 94605
SPACE ALLOCATION	
Exclusive Use Space (sqft)	27,428
+ Proportion of Shared Space (sqft)	0
Total Space Allocation at Site (sqft)*	27,428
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	27,428
x Facility Fee Sqft Rate	\$4.94
Facility Use Fee	\$135,494.32
UTILITIES FEE	
Projected Charter School Enrollment at Site**	383.00
÷ Projected Total Enrollment at Site	383.00
Charter School Percent of Site Use	100.00%
FACILITY USE FEE PAYMENT SCHEDULE	UTILITIES FEE PAYMENT SCHEDULE
25% by October 1, 2020	January 10, 2021
25% by December 1, 2020	May 1, 2021
25% by March 1, 2021	July 15, 2021
25% by June 1, 2021	

Note: All calculations subject to change.

*Includes only interior space.

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

Contract Term (Fiscal Year):	2020-21
Charter School Name:	East Bay Innovation Academy
Site Name:	Skyline Campus
Address:	12250 Skyline Blvd, Oakland, CA 94619
SPACE ALLOCATION	
Exclusive Use Space (sqft)	7,772
+ Proportion of Shared Space (sqft)	15,654
Total Space Allocation at Site (sqft)*	23,426
FACILITY USE FEE	
Total Space Allocation at Site (sqft)	23,426
x Facility Fee Sqft Rate	\$4.94
Facility Use Fee	\$115,726.76
UTILITIES FEE	
Projected Charter School Enrollment at Site**	294.00
÷ Projected Total Enrollment at Site	1957.00
Charter School Percent of Site Use	15.02%
CUSTODIAL SERVICES FEE	
Charter School Percent of Site Use	15.02%
x Number of Custodial FTE at Site	10.0
x Custodial Services FTE Rate***	\$75,599
Custodial Services Fee	\$113,549.70
FACILITY USE FEE AND CUSTODIAL SERVICES FEE PAYMENT SCHEDULE	UTILITIES FEE PAYMENT SCHEDULE
25% by October 1, 2020	January 10, 2021
25% by December 1, 2020	May 1, 2021
25% by March 1, 2021	July 15, 2021
25% by June 1, 2021	

Note: All calculations subject to change.

*Includes only interior space.

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

***The custodial services FTE rate shown is the projected rate for 2019-20 and will be updated in final offer letters.