



OAKLAND UNIFIED  
SCHOOL DISTRICT

Community Schools, Thriving Students

OFFICE OF CHARTER SCHOOLS

April 1, 2018

Maya Woods-Cadiz  
American Indian Public Charter School II  
171 12<sup>th</sup> Street  
Oakland, CA 94607

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

Dear Maya Woods-Cadiz:

Oakland Unified School District ("District") makes this Final Offer of Facilities to **American Indian Public Charter School II** ("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 Final Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5, §11969.9(h).

**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 **478.08 (TK-5: 253.60 and 6-8: 224.48)**.

**B. 2018-2019 Final 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 **478.08 (TK-5: 253.60 and 6-8: 224.48)**.

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 for both the K-5 and 6-8 grade spans live within the **Oakland High School** attendance area.

**Table 1: High School Attendance Area**

Grade Span	Attendance Area	# of Students	% of Students in Grade Span
K-5	Outside of Oakland	91	26.2%
	<b>Oakland High</b>	<b>72</b>	<b>20.7%</b>
	Oakland Tech	67	19.3%
	Fremont	41	11.8%
	Castlemont/CCPA/Madison	32	9.2%

	McClymonds	27	7.8%
	Skyline	17	4.9%
<b>6-8</b>	<b>Oakland High</b>	<b>64</b>	<b>21.3%</b>
	Fremont	59	19.7%
	Outside of Oakland	54	18.0%
	Oakland Tech	46	15.3%
	Skyline	27	9.0%
	McClymonds	27	9.0%
	Castlemont/CCPA/Madison	23	7.7%

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

- **K-5:** Bella Vista Elementary School, Cleveland Elementary School, Crocker Highlands Elementary School, Franklin Elementary School, Garfield Elementary School, Glenview Elementary School, Manzanita Community School, La Escuelita Elementary School
- **6-8:** La Escuelita Elementary School, Edna Brewer Middle School, Roosevelt Middle School

The Charter School's March 1, 2018 letter does not dispute the District's methodology used to identify the comparison group schools.

**2. Facilities Offered:**

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

**Franklin Elementary School**

**915 Foothill Boulevard, Oakland, CA 94606**

**Lowell Campus (West Oakland Middle School and MLK/Lafayette Elementary School (4-5))**

**991 14<sup>th</sup> Street, Oakland, CA 94607**

**Roosevelt Middle School**

**1926 19<sup>th</sup> Avenue, Oakland, CA 94606**

**PLACE at Prescott Elementary School**

**920 Campbell Street, Oakland, CA 94607**

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

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

School Site	# of Teaching Stations/ Specialized Classrooms	Total Sqft
Franklin	5	4,270
Lowell	4	3,204
Roosevelt	9	6,854
Prescott	3	2,467
<b>Total</b>	<b>21</b>	<b>16,795</b>

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

School Site	Room # (per MKThink site plan)	Sqft
Franklin	A-1-20	687
Franklin	B-1-9	917
Franklin	C-2-2	899
Franklin	C-2-19	811
Franklin	F-1-1	956
Lowell	F-1-104	761
Lowell	F-1-112	758
Lowell	F-2-203	840
Lowell	F-2-212	845
Roosevelt	A-3-1	633
Roosevelt	A-3-8	587
Roosevelt	A-3-9	697
Roosevelt	A-3-10	599
Roosevelt	A-3-18	676
Roosevelt	A-3-23	735
Roosevelt	A-3-28	1041
Roosevelt	A-3-66	703
Roosevelt	B-1-135	1183
Prescott	A-1-2	777
Prescott	M-1-2	845
Prescott	M-1-6	845

**Table 2c: Allocation of Exclusive Use Non-Teaching Space to Charter School at Shared Sites by Room**

School Site	Room # (per MKThink site plan)	Sqft	Room Type
Franklin	C-2-11	259	admin/office
Lowell	F-1-113	85	storage
Lowell	F-2-204	450	admin/office
Roosevelt	A-3-4	341	admin/office
Prescott	PE-1-1	988	admin/office

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

Site Name	Projected ADA at Site		Charter Projected ADA as % of Total Site ADA	Total Site NTS	Charter NTS Allocation	Exclusive Use Interior NTS Allocation	Shared NTS Allocation	
	District-Run	Charter					Interior	Exterior
Franklin	648.67	113.83	14.93%	169,289	25,272	259	3,261	21,752
Lowell	339.25	91.06	21.16%	238,627	50,498	535	10,308	39,655
Roosevelt	532.40	204.89	27.79%	210,596	58,524	341	23,050	35,133
Prescott	146.01	68.30	31.87%	205,539	65,503	988	7,171	57,344
<b>Total</b>	<b>1,666.33</b>	<b>478.08</b>	-	<b>824,051</b>	<b>199,797</b>	<b>2,123</b>	<b>43,790</b>	<b>153,885</b>

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. Reasonable Equivalence Methodology:**

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**

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School/Site Type		Offer Site				Comparison School Site						
School/Site		Franklin	Lowell	Roosevelt	Prescott	Bella Vista	Cleveland	Crocker Highlands	Edna Brewer	Franklin	Garfield	Roosevelt
Size of Site (acres)		4.5	5.7	4.7	5.1	1.6	2.0	1.9	5.6	4.5	4.5	4.7
Surfaces*	Physical Condition (Interior)	E	E	G	E	G	E	E	G	E	E	G
	Circulation & Wayfaring (Interior)	G	E	G	G	E	E	G	F	G	E	G
	Physical Condition (Exterior)	E	E	G	E	G	E	E	E	E	E	G
	Circulation & Wayfaring (Exterior)	G	E	G	F	E	E	G	G	G	E	G
Mechanical, plumbing, electrical, and fire alarm systems conformity with applicable codes		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tech Infrastructure		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
Furnishings/Equipment		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Athletic Fields/Play Area Space		Y	N	Y	Y	Y	Y	Y	N	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)

The District conducted its analysis of the condition of the comparison group schools under the criteria set forth in the Proposition 39 regulations, supported by relevant data. Therefore, the District rejects the Charter School's boilerplate contention in its March 1, 2018 letter that the District failed to conduct the comparison group school condition analysis in accordance with the Proposition 39 regulations.

**b. Teaching Stations:**

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 **TK-5: 25.26 and 6-8: 28.93 per teaching station.**



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

School	ADA Teaching Station Ratio
Bella Vista Elementary School	25.06
Cleveland Elementary School	25.75
Crocker Highlands Elementary School	24.89
Franklin Elementary School	25.33
Garfield Elementary School	25.75
Glenview Elementary School	24.89
Manzanita Community School	25.25
La Escuelita Elementary School	25.15
<b>Average</b>	<b>25.26</b>

**Table 4b: Comparison Group Schools Serving Grades 6-8 Located in High School Attendance Area**

School	ADA Teaching Station Ratio
La Escuelita Elementary School	27.67
Edna Brewer Middle School	29.35
Roosevelt Middle School	29.78
<b>Average</b>	<b>28.93</b>

Applying that ratio to the Charter School’s projected ADA of **478.08 (TK-5: 253.60 and 6-8: 224.48)**, the District determined that the Charter School was entitled to an allocation of **18 (rounded up from 17.80)** 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)
TK-5	253.60	25.26	10.04
6-8	224.48	28.93	7.76
<b>Total</b>	<b>478.08</b>	-	<b>18 (17.80)</b>

The District created and utilized an updated inventory of actual room utilization at each comparison group school to determine the number of teaching stations “provided to” students in the comparison group schools, in accordance with the Proposition 39 regulations. Therefore, the District rejects the

Charter School's boilerplate contention in its March 1, 2018 letter that the District failed to follow the methodology set forth in the Proposition 39 regulations for determining the number of teaching stations to allocate to the Charter School. The District also based its ADA projections for request year 2018-2019 upon data provided by its enrollment office. The District rejects the Charter School's contention in its March 1, 2018 letter that the Charter School is better able to project ADA at the District's comparison group schools based on data from the CDE from the 2016-2017 school year. Also, since the District relied upon its updated inventory of teaching spaces "provided to" District students at the comparison group schools, it relied upon more current information than the information cited in the Charter School's March 1, 2018 letter.

**c. 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.

During the 2017-18 school year, OUSD contracted with a third party vendor to conduct an educational adequacy assessment at its facilities. As part of this assessment, the vendor collected updated specialized teaching space data, which included the approximate square footage of each space. Although this data has not yet been finalized, it was used to help determine the charter school's specialized teaching space allocation based on "the per-student amount of specialized classroom space in the comparison group schools" as shown in the table below. Detailed data related to the specific specialized teaching space present at comparison sites and sites where the charter school has been offered space are provided in [Exhibit D](#).

**Table 6: Calculation of Specialized Teaching Space (STS) Allocation<sup>1</sup>**

STS Type	STS Existing at Offer Site(s) (Sqft)	STS Entitlement (Sqft)	Exclusive Use STS Already Included in Classrooms Offered (Sqft)	Over(+)/ Under(-) Allocation of STS Entitlement (Sqft)*
Art Classroom	1656	68	0	-68
Art Technology Lab	0	0	0	0
Computer Laboratory	1580	399	805	406
CTE Classroom (Related to Lab Instruction)	0	0	0	0
CTE Family/Consumer Science Multipurpose Lab	1820	238	0	-238
CTE Industrial Education Laboratory	1435	187	0	-187
CTE Technology Education Laboratory	0	0	0	0
CTE General Laboratory	0	0	0	0
Drama Classroom	0	0	0	0
Music Room (Elementary School)	228	69	0	-69
Music Room, Band	2016	306	990	684
Music Room, Choir	2066	144	0	-144
Science Classroom	5626	1108	975	-133
Science Laboratory	2171	172	0	-172
SpEd Life Skills Lab	0	0	0	0
<b>Total</b>	<b>18598</b>	<b>2691</b>	<b>2,770</b>	<b>79</b>

\* Calculated by subtracting STS Entitlement from Exclusive Use STS Already Included in Classrooms Offered

The District provides the Charter School with specialized teaching space in the form of an allocation of building space and, if necessary, shared space. The District's updated calculation of the Charter School's entitlement to specialized teaching space shows that, the allocation of 2,770 sqft of specialized teaching space offered at the site(s) is 79 sqft more than the total amount of specialized teaching space to which the Charter School is entitled. The Charter School is also being offered 3 additional classrooms above its Proposition 39 entitlement as 3 additional specialized teaching space

<sup>1</sup> Square footage figures included in this table are approximate and were taken from the Jacobs data found in [Exhibit E](#). All other square footage figures found in this document were taken from MKThink data ([Exhibit F](#)) and are more precise. Therefore, discrepancies in square footage figures may exist between this and other tables found in this letter.

classrooms were previously included in the preliminary offer to the Charter School, and are not being withdrawn by the District in this Final Offer.

The District has used the updated information provided by its third-party vendor to obtain an updated inventory of the specialized teaching space at the comparison group schools and, where, necessary, has re-evaluated its calculation of the Charter School’s per-pupil entitlement to specialized teaching space. Therefore, the District rejects the Charter School’s boilerplate contention in its March 1, 2018 letter that the District’s offer is “completely void of any discussion of the different amounts (square footage) and types of specialized classroom space that exist at the comparison schools ...” The District’s methodology in inventorying, measuring and allocating specialized teaching space complies in all respects with the Proposition 39 regulations.

**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-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) <sup>1</sup>	Ground Level Space (sqft) <sup>2</sup>	Non-Ground Level Space (sqft) <sup>3</sup>	Total Site Area (sqft) <sup>4</sup>	Classroom Space (sqft) <sup>5</sup>	Site NTS (sqft) <sup>6</sup>
Bella Vista	1.62	70,567	29,372	99,939	24,730	75,209
Cleveland	2.04	88,862	5,920	94,782	14,156	80,626
Crocker Highlands	1.85	80,586	0	80,586	15,160	65,426
Edna Brewer	5.57	242,629	28,317	270,946	33,220	237,726
Franklin	4.47	194,713	10,455	205,168	35,879	169,289

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Garfield	4.45	193,842	0	193,842	35,101	158,741
La Escuelita K-8	2.50	108,900	17,182	126,082	18,860	107,222
Roosevelt	4.70	204,732	41,412	246,144	35,548	210,596

Sources: <sup>1</sup> "Site List" [Exhibit F](#); <sup>2</sup> Site Acreage x 43,560 (sqft/acre); <sup>3</sup> "Room List" [Exhibit F](#) (Sqft of all non-ground floor level rooms); <sup>4</sup> Ground Level + Non-Ground Level Space; <sup>5</sup> "Room List" [Exhibit F](#) (Sqft of all classrooms ≥600 sqft + attached classroom storage spaces included in Prop 39 final offers); <sup>6</sup> 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)
Bella Vista	75,209	100.00%	75,209	445.42	168.85
Cleveland	80,626	100.00%	80,626	392.14	205.61
Crocker Highlands	65,426	100.00%	65,426	454.78	143.86
Edna Brewer	237,726	100.00%	237,726	778.85	305.23
Franklin	169,289	87.50%	148,128	648.67	228.36
Garfield	158,741	100.00%	158,741	647.05	245.33
La Escuelita K-8	107,222	100.00%	107,222	406.78	263.59
Roosevelt	210,596	83.33%	175,497	532.40	329.63
<b>Comparison Group NTS Sqft/ADA</b>				<b>Minimum</b>	143.86
				<b>Median</b>	236.84
				<b>Maximum</b>	329.63

\* 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 group schools, is linked as [Exhibit F](#).

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 Franklin**

<b>Site Name</b>	<b>Franklin</b>
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	Franklin	American Indian Public Charter School II	Site Total
18-19 Projected Site ADA	648.67	113.83	762.50
% of 18-19 Projected Site ADA	85.1%	14.9%	100.0%
NTS Type	Sqft	Sqft	Sqft
Admin/Office/Conference	2,283	401 (259*)	2,684
MPR/Auditorium/Cafeteria/Gym	2,624	460	3,084
Library	2,014	353	2,367
Other Interior	13,138	2,306	15,444
Total Interior NTS	20,059	3,520	23,579
Exterior NTS	123,958	21,752	145,710
Total NTS	144,017	25,272	169,289
Average Sqft/ADA	222.02	222.02	-

\*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space.

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

Site Name	Lowell		
	Lafayette/Martin Luther King/West Oakland Middle	American Indian Public Charter School II	Site Total
18-19 Projected Site ADA	339.25	91.06	430.31
% of 18-19 Projected Site ADA	78.8%	21.2%	100.0%
NTS Type	Sqft	Sqft	Sqft
Admin/Office/Conference	3,801	1,020 (450*)	4,821
MPR/Auditorium/Cafeteria/Gym	9,510	2,552	12,062
Library	2,190	588	2,778
Other Interior	24,896	6,682 (85*)	31,578
Total Interior NTS	40,396	10,843 (535*)	51,239

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Exterior NTS	147,734	39,654	187,388
Total NTS	188,130	50,497	238,627
Average Sqft/ADA	554.55	554.55	-

\*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space.

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

Site Name	Roosevelt		
	Roosevelt	American Indian Public Charter School II	Site Total
18-19 Projected Site ADA	532.40	204.89	737.29
% of 18-19 Projected Site ADA	72.2%	27.8%	100.0%
NTS Type	Sqft	Sqft	Sqft
Admin/Office/Conference	4,509	1,735 (*341)	6,244
MPR/Auditorium/Cafeteria/Gym	18,296	7,041	25,337
Library	1,554	598	2,152
Other Interior	36,421	14,016	50,437
Total Interior NTS	60,779	23,391	84,170
Exterior NTS	91,293	35,133	126,426
Total NTS	152,072	58,524	210,596
Average Sqft/ADA	285.64	285.64	-

\*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space.

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

Site Name	Prescott		
	PLACE	American Indian Public Charter School II	Site Total

American Indian Public Charter School II

April 1, 2018

Page 16 of 20

18-19 Projected Site ADA	146.01	68.30	214.31
% of 18-19 Projected Site ADA	68.1%	31.9%	100.0%
<b>NTS Type</b>	<b>Sqft</b>	<b>Sqft</b>	<b>Sqft</b>
Admin/Office/Conference	2,151	1,006 (*988)	3,157
MPR/Auditorium/Cafeteria/Gym	4,118	1,927	6,045
Library	576	269	845
Other Interior	10,597	4,957	15,554
Total Interior NTS	17,442	8,159	25,601
Exterior NTS	122,592	57,346	179,938
Total NTS	140,034	65,505	205,539
Average Sqft/ADA	959.07	959.07	-

\*Square footage already included in exclusive-use space allocation to Charter School (see Table 2c). Remaining allocation to be negotiated by site leaders and will likely be in the form of shared space.

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
Franklin	113.83	25,272	222.02
Lowell	91.06	50,498	554.54
Roosevelt	204.89	58,524	285.63
Prescott	68.30	65,503	959.09
<b>Total Allocated</b>		<b>199,797</b>	<b>417.92</b>
<b>Allocation if Based on Comparison School Group</b>		<b>Minimum</b>	68,778
		<b>Median</b>	113,230
		<b>Maximum</b>	157,591

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 Charter School's allocation of non-teaching space is above its entitlement based on the amount of non-teaching space available at the comparison group schools.



The District also will offer the Charter School reasonably equivalent Furnishings and Equipment for **478.08 (TK-5: 253.60 and 6-8: 224.48)** ADA.

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

The District complied with the methodology set forth in the Proposition 39 regulations governing the identification, measurement and allocation of non-teaching space, and therefore rejects the Charter School's boilerplate argument in its March 1, 2018 letter that "[t]he District's allocation of non-teaching space in the Preliminary Proposal does not comply with Prop. 39 or its Implementing Regulations in several respects ..."

#### **4. Response to Charter School's March 1, 2018 Letter**

In compliance with Cal. Admin. Code, title 5, §11969.9(h), the District addresses the Charter School's response to the District's preliminary offer of facilities.

The District has responded to the Charter School's arguments regarding teaching stations, specialized teaching space, and non-teaching space under the discussion of each respective category above.

The Charter School has not contested the District's issuance of a multi-site offer, or to the location of its facilities allocation.

The District has adjusted its calculation of the pro-rata share in response to the Charter School's arguments.

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 "near or within the Downtown Oakland area." The Charter School also expressed interest in "Lincoln, La Escuelita, Bella Vista, West Oakland Middle, Hoover Elementary, Piedmont Elementary, [and] Westlake."

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 found in the January 24, 2018 resolution adopted by the OUSD Board. ([Exhibit J](#))

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 24, 2018 Resolution, p. 13-14.) ([Exhibit J](#)) The District provided the Charter School a Final Offer at Franklin Elementary School, located at 915 Foothill Boulevard, Oakland, CA 94606; West Oakland Middle School (Lowell) campus located at 991 14<sup>th</sup> Street, Oakland, CA 94607; Roosevelt Middle School, located at 1926 19<sup>th</sup> Avenue, Oakland, CA 94606; and PLACE @ Prescott Elementary School located at 920 Campbell Street, Oakland, CA 94607. All four of the sites offered to Charter School are either in West Oakland (Lowell/WOMS, PLACE @ Prescott), which is adjacent to Downtown or are between 1-2.5 miles to the east of Downtown (Franklin, Roosevelt).

**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 J](#), pp. 13-14.) The Board also passed an "Amendment to Finding that Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Finding" on March 28, 2018, containing amended findings with respect to the Final Offer of facilities to AIPCS II at Roosevelt, Franklin, West Oakland Middle School (Lowell), and PLACE. ([Exhibit K](#), pp. 11-13.) The District also notes that, while the Charter School was provided an allocation of facilities over more than one site, the Charter School has for several years occupied its own private facility; and although it has requested facilities from the District under Proposition 39 over the past few school years, it has never actually accepted such an offer.

**C. Final 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 H**. 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 Final 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 I](#)) 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(i) of the Cal. Code of Regs., the Charter School "must notify the school district in writing whether or not it intends to occupy the offered space," no later than May 1, or 30 days after receipt of this Final Offer, whichever is later.

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 District facilities' site plans and profiles, please visit:

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit B

## Form SAB 50-02

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

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit C

## Teaching Station Data

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

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit D

## Specialized Teaching Space at Comparison and Offer Sites

To view the calculation of specialized teaching space at comparison and offer sites,  
please visit:

<http://www.ousdcharters.net/prop-39-data.html>



# Exhibit E

## Preliminary Educational Adequacy Assessment Data Extract (from Jacobs as of 3.5.18)

To view the preliminary educational adequacy assessment data extract from Jacobs, please visit:

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit F

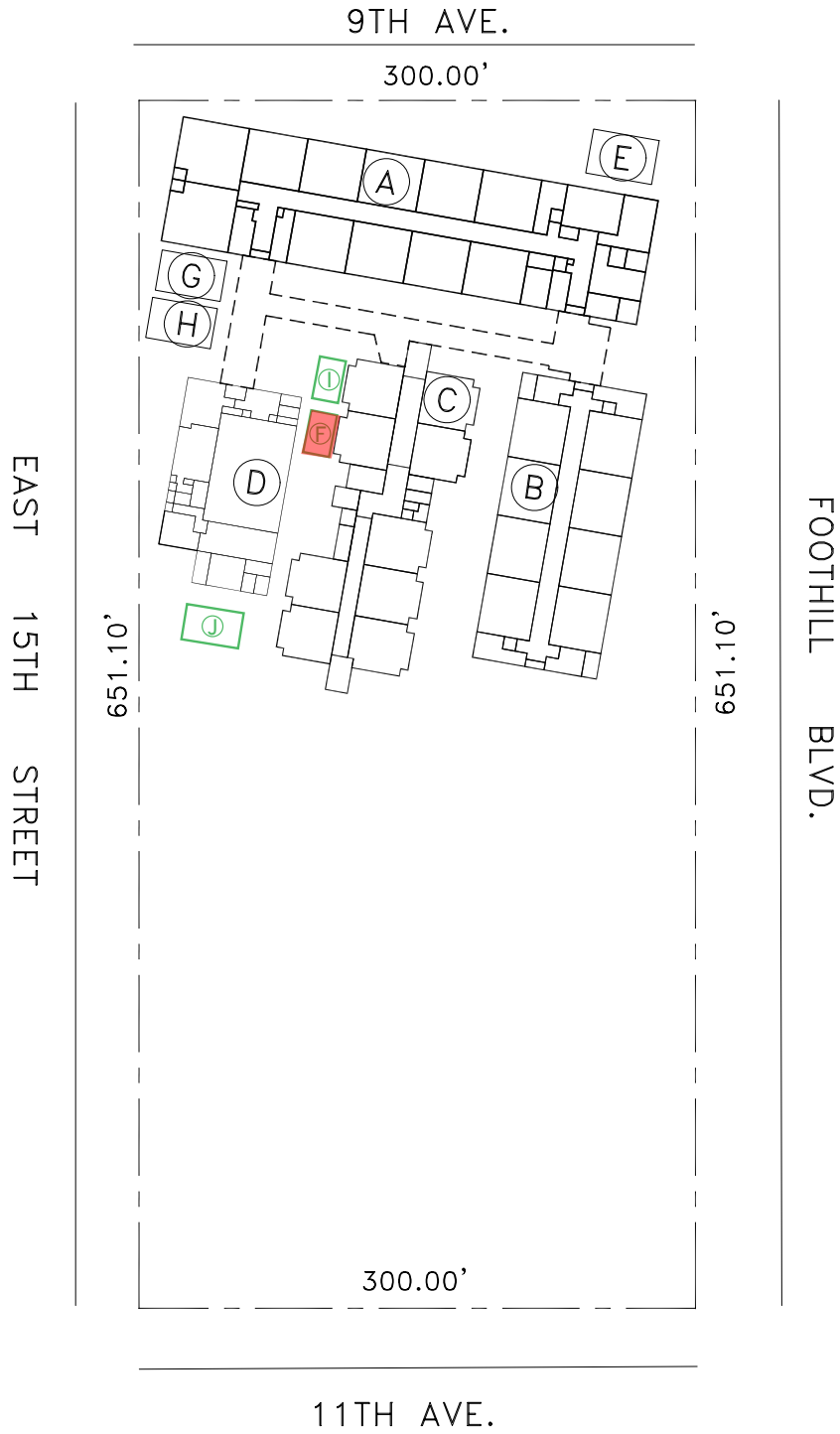
## Non-Teaching Space at District Facilities

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

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit G

## Specific Space Offered to Charter School



Not drawn to scale

**Exclusive Use by  
Charter School**

**116 - Franklin Elementary School - Site Plan**  
915 Foothill Boulevard - Oakland, CA 94606-3013

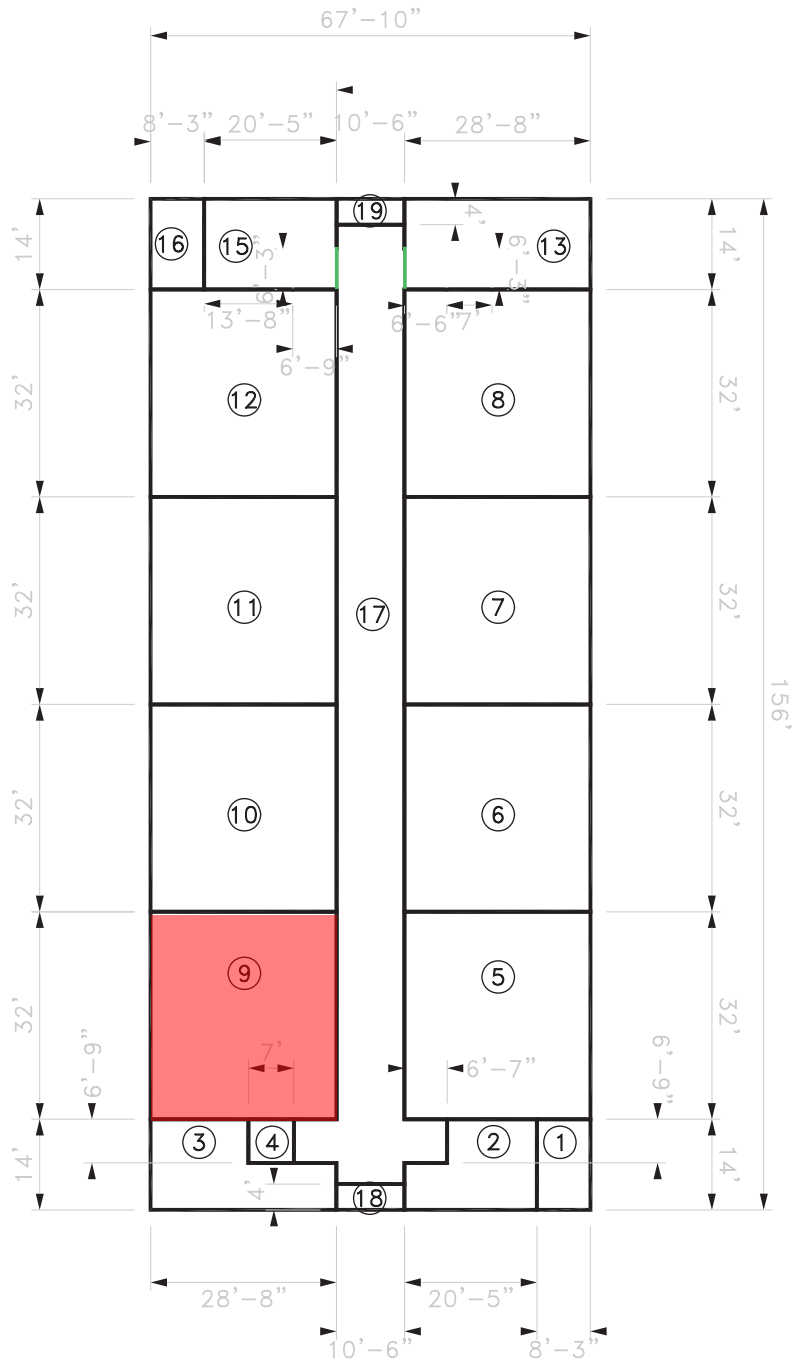
**MKTHINK**

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

2011







Not drawn to scale

## 116 - Franklin Elementary School - Unit B

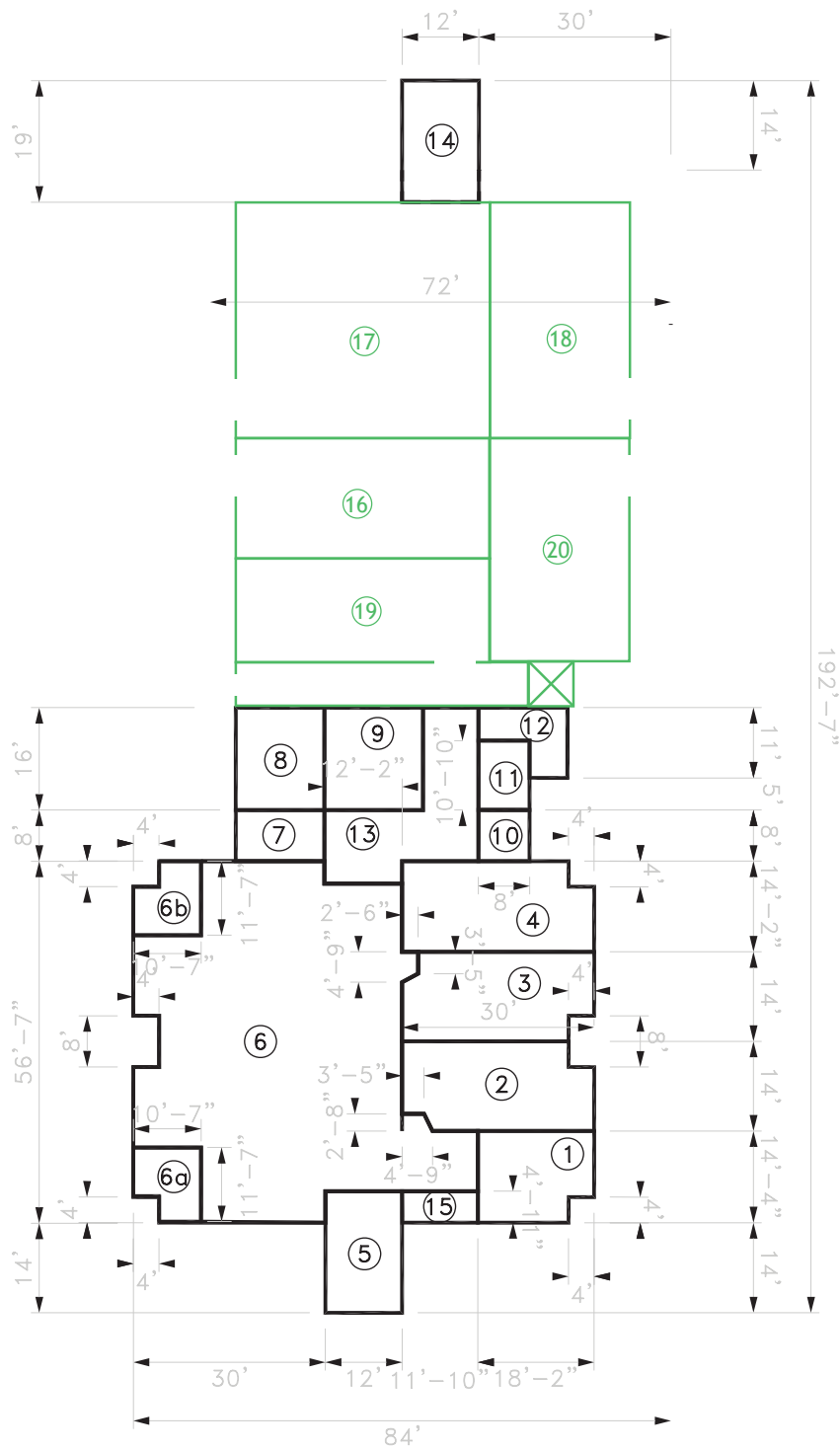
915 Foothill Boulevard - Oakland, CA 94606-3013



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

2011





Not drawn to scale

## 116 - Franklin Elementary School - Unit C1

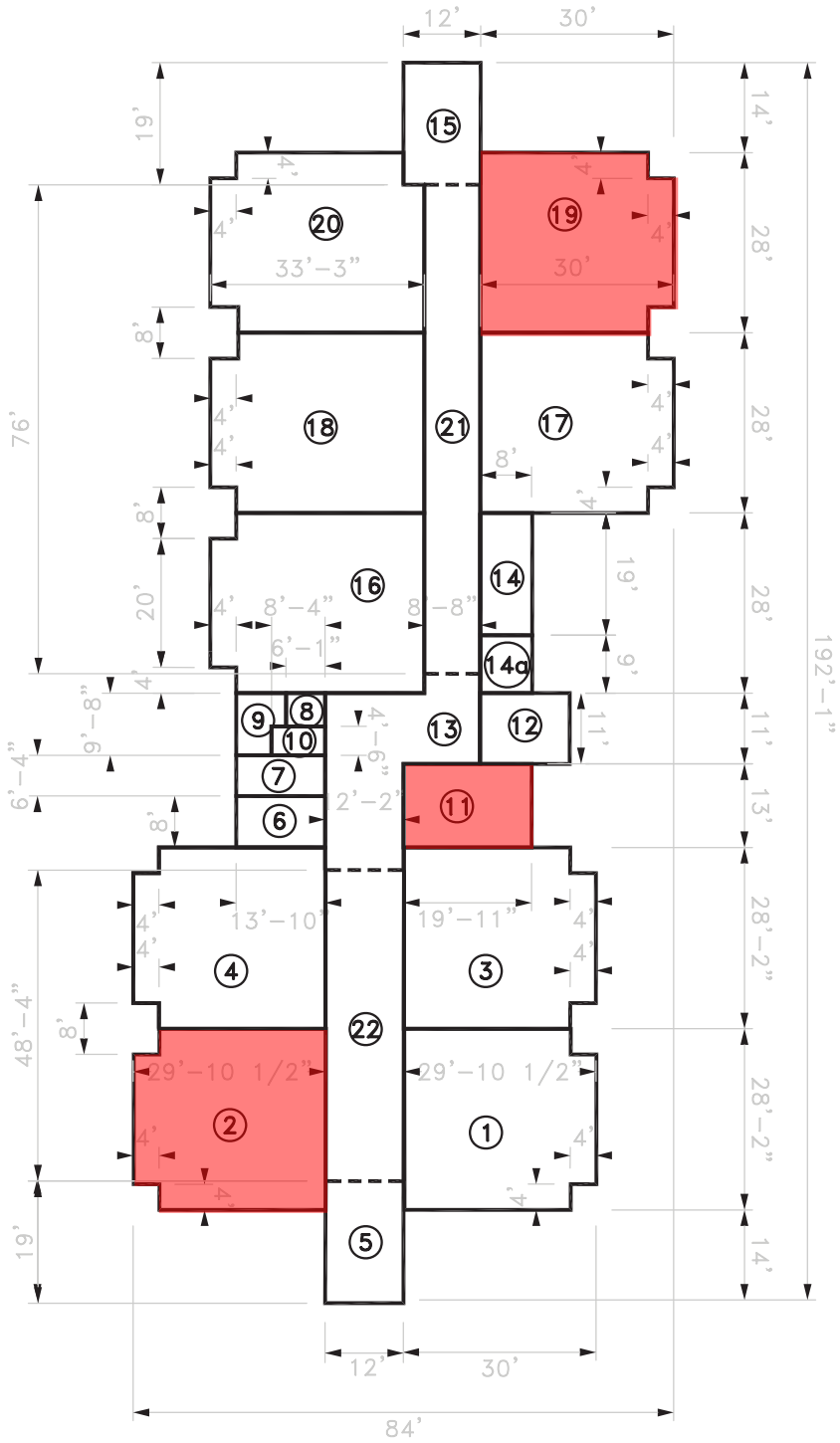
915 Foothill Boulevard - Oakland, CA 94606-3013



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

2011





Not drawn to scale

## 116 - Franklin Elementary School - Unit C2

915 Foothill Boulevard - Oakland, CA 94606-3013

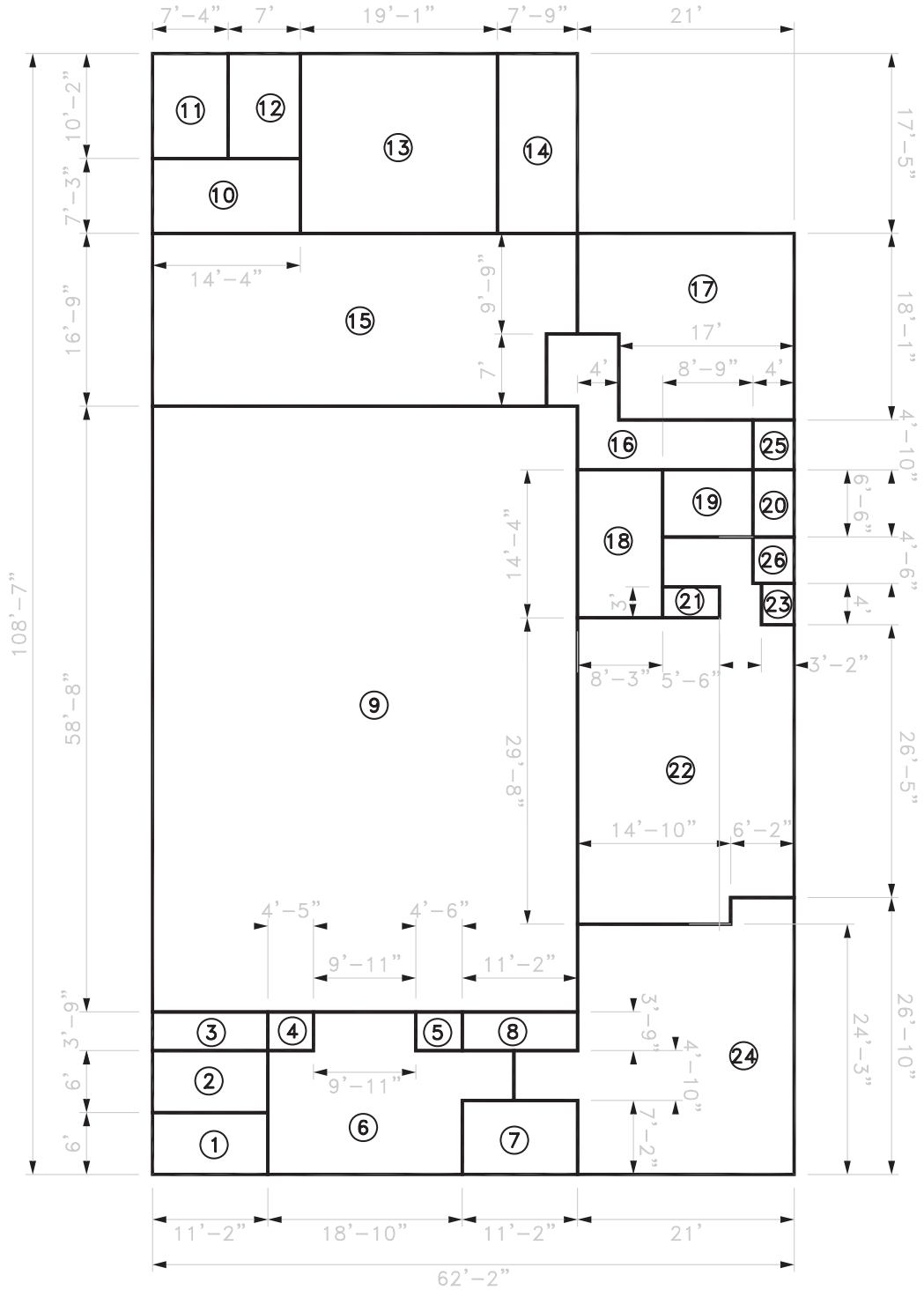


Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111  
mkthink.com 415.402.0888

2011







Not drawn to scale

## 116 - Franklin Elementary School - Unit D

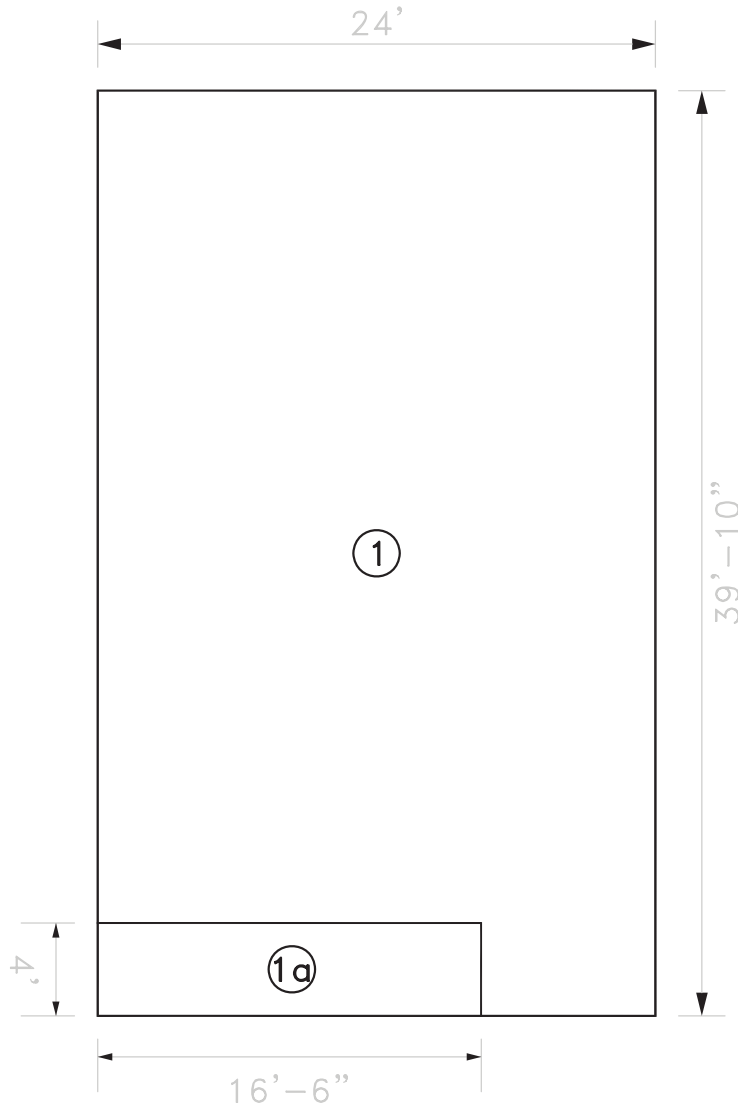
915 Foothill Boulevard - Oakland, CA 94606-3013



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

2011





Not drawn to scale

## 116 - Franklin Elementary School - Unit F

915 Foothill Boulevard - Oakland, CA 94606-3013

# Franklin Elementary School

915 Foothill Boulevard

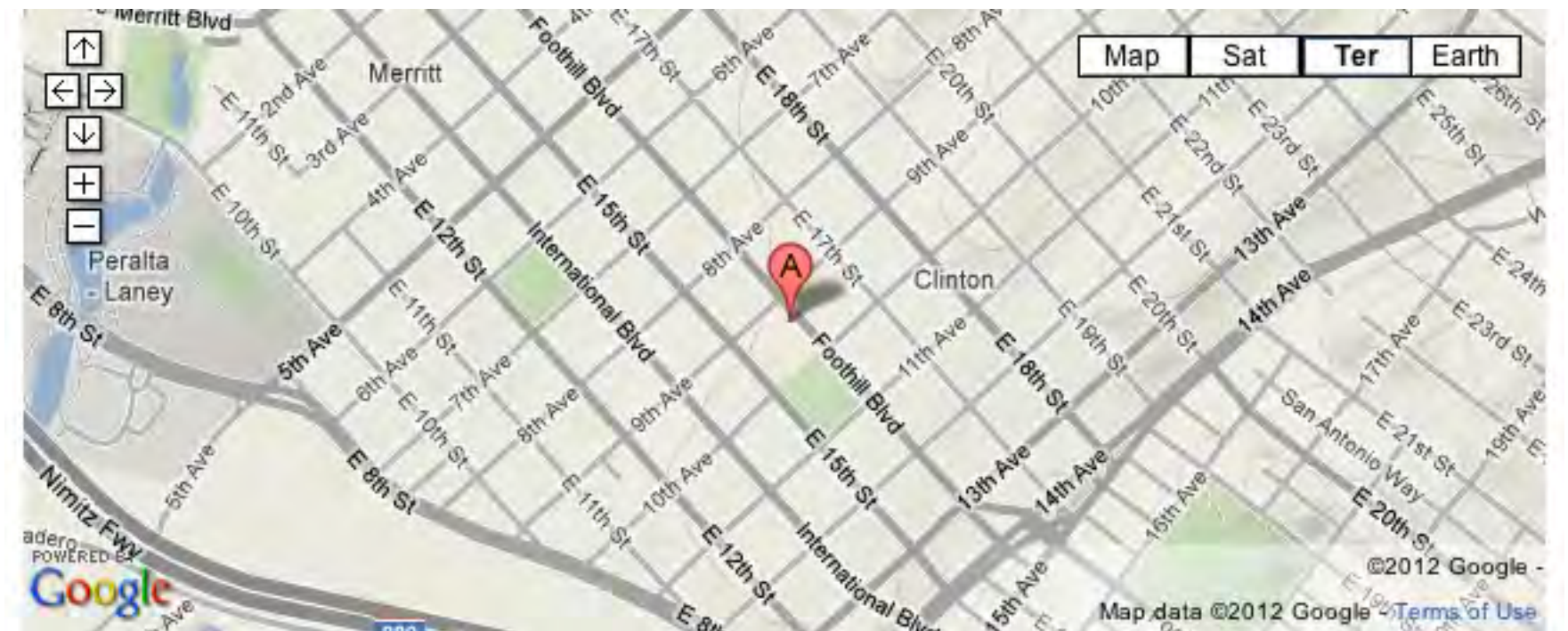
Site 116 Region 2 Grades K-5

Franklin Elementary is located in the Clinton neighborhood of Oakland near the southern stretch of Lake Merritt and Oakland Chinatown. The area is a mix of residential and commercial uses, which shifts into warehouses, train tracks, and port-related industry to the south-west. The site itself is adjacent to the Franklin Recreation Center, and is blocks away from Laney College and the future Downtown Education Complex.

## PROGRAMMING (2012-2013)

### Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
<b>Franklin</b>	31	780	811	810



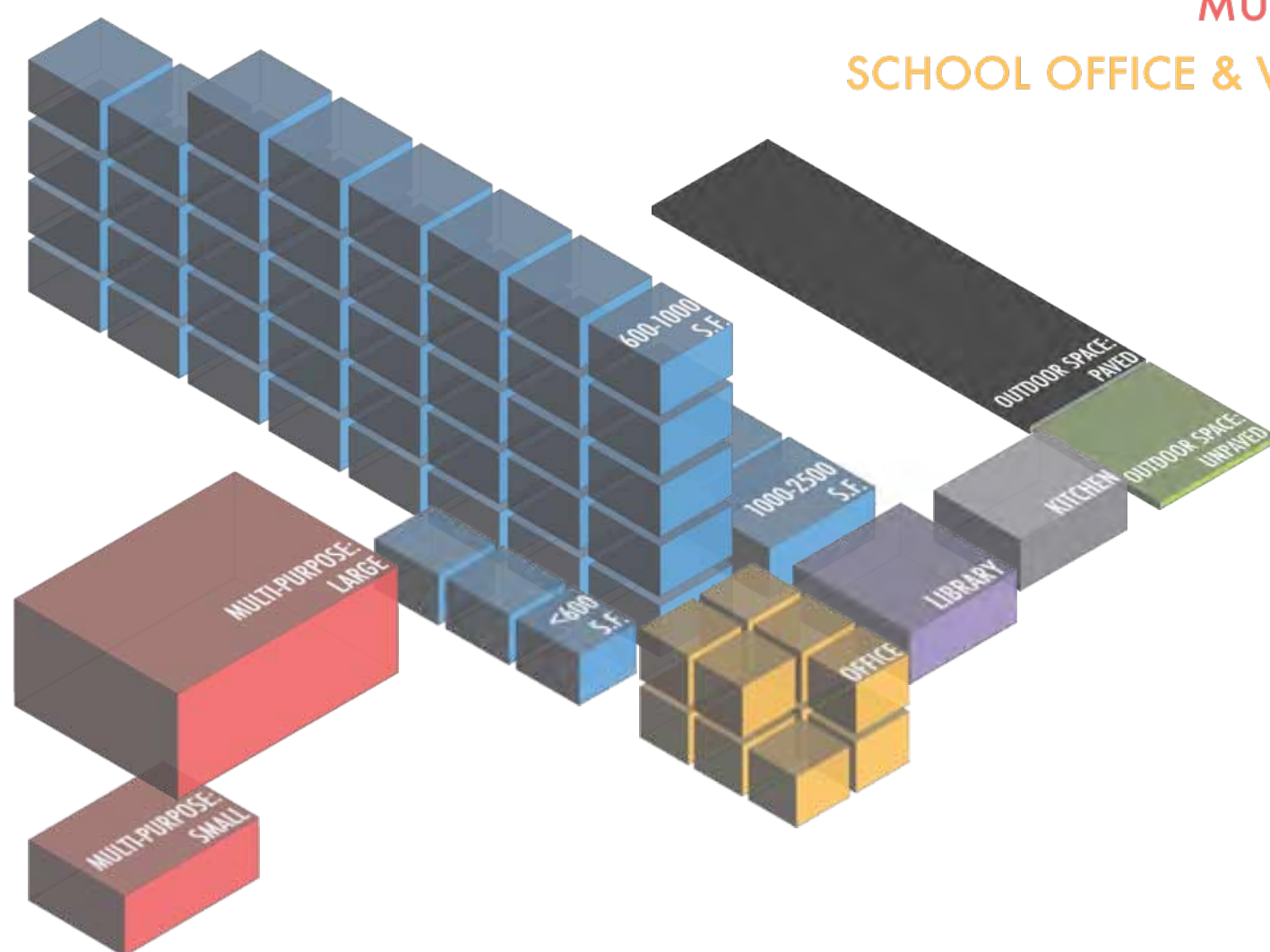
## FACILITIES (Summer 2012)

### LEARNING ENVIRONMENTS

LIBRARY

MULTI-PURPOSE

SCHOOL OFFICE & WORKSPACE



### Summary Counts

	Total	Permanent	Portable
Site Acreage	<b>4.5</b>		
Building Footprint (sf)	<b>51,475</b>		
Building Area (sf)	<b>59,458</b>	54,339	5,119
Classroom-Sized Rooms	<b>40</b>	34	6
<i>3 rooms &lt; 600 s.f. used as classrooms</i>			
	Number of Rooms		Sq Ft
Library Rooms	<b>1</b>		2,123
Auditorium/Cafeteria/ Multi-purpose/Gym	<b>2</b>		3,084
Admin/Office/ Conference Room	<b>11</b>		2,425
School Gardens	Number: <b>1</b>		Sq Ft: 400
Kitchen	Type: Full-scale		
On-site Health Clinic	No		

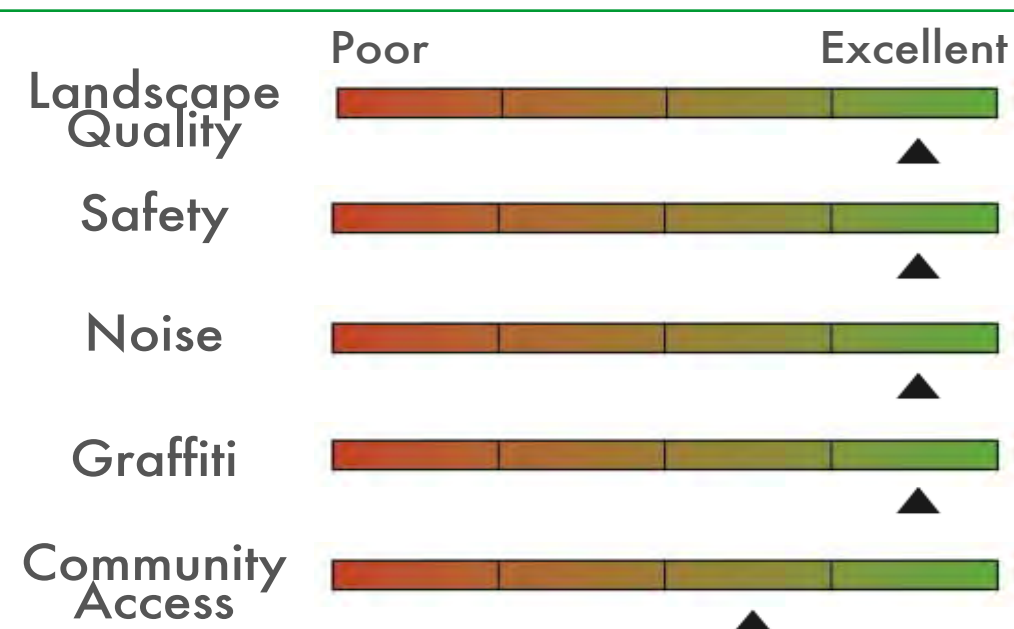
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

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

### Qualitative Assessment

#### Transit Accommodations



### Open Space



Paved 60% 40% Green

# Franklin Elementary School

Building Records

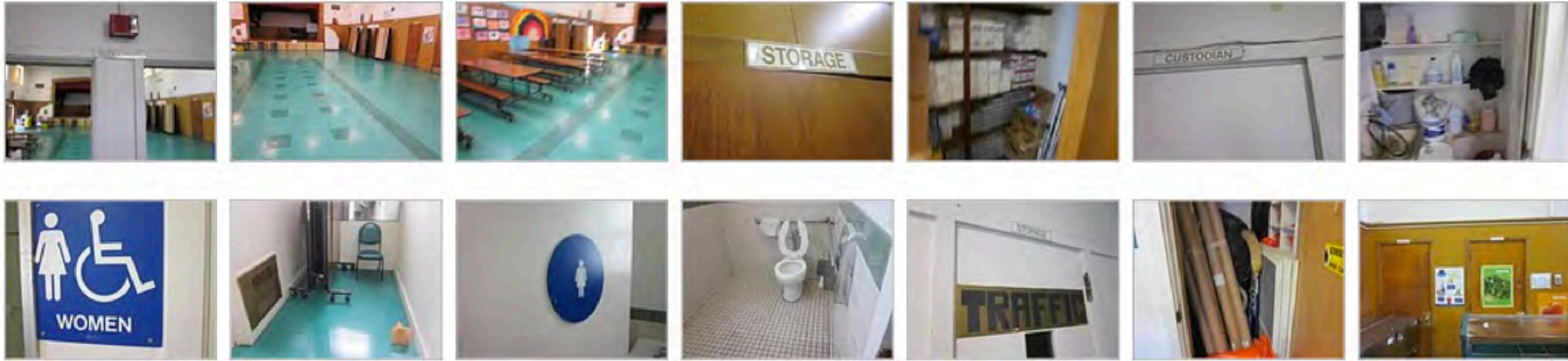
Site ID 116

Region 2

Grades K-5

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

\*To view the full set, visit: <http://bitly.com/vDpSwJ>



### BUILDING A

BUILDING AREA (SQFT): 17,636

CONSTRUCTED: 1955

#### STRUCTURAL ELEMENTS

ROOFING  
Plywood on wood joists

FOUNDATION  
Strip footings (under structural walls)

VERTICAL RESISTANCE  
Shear wall - Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



INTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



#### ROOM SUMMARY

NO. OF CLASSROOMS

12

NO. OF OFFICES

6

NO. OF ADMIN ROOMS

7

NO. OF RESTROOMS

6

NO. OF STUDENT COMPUTERS

18

NO. OF ADMIN WORKSTATIONS

12

ADDITIONAL ADMIN SPACES

### BUILDING B

BUILDING AREA (SQFT): 10,660

CONSTRUCTED: 1955

#### STRUCTURAL ELEMENTS

ROOFING  
Plywood on wood joists

FOUNDATION  
Strip footings (under structural walls)

VERTICAL RESISTANCE  
Shear wall - Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



INTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



#### ROOM SUMMARY

NO. OF CLASSROOMS

8

NO. OF OFFICES

1

NO. OF ADMIN ROOMS

1

NO. OF RESTROOMS

2

NO. OF STUDENT COMPUTERS

41

NO. OF ADMIN WORKSTATIONS

1

### BUILDING C

BUILDING AREA (SQFT): 19,763

CONSTRUCTED: 1958

#### STRUCTURAL ELEMENTS

ROOFING  
Plywood on wood joists and steel beams

FOUNDATION  
Spread (under int. col.) & Strip (under struct. walls) footings

VERTICAL RESISTANCE  
Shear wall - Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



INTERIOR

Physical Condition

Poor Excellent



Circulation & Wayfinding



#### ROOM SUMMARY

NO. OF CLASSROOMS

14

NO. OF OFFICES

1

NO. OF ADMIN ROOMS

1

NO. OF RESTROOMS

5

NO. OF STUDENT COMPUTERS

23

NO. OF ADMIN WORKSTATIONS

2

ADDITIONAL ADMIN SPACES

**BUILDING****D**

BUILDING AREA (SQFT): 6,280

CONSTRUCTED: 1955

**STRUCTURAL ELEMENTS****ROOFING**

Plywood on wood joists and steel beams

**FOUNDATION**

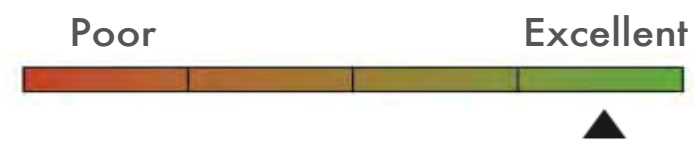
Strip footings (under structural walls)

**VERTICAL RESISTANCE**

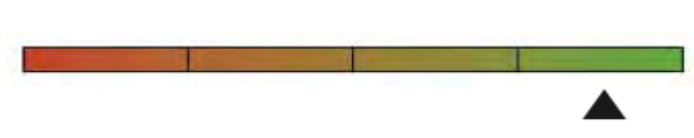
Shear wall - Wood stud walls.

**QUALITATIVE BUILDING ASSESSMENT****EXTERIOR**

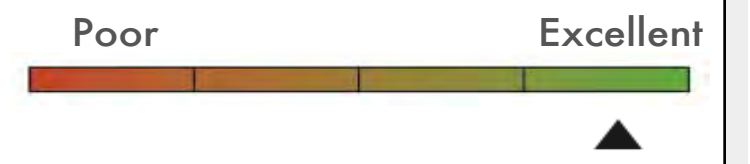
Physical Condition



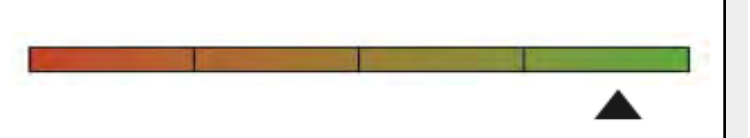
Circulation &amp; Wayfinding

**INTERIOR**

Physical Condition



Circulation &amp; Wayfinding

**ROOM SUMMARY**

NO. OF CLASSROOMS

NO. OF OFFICES

NO. OF ADMIN ROOMS

NO. OF RESTROOMS

2

2

5

NO. OF STUDENT COMPUTERS

NO. OF ADMIN WORKSTATIONS

ADDITIONAL ADMIN SPACES

2

Teachers' Lounge

# Franklin Elementary School

Portable Records

Site ID 116

Region 2

Grades K-5

		<u>NO. OF CLASSROOMS</u>	<u>NO. OF ADMIN ROOMS</u>
<b>E</b>	Manufactured: 1956	1	
<b>F</b>	Manufactured: 2000	1	
<b>G</b>	Manufactured: 1953	1	
<b>H</b>	Manufactured: Unknown	1	
<b>I</b>	Manufactured: 2000	1	
<b>J</b>	Manufactured: 2005	1	


Portable Inventory


Total Count  
**6**

Average Age  
**29** Years

Qualitative Conditions Assessment

Poor Excellent

EXT. 

INT. 

# Franklin Elementary School

Rooms Summary & List

Site ID 116

Region 2

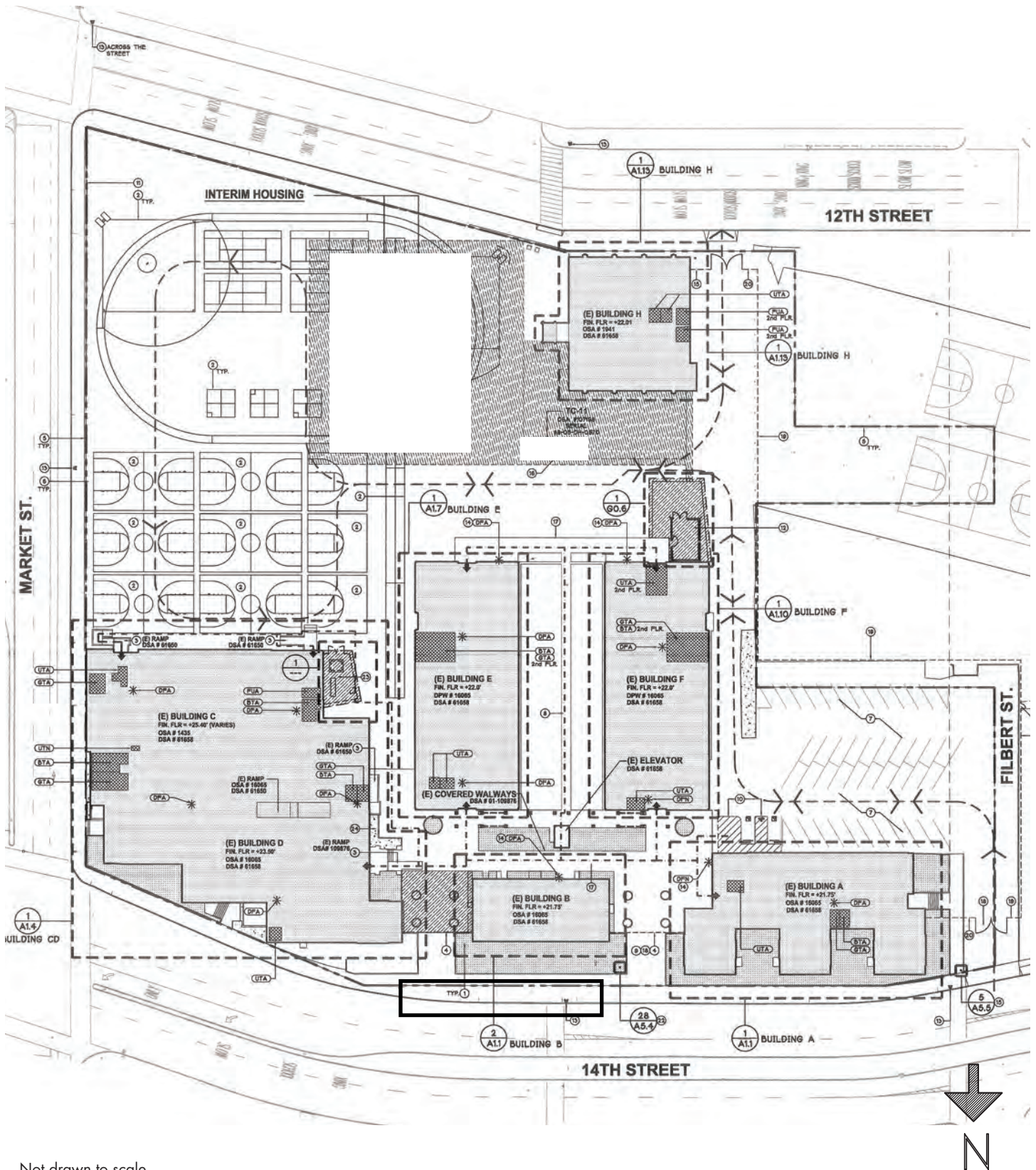
Grades K-5

BUILDING	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>A</b>	1	1	Classroom	1,188			1	
	1	2	Classroom	1,188			2	
	1	3	Restroom	44				
	1	4	Restroom	44				
	1	5	Classroom	917	1		3	
	1	6	Classroom	917	2		5	
	1	7	Classroom	917	1		7	
	1	8	Classroom	917	1		9	
	1	9	Classroom	917	9		11	
	1	10	Classroom	917	1		4	
	1	11	Classroom	917	2		6	
	1	12	Classroom	917			8	
	1	13	Classroom	917			10	
	1	14	Restroom	293				
	1	15	Building Utilities	39				
	1	16	Building Utilities	256		1		
	1	17	Storage	17				
	1	18	Restroom	314				
	1	19	Building Utilities	46				
	1	20	Classroom	687	1		12	
	1	22	Restroom	67				
	1	23	Storage	595				
	1	24	Admin/Office	123		1		
	1	25	Admin/Office	95				
	1	26	Admin/Office	542		3		
	1	27	Admin/Office	142		1		
	1	28	Admin/Office	222		1		
	1	29	Building Utilities	295				
	1	30	Admin/Office	114		3	10	
	1	31	Admin/Office	217		2		
	1	32	Restroom	51				
	1	33	Storage	10				
	1	34	Circulation	2,710				
	1	35	Circulation	42				
	1	36	Circulation	42				
	<b>B</b>	1	1	Storage	116			
1		2	Restroom	241				
1		3	Restroom	310				
1		4	Building Utilities	47				
1		5	Classroom	917			19	
1		6	Classroom	917	1		17	
1		7	Classroom	917	1		15	
1		8	Classroom	917	34		13	
1		9	Classroom	917	1		20	
1		10	Classroom	917	1		18	
1		11	Classroom	917	1		16	
1		12	Classroom	917	2		14	
1		13	Admin/Office	399		1	13	
1		15	Building Utilities	287				
1		16	Building Utilities	116				
1		17	Circulation	1,724				
1		18	Circulation	42				
1		19	Circulation	42				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>BUILDING</b>								
<b>C</b>								
	1	1	Library	244			25	
	1	2	Storage	393				
	1	3	Storage	394				
	1	4	Storage	409				
	1	6	Library	2,123				
	1	6a	Admin/Office	107		2		
	1	6b	Classroom	107				
	1	7	Building Utilities	111				
	1	8	Restroom	221				
	1	9	Restroom	247				
	1	10	Building Utilities	64				
	1	11	Storage	87				
	1	13	Circulation	374				
	1	15	Circulation	58				
	1	16	Classroom	918	5		41	
	1	17	Classroom	918			42	
	1	18	Classroom	918				
	1	19	Classroom	697				
	1	20	Classroom	918				
	2	1	Classroom	899	1		25	
	2	2	Classroom	899				
	2	3	Classroom	899				
	2	4	Classroom	899				
	2	6	Restroom	111				
	2	7	Restroom	88				
	2	8	Building Utilities	31				
	2	9	Restroom	65				
	2	10	Circulation	37				
	2	11	Classroom	259				
	2	12	Circulation	153				
	2	13	Circulation	509				
	2	14	Classroom	152				
	2	14a	Building Utilities	72				
	2	16	Classroom	899	6		41	
	2	17	Classroom	811	5		42	
	2	18	Classroom	811	3			
	2	19	Classroom	811	2			
	2	20	Classroom	811	1			
	2	21	Circulation	659				
	2	22	Circulation	580				
<b>BUILDING</b>								
<b>D</b>								
	1	1	Restroom	67				
	1	2	Circulation	67				
	1	3	Storage	42				
	1	4	Building Utilities	17				
	1	5	Storage	17				
	1	6	Circulation	287				
	1	7	Restroom	80				
	1	8	Storage	42				
	1	9	Cafeteria	2,416				201
	1	11	Restroom	75				
	1	12	Restroom	71				
	1	13	Building Utilities	332				
	1	14	Storage	135				
	1	15	Multipurpose	668				
	1	16	Circulation	136				
	1	17	Admin/Office	346		1		
	1	18	Admin/Office	118		1		
	1	19	Restroom	57				
	1	20	Storage	26				



	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	21	Building Utilities	16				
	1	22	Building Utilities	660				
	1	23	Storage	13				
	1	24	Lounge/Staff Dining	555				
	1	25	Circulation	19				
	1	26	Circulation	18				
<b>PORTABLE</b>								
		1	Classroom	864				
<b>PORTABLE</b>								
		1	Classroom	956				
<b>PORTABLE</b>								
		1	Classroom	781	1		33	
<b>PORTABLE</b>								
		1	Classroom	781			34	
<b>PORTABLE</b>								
		1	Classroom	956			35	
<b>PORTABLE</b>								
		1	Classroom	781			37	



Not drawn to scale

**Exclusive Use by  
Charter School**

## 204 - Lowell Middle School - Site Plan

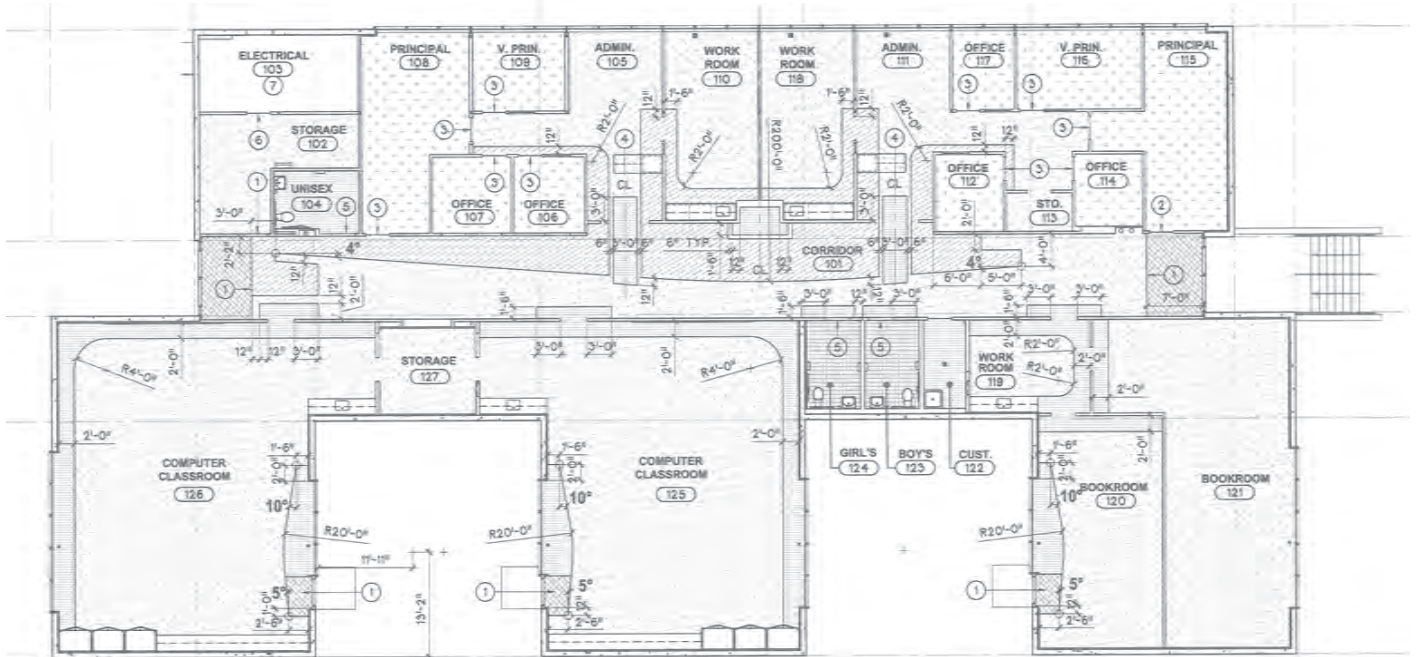
991 14th Street - Oakland, CA 94607-3230

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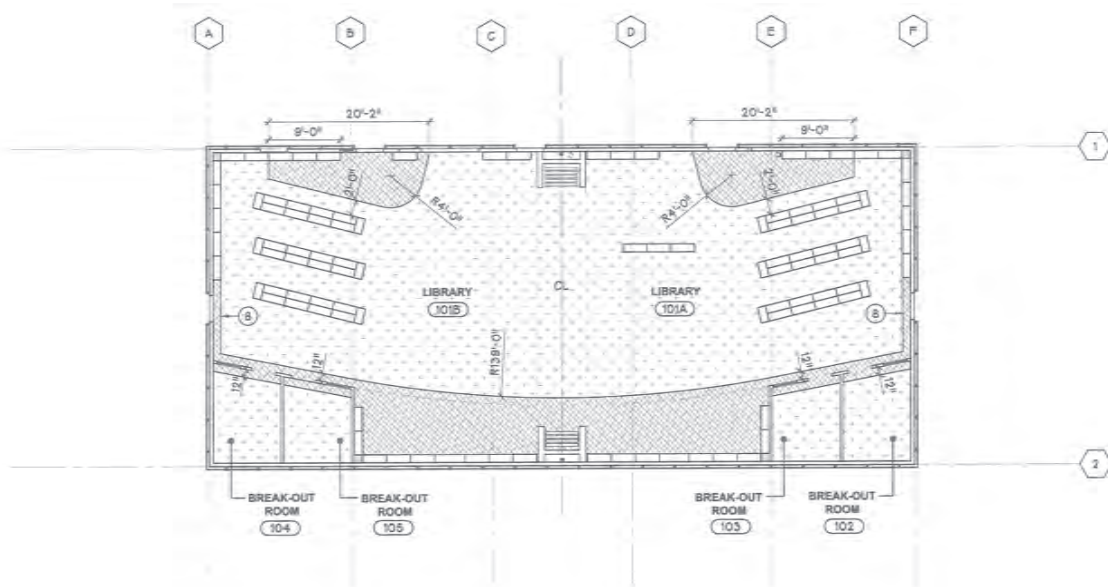
2011

**OAKLAND UNIFIED  
SCHOOL DISTRICT**



Not drawn to scale

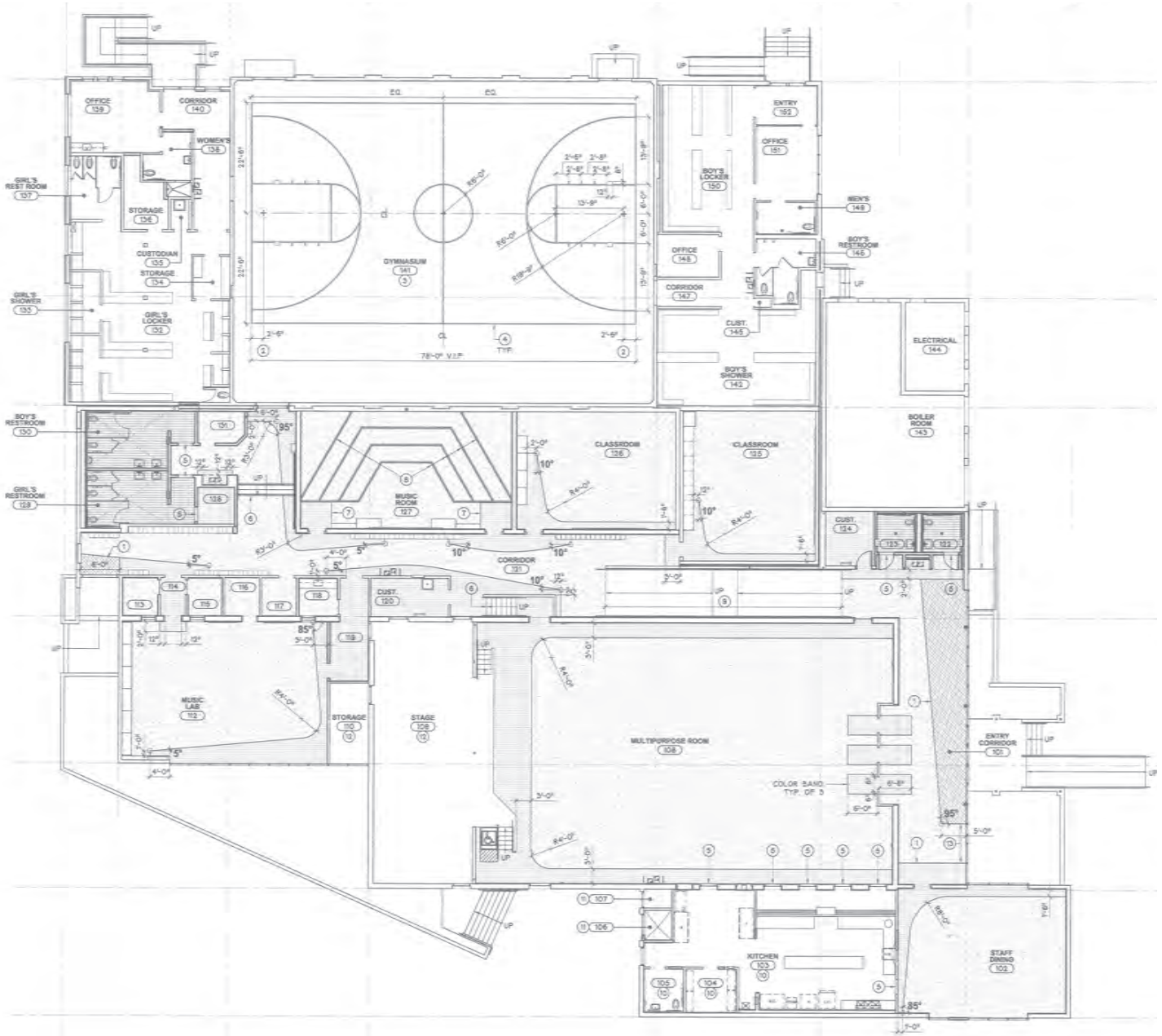
204 - Lowell Middle School - Unit A  
 991 14th Street - Oakland, CA 94607-3230



Not drawn to scale

## 204 - Lowell Middle School - Unit B

991 14th Street - Oakland, CA 94607-3230



Not drawn to scale

## 204 - Lowell Middle School - Unit C + D

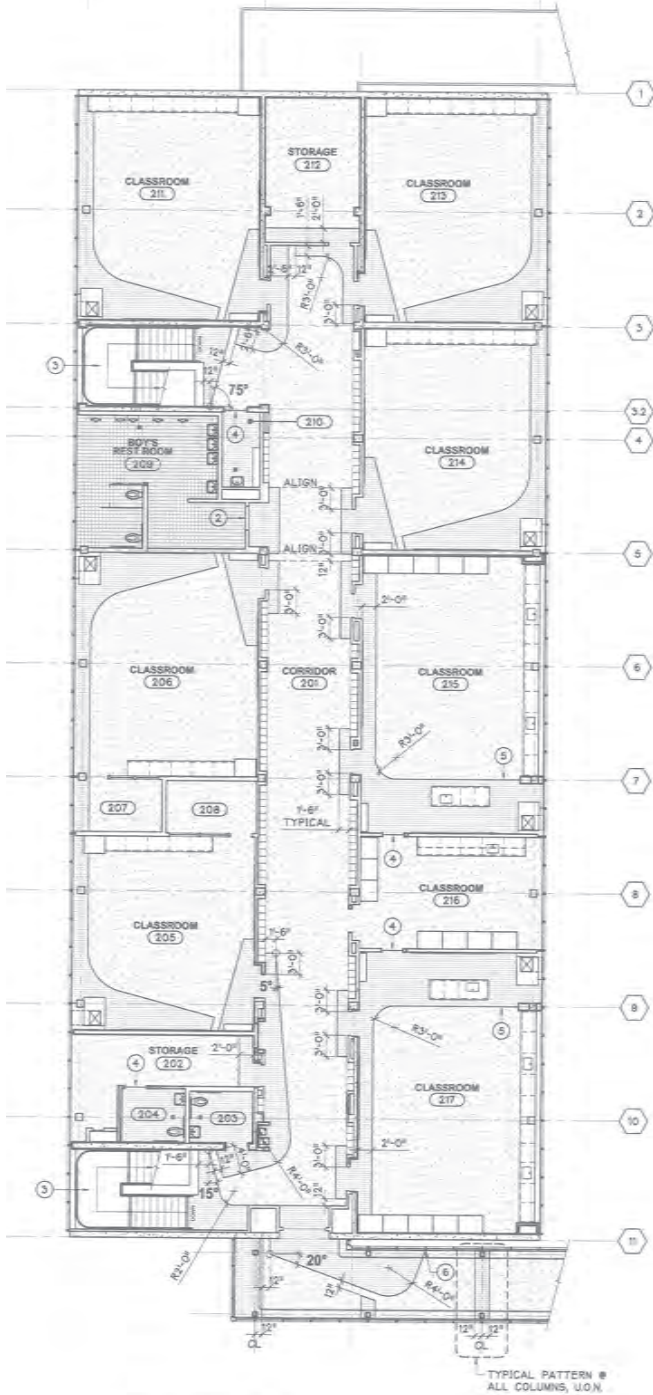
991 14th Street - Oakland, CA 94607-3230



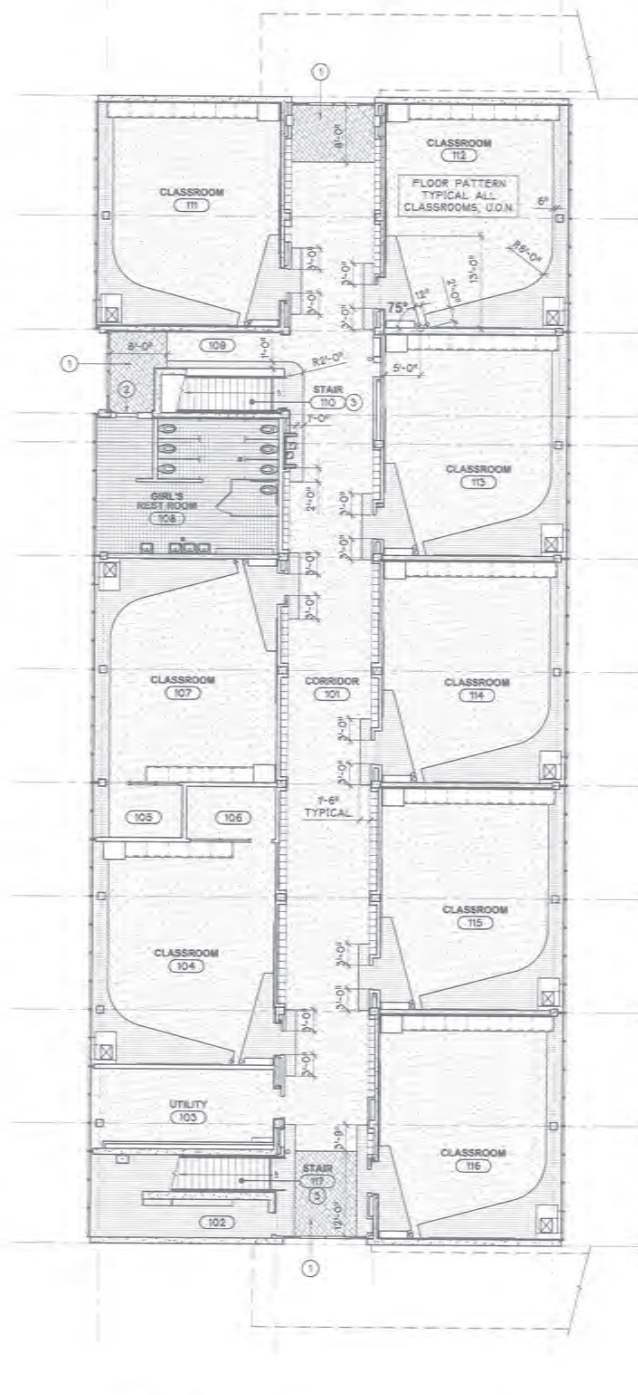
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2011





**2** BUILDING E  
2ND FLOOR FINISH PLAN  
1/8" = 1'-0"



**1** BUILDING E  
1ST FLOOR FINISH PLAN  
1/8" = 1'-0"

Not drawn to scale

204 - Lowell Middle School - Unit E  
991 14th Street - Oakland, CA 94607-3230



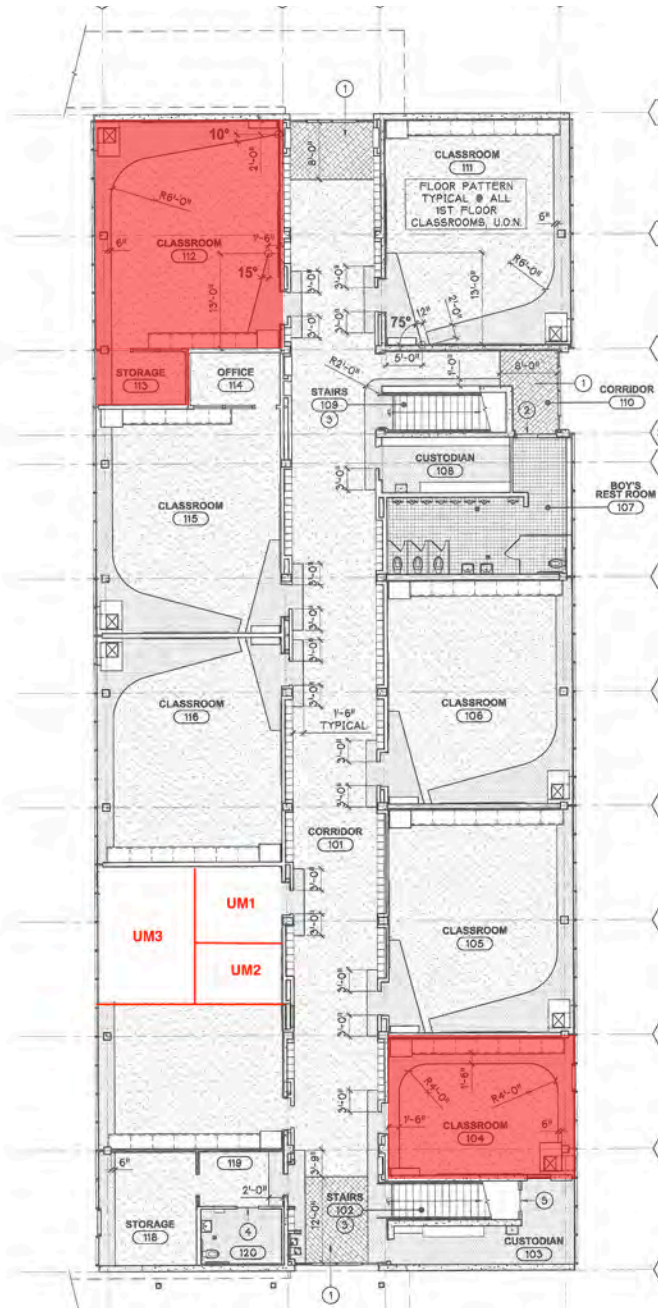
Roundhouse One, 1500 Sansome Street, San Francisco, CA 94111  
mkthink.com 415 402 0888

2011





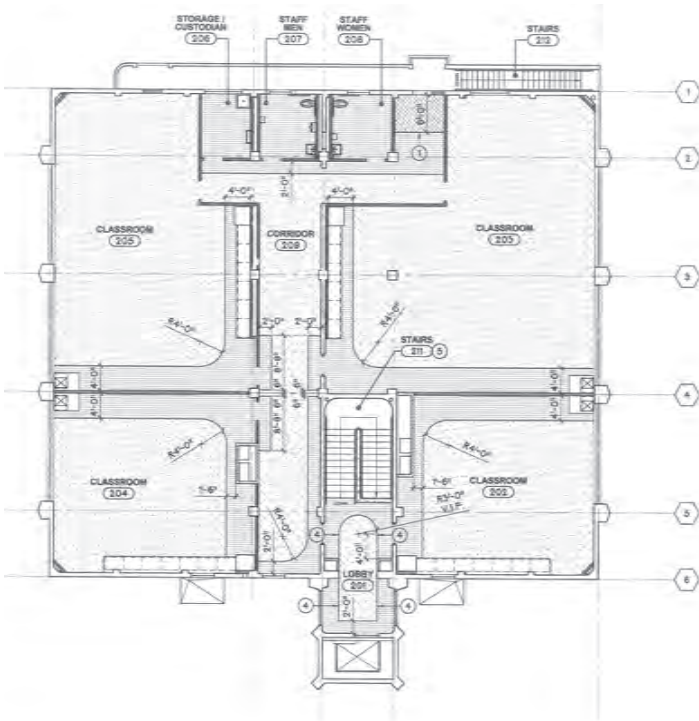
**2** BUILDING F  
2ND FLOOR FINISH PLAN  
1/8" = 1'-0"



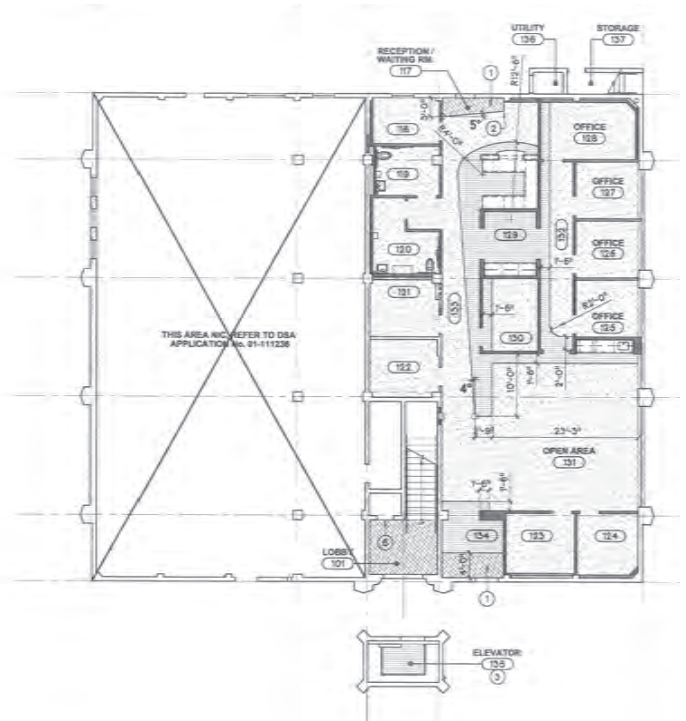
**1** BUILDING F  
1ST FLOOR FINISH PLAN  
1/8" = 1'-0"

Not drawn to scale

204 - Lowell Middle School - Unit F  
991 14th Street - Oakland, CA 94607-3230



**2 BUILDING H- 2ND FINISH PLAN**  
 1/8" = 1'-0" 



**1 BUILDING H- 1ST FINISH PLAN**  
 1/8" = 1'-0" 

Not drawn to scale

204 - Lowell Middle School - Unit H  
 991 14th Street - Oakland, CA 94607-3230



# Lowell Middle School

991 14th Street

Major renovations in progress - Only the top floor of Bldg H surveyed.

Site 204 Region 1 Grades 6-8

The Lowell Middle School site is located in the Acorn neighborhood of West Oakland, adjacent to Martin Luther King, Jr. Elementary School and Lowell Park. The school serves a heavily residential neighborhood, including a number of public housing developments. The area also features several religious establishments, a number of bus lines, access to I-880 & I-980, and is less than a mile away from Oakland City Center.

## PROGRAMMING (2012-2013)

### Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
<b>KIPP Bridge Charter Academy</b>				
<b>West Oakland Middle School</b>	1	155	156	574



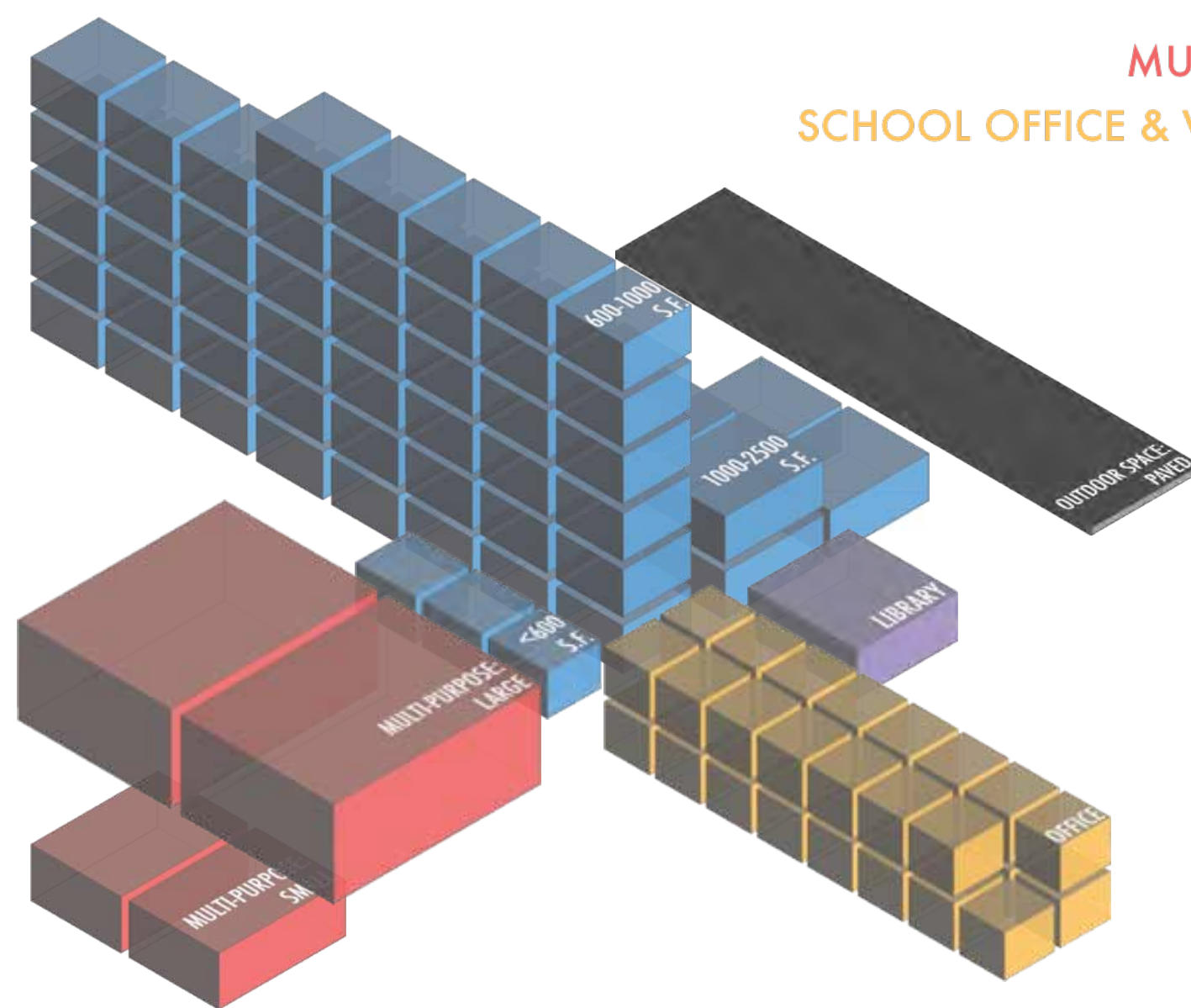
## FACILITIES (Summer 2012)

### LEARNING ENVIRONMENTS

LIBRARY

MULTI-PURPOSE

SCHOOL OFFICE & WORKSPACE



### Summary Counts

	Total	Permanent	Portable
Site Acreage	<b>5.7</b>		
Building Footprint (sf)	<b>85,500</b>		
Building Area (sf)	<b>101,567</b>	101,567	
Classroom-Sized Rooms	<b>41</b>	41	
<i>3 rooms &lt; 600 s.f. used as classrooms</i>			
	Number of Rooms	Sq Ft	
Library Rooms	<b>1</b>	2,778	
Auditorium/Cafeteria/ Multi-purpose/Gym	<b>4</b>	12,062	
Admin/Office/ Conference Room	<b>31</b>	4,371	
School Gardens (None)			
Kitchen	Type: Finishing		
On-site Health Clinic	Yes		

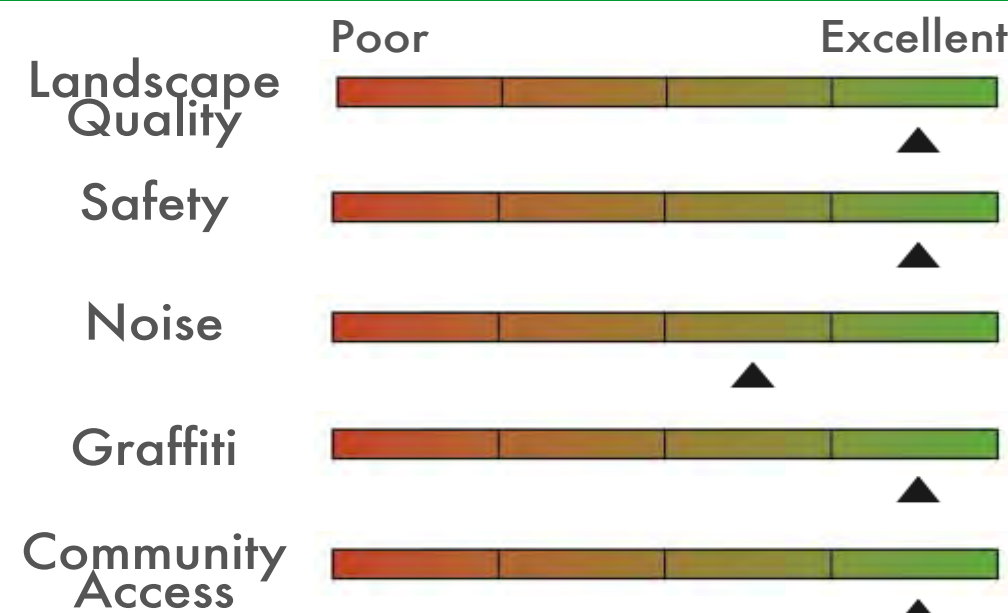
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

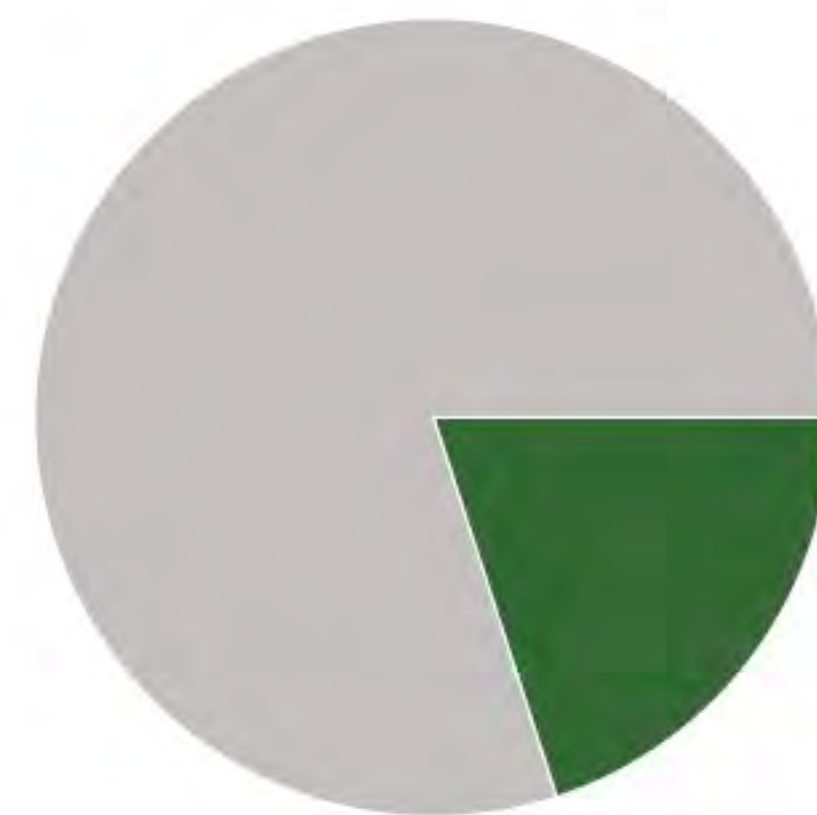
- Play structure
- Basketball hoops
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

#### Transit Accommodations



### Open Space



Paved 80% 20% Green

# Lowell Middle School

Building Records

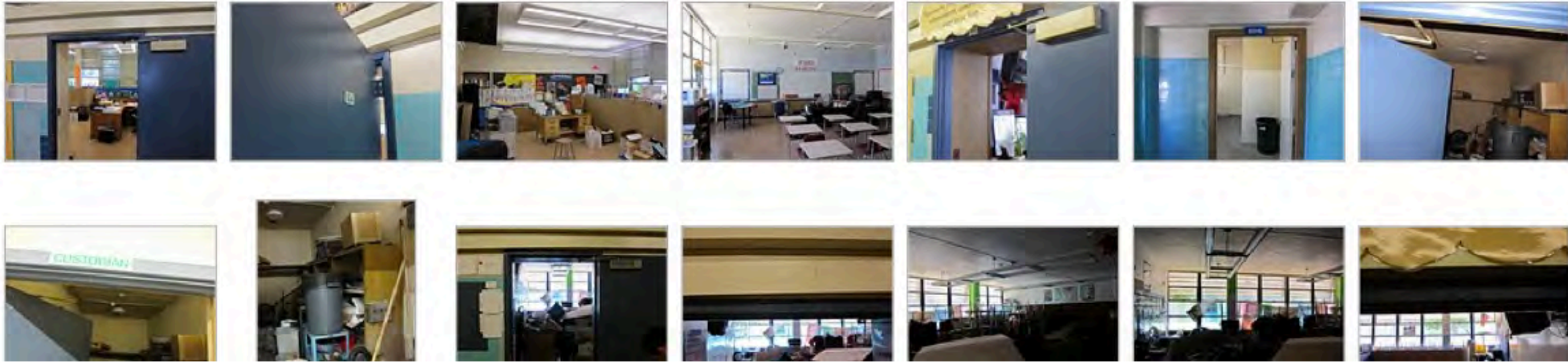
Site ID 204

Region 1

Grades 6-8

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

\*To view the full set, visit: <http://bitly.com/urN1Ne>



<b>BUILDING A</b>		BUILDING AREA (SQFT): 9,773		CONSTRUCTED: 1957	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Diagonal wood sheathing on wood joists	<b>FOUNDATION</b> Spread (under int. col.) & Strip (under struct. walls) footings	<b>VERTICAL RESISTANCE</b> Shear wall - Concrete shear walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]	<b>INTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]		
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS: 2 NO. OF STUDENT COMPUTERS:	NO. OF OFFICES: NO. OF ADMIN WORKSTATIONS:	NO. OF ADMIN ROOMS: 14 ADDITIONAL ADMIN SPACES:	NO. OF RESTROOMS: 3

<b>BUILDING B</b>		BUILDING AREA (SQFT): 3,609		CONSTRUCTED: 1957	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Diagonal wood sheathing on wood joists	<b>FOUNDATION</b> Spread (under int. col.) & Strip (under struct. walls) footings	<b>VERTICAL RESISTANCE</b> Shear wall - Wood stud walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]	<b>INTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]		
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS: NO. OF STUDENT COMPUTERS:	NO. OF OFFICES: NO. OF ADMIN WORKSTATIONS:	NO. OF ADMIN ROOMS: ADDITIONAL ADMIN SPACES:	NO. OF RESTROOMS:

<b>BUILDING C</b>		BUILDING AREA (SQFT): 30,824		CONSTRUCTED: 1958	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Diagonal sheathing on joists, steel horizontal bracing... Diagonal sheathing on wood joists and steel trusses	<b>FOUNDATION</b> Spread (under int. col.) & Strip (under struct. walls) footings	<b>VERTICAL RESISTANCE</b> Shear wall - Concrete shear walls; Infilled frames - Steel moment frames w/ infill concrete walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]	<b>INTERIOR</b> Physical Condition: [Progress bar from Poor to Excellent] Circulation & Wayfinding: [Progress bar from Poor to Excellent]		
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS: 3 NO. OF STUDENT COMPUTERS:	NO. OF OFFICES: NO. OF ADMIN WORKSTATIONS:	NO. OF ADMIN ROOMS: 6 ADDITIONAL ADMIN SPACES: Teachers' Lounge	NO. OF RESTROOMS: 10

<b>BUILDING E</b>		BUILDING AREA (SQFT): 21,651		CONSTRUCTED: 1958	
<b>STRUCTURAL ELEMENTS</b>		ROOFING Concrete slab on concrete rib beams	FOUNDATION Spread (under col.) & Strip (under struct. walls) footings	VERTICAL RESISTANCE Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] (Mid-Right) Circulation & Wayfinding: [Poor       Excellent] (Mid-Right)		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] (Mid-Right) Circulation & Wayfinding: [Poor       Excellent] (Mid-Right)	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 15	NO. OF OFFICES	NO. OF ADMIN ROOMS	NO. OF RESTROOMS 4
		NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES Teachers' Lounge	

<b>BUILDING F</b>		BUILDING AREA (SQFT): 21,651		CONSTRUCTED: 1958	
<b>STRUCTURAL ELEMENTS</b>		ROOFING Concrete slab on concrete rib beams	FOUNDATION Spread (under col.) & Strip (under struct. walls) footings	VERTICAL RESISTANCE Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] (Mid-Right) Circulation & Wayfinding: [Poor       Excellent] (Mid-Right)		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] (Mid-Right) Circulation & Wayfinding: [Poor       Excellent] (Mid-Right)	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 15	NO. OF OFFICES	NO. OF ADMIN ROOMS 1	NO. OF RESTROOMS 4
		NO. OF STUDENT COMPUTERS	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES	

<b>BUILDING H</b>		BUILDING AREA (SQFT): 14,059		CONSTRUCTED: 1937	
<b>STRUCTURAL ELEMENTS</b>		ROOFING Concrete slab on concrete beams	FOUNDATION Spread (under col.) & Strip (under struct. walls) footings	VERTICAL RESISTANCE Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] (Far-Right) ▲ Circulation & Wayfinding: [Poor       Excellent] (Far-Right) ▲		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] (Far-Right) ▲ Circulation & Wayfinding: [Poor       Excellent] (Far-Right) ▲	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 4	NO. OF OFFICES	NO. OF ADMIN ROOMS 10	NO. OF RESTROOMS 4
		NO. OF STUDENT COMPUTERS 30	NO. OF ADMIN WORKSTATIONS	ADDITIONAL ADMIN SPACES	

# Lowell Middle School

Portable Records

Site ID 204

Region 1

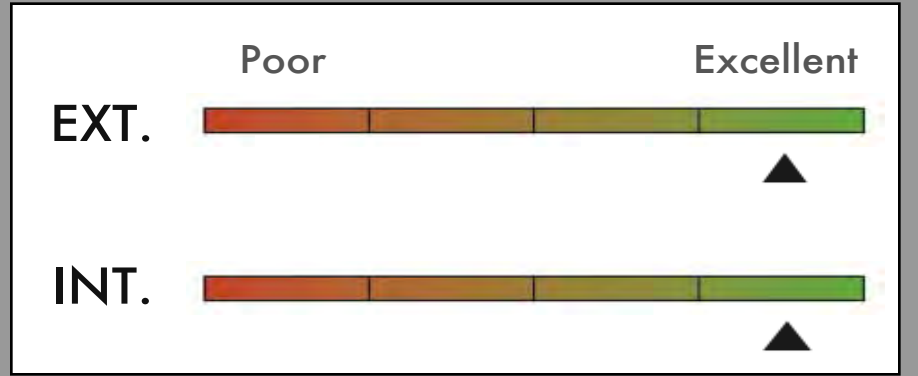
Grades 6-8

Portable Inventory

Total Count

Average Age  
Years

Qualitative Conditions Assessment



# Lowell Middle School

Rooms Summary & List

Site ID 204

Region 1

Grades 6-8

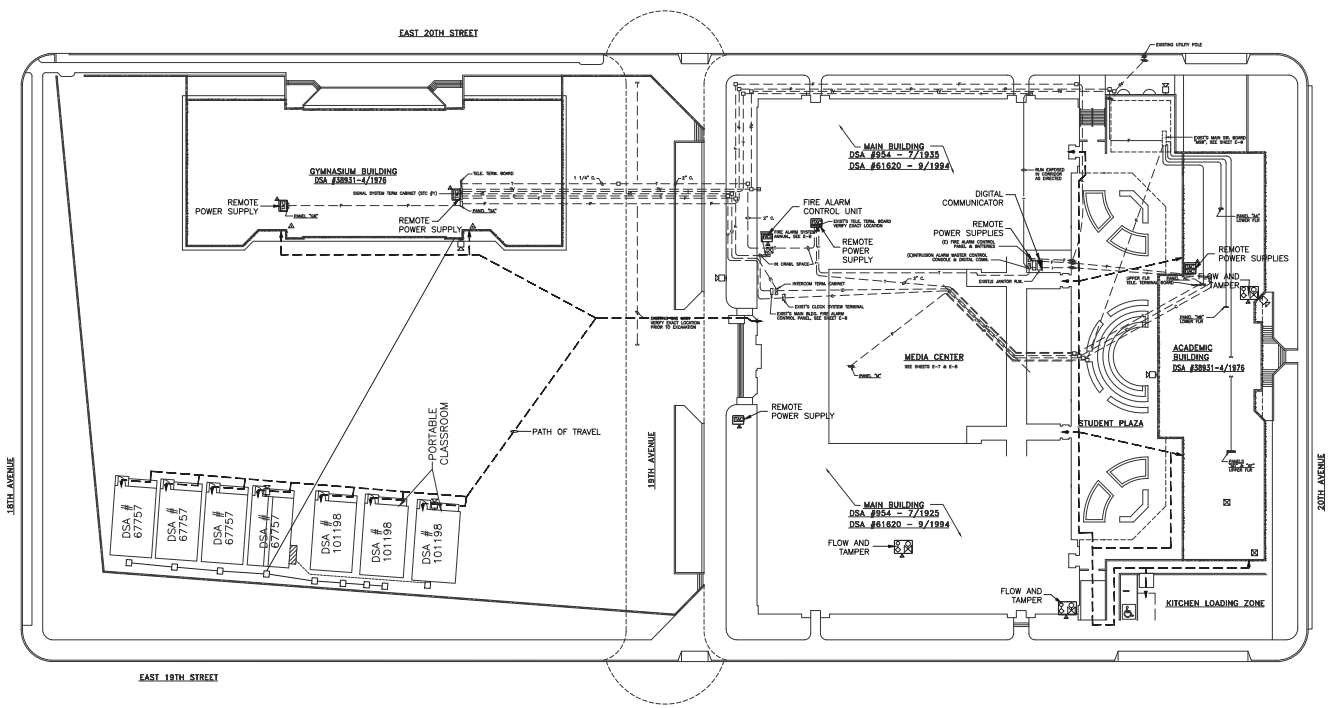
	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>BUILDING</b>								
		<b>A</b>						
	1	101	Circulation	1,197				
	1	102	Storage	194				
	1	103	Building Utilities	178				
	1	104	Restroom	80				
	1	105	Admin/Office	240				
	1	106	Admin/Office	79				
	1	107	Admin/Office	88				
	1	108	Admin/Office	267				
	1	109	Admin/Office	108				
	1	110	Admin/Office	251				
	1	111	Admin/Office	242				
	1	112	Admin/Office	77				
	1	113	Storage	37				
	1	114	Admin/Office	72				
	1	115	Admin/Office	272				
	1	116	Admin/Office	146				
	1	117	Admin/Office	72				
	1	118	Admin/Office	250				
	1	119	Admin/Office	163				
	1	120	Storage	428				
	1	121	Storage	712				
	1	122	Building Utilities	55				
	1	123	Restroom	71				
	1	124	Restroom	70				
	1	125	Classroom	1,320				
	1	126	Classroom	1,325				
	1	127	Storage	124				
<b>BUILDING</b>								
		<b>B</b>						
	1	101	Library	2,778				
	1	102	Storage	93				
	1	103	Storage	79				
	1	104	Storage	92				
	1	105	Storage	79				
<b>BUILDING</b>								
		<b>C</b>						
	1	n/a	Circulation	77				
	1	n/a	Restroom	107				
	1	n/a	Circulation	219				
	1	101	Circulation	821				
	1	102	Lounge/Staff Dining	932				
	1	103	Building Utilities	1,089				
	1	104	Storage	110				
	1	105	Restroom	96				
	1	106	Storage	47				
	1	107	Building Utilities	32				
	1	108	Multipurpose	4,577				
	1	109	Multipurpose	1,166				
	1	110	Storage	145				
	1	112	Classroom	1,250				
	1	113	Storage	71				
	1	114	Circulation	48				
	1	115	Storage	66				
	1	116	Admin/Office	66				
	1	117	Admin/Office	66				
	1	118	Admin/Office	74				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	119	Circulation	150				
	1	120	Building Utilities	141				
	1	121	Circulation	1,953				
	1	122	Restroom	64				
	1	123	Restroom	68				
	1	124	Building Utilities	188				
	1	126	Classroom	876				
	1	127	Classroom	1,121				
	1	128	Circulation	56				
	1	129	Restroom	241				
	1	130	Restroom	233				
	1	131	Circulation	62				
	1	132	Locker Rooms	1,056				
	1	133	Locker Rooms	77				
	1	134	Storage	67				
	1	135	Building Utilities	27				
	1	136	Storage	106				
	1	137	Restroom	136				
	1	138	Restroom	82				
	1	139	Admin/Office	268				
	1	140	Circulation	268				
	1	141	Gym	5,729				
	1	142	Locker Rooms	230				
	1	143	Building Utilities	1,012				
	1	145	Building Utilities	6				
	1	146	Restroom	75				
	1	147	Circulation	183				
	1	148	Admin/Office	114				
	1	149	Restroom	83				
	1	150	Locker Rooms	640				
	1	151	Admin/Office	203				
	1	152	Circulation	122				
<b>BUILDING</b>								
		<b>E</b>						
	1	101	Circulation	2,185				
	1	102	Building Utilities	170				
	1	103	Building Utilities	278				
	1	104	Classroom	755				
	1	105	Storage	85				
	1	106	Storage	87				
	1	107	Classroom	763				
	1	108	Restroom	454				
	1	109	Circulation	148				
	1	110	Circulation	85				
	1	111	Classroom	745				
	1	112	Classroom	756				
	1	113	Classroom	747				
	1	114	Classroom	748				
	1	115	Classroom	749				
	1	116	Classroom	762				
	1	117	Circulation	92				
	2	n/a	Circulation	315				
	2	n/a	Circulation	335				
	2	201	Circulation	1,892				
	2	202	Lounge/Staff Dining	222				
	2	203	Restroom	61				
	2	204	Restroom	61				
	2	205	Classroom	664				
	2	206	Classroom	770				
	2	207	Storage	87				
	2	208	Storage	89				
	2	209	Restroom	385				
	2	210	Building Utilities	53				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	2	211	Classroom	760				
	2	212	Storage	251				
	2	213	Classroom	751				
	2	214	Classroom	738				
	2	215	Classroom	933				
	2	216	Classroom	387				
	2	217	Classroom	934				
<b>BUILDING</b>								
							<b>F</b>	
	1	101	Circulation	2,185				
	1	102	Circulation	94				
	1	103	Building Utilities	172				
	1	104	Classroom	761				
	1	105	Classroom	737				
	1	106	Classroom	742				
	1	107	Restroom	300				
	1	108	Building Utilities	121				
	1	109	Circulation	91				
	1	110	Circulation	140				
	1	111	Classroom	745				
	1	112	Classroom	758				
	1	113	Storage	85				
	1	114	Admin/Office	87				
	1	115	Classroom	747				
	1	116	Classroom	750				
	1	117	Classroom	938				
	1	118	Storage	199				
	1	119	Locker Rooms	77				
	1	120	Restroom	81				
	2	201	Circulation	1,891				
	2	202	Classroom	736				
	2	203	Classroom	840				
	2	204	Classroom	450				
	2	205	Restroom	348				
	2	206	Classroom	743				
	2	207	Building Utilities	51				
	2	208	Restroom	143				
	2	209	Classroom	754				
	2	210	Classroom	853				
	2	211	Classroom	940				
	2	212	Classroom	845				
	2	213	Classroom	372				
<b>BUILDING</b>								
							<b>H</b>	
	1	117	Admin/Office	272				
	1	118	Building Utilities	79				
	1	119	Restroom	80				
	1	120	Restroom	97				
	1	121	Admin/Office	99				
	1	122	Storage	102				
	1	123	Admin/Office	104				
	1	124	Admin/Office	94				
	1	125	Admin/Office	92				
	1	126	Admin/Office	91				
	1	127	Admin/Office	91				
	1	128	Admin/Office	137				
	1	129	Admin/Office	85				
	1	130	Admin/Office	101				
	1	131	Multipurpose	590				
	1	132	Circulation	210				
	1	133	Circulation	134				
	1	134	Circulation	90				
	1	135	Building Utilities	75				

BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
1	136	Building Utilities	16				
1	137	Storage	40				
2	201	Circulation	101				
2	202	Classroom	620				
2	203	Classroom	1,424				
2	204	Classroom	632	30			
2	205	Classroom	1,111				
2	206	Building Utilities	82				
2	207	Restroom	92				
2	208	Restroom	99				
2	209	Circulation	935				
2	210	Building Utilities	75				
2	211	Circulation	326				
2	212	Circulation	198				





Not drawn to scale

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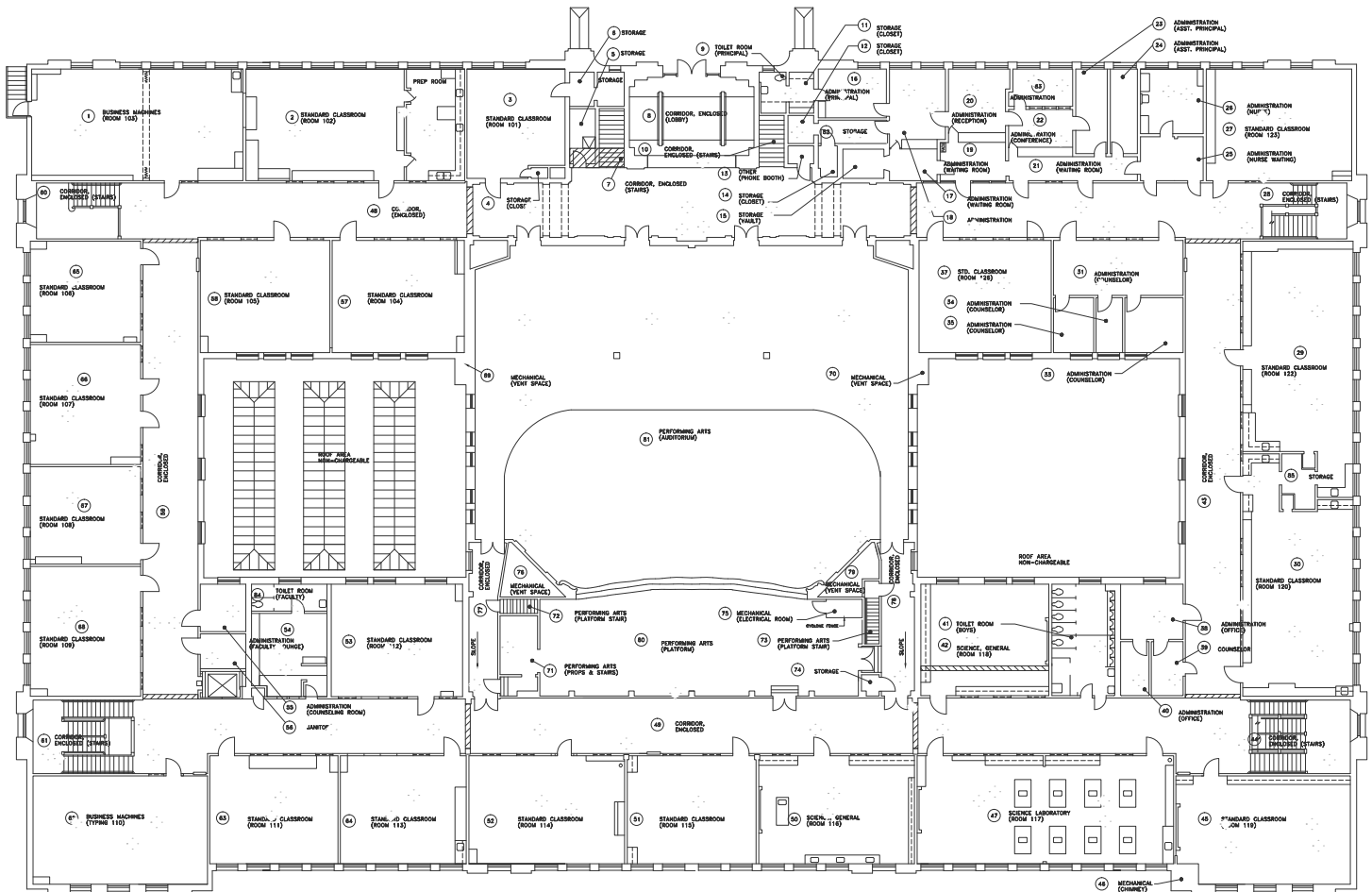
## 212 - Roosevelt Middle School - Site Plan

1926 19th Avenue - Oakland, CA 94606-4170



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





1 SECOND FLOOR PLAN (UNIT A1)  
 10 2 4 8 12 20 SCALE: 1/8" inch = 1' foot

Not drawn to scale



## 212 - Roosevelt Middle School - Unit A1

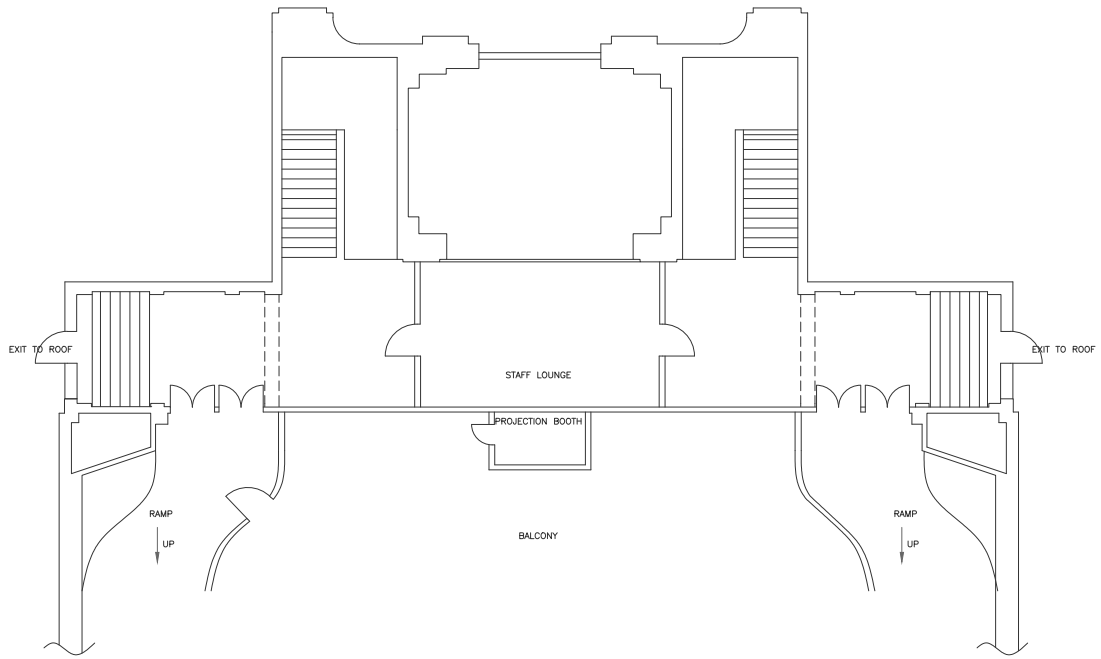
1926 19th Avenue - Oakland, CA 94606-4170



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2011





Not drawn to scale



## 212 - Roosevelt Middle School - Unit A2

1926 19th Avenue - Oakland, CA 94606-4170

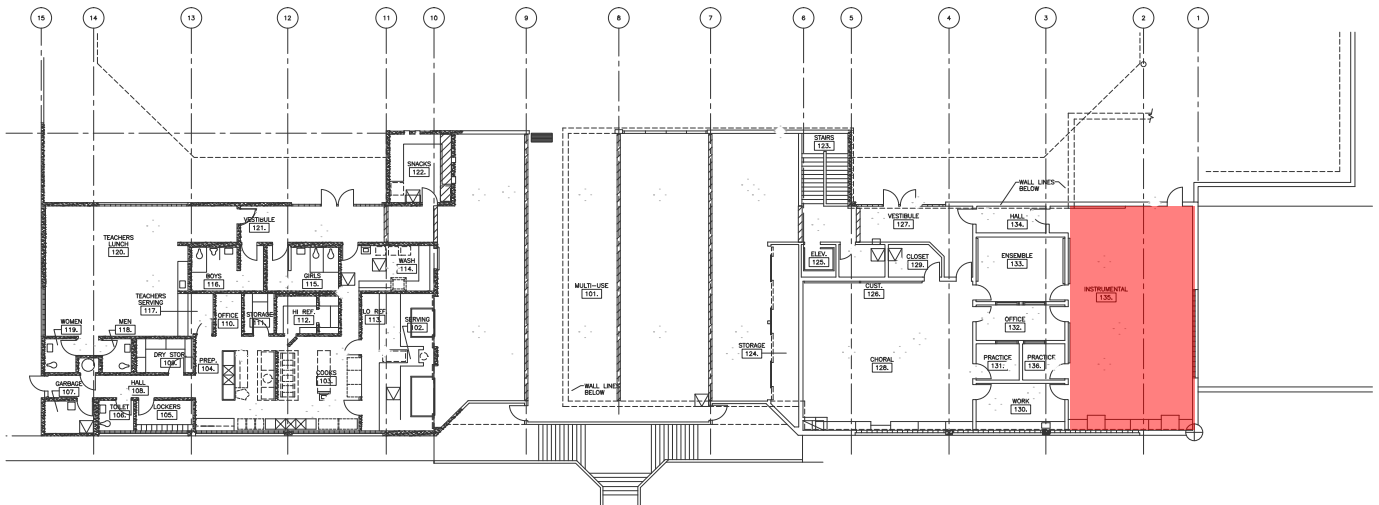
**MKTHINK**

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Not drawn to scale

## 212 - Roosevelt Middle School - Unit B1

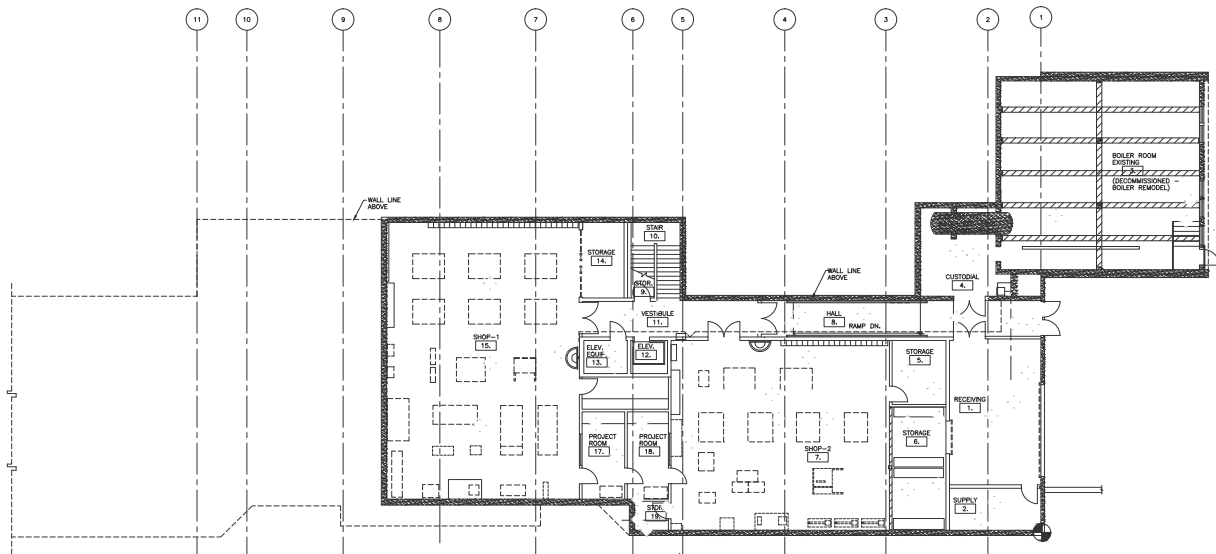
1926 19th Avenue - Oakland, CA 94606-4170



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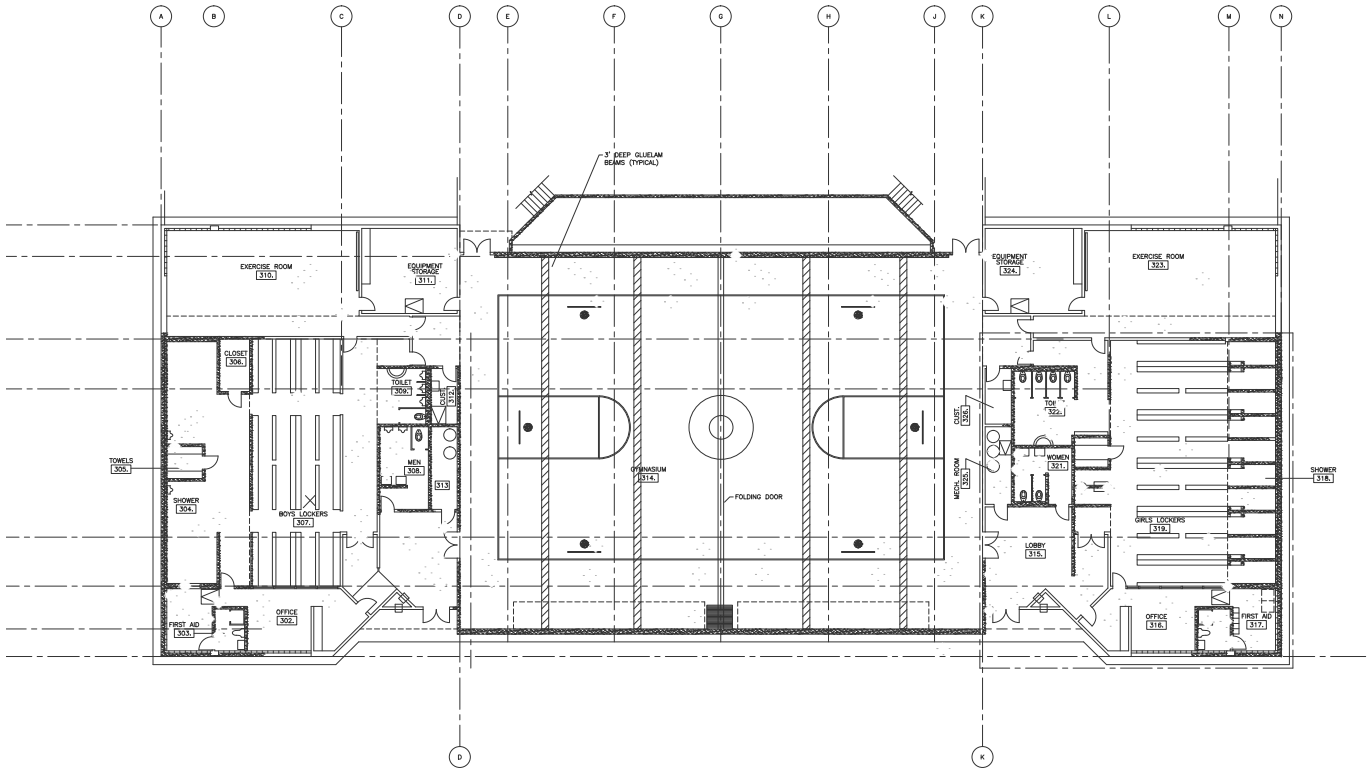




Not drawn to scale

## 212 - Roosevelt Middle School - Unit B2

1926 19th Avenue - Oakland, CA 94606-4170



Not drawn to scale



## 212 - Roosevelt Middle School - Unit C

1926 19th Avenue - Oakland, CA 94606-4170

# Roosevelt Middle School

1926 19th Avenue

Site 212 Region 2 Grades 6-8

Roosevelt Middle School is located in the San Antonio District of Central Oakland, one block east of San Antonio Park. The neighborhood is framed by International Boulevard to the south, 23rd Avenue to the east, and 14th Avenue to the west, and it is primarily residential with only very moderate commercial development along the thoroughfares.

## PROGRAMMING (2012-2013)

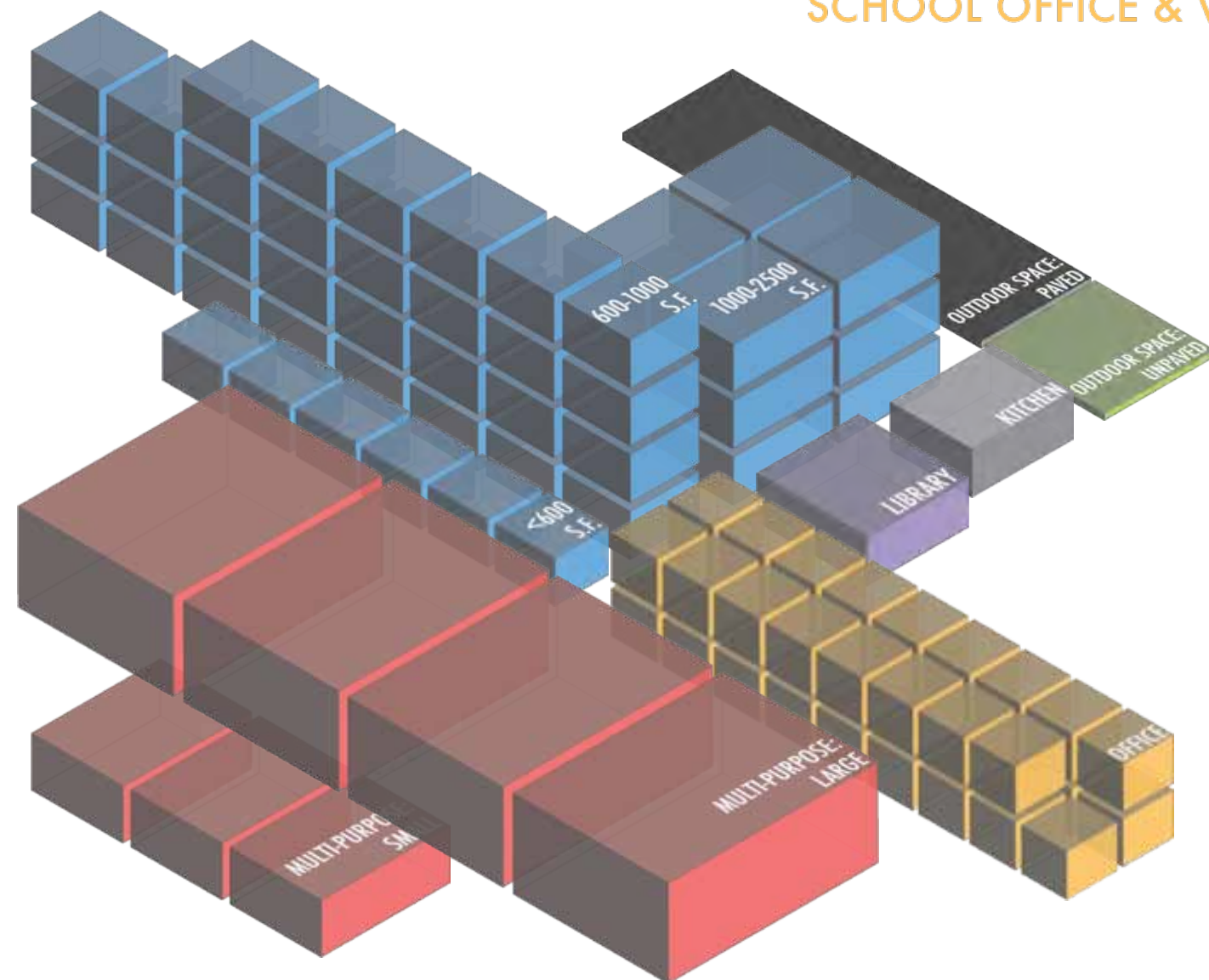
### Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
<b>Roosevelt</b>	40	656	696	638



## FACILITIES (Summer 2012)

LEARNING ENVIRONMENTS  
LIBRARY  
MULTI-PURPOSE  
SCHOOL OFFICE & WORKSPACE



### Summary Counts

	Total	Permanent	Portable
Site Acreage	<b>4.7</b>		
Building Footprint (sf)	<b>81,929</b>		
Building Area (sf)	<b>133,640</b>	127,361	6,279
Classroom-Sized Rooms	<b>42</b>	35	7
<i>6 rooms &lt; 600 s.f. used as classrooms</i>			
	Number of Rooms		Sq Ft
Library Rooms	<b>1</b>		1,706
Auditorium/Cafeteria/ Multi-purpose/Gym	<b>7</b>		25,337
Admin/Office/ Conference Room	<b>35</b>		8,060
School Gardens	Number: <b>1</b>		Sq Ft: 140
Kitchen	Type: Finishing		
On-site Health Clinic	Yes		

## SITE SUMMARY (Summer 2012)

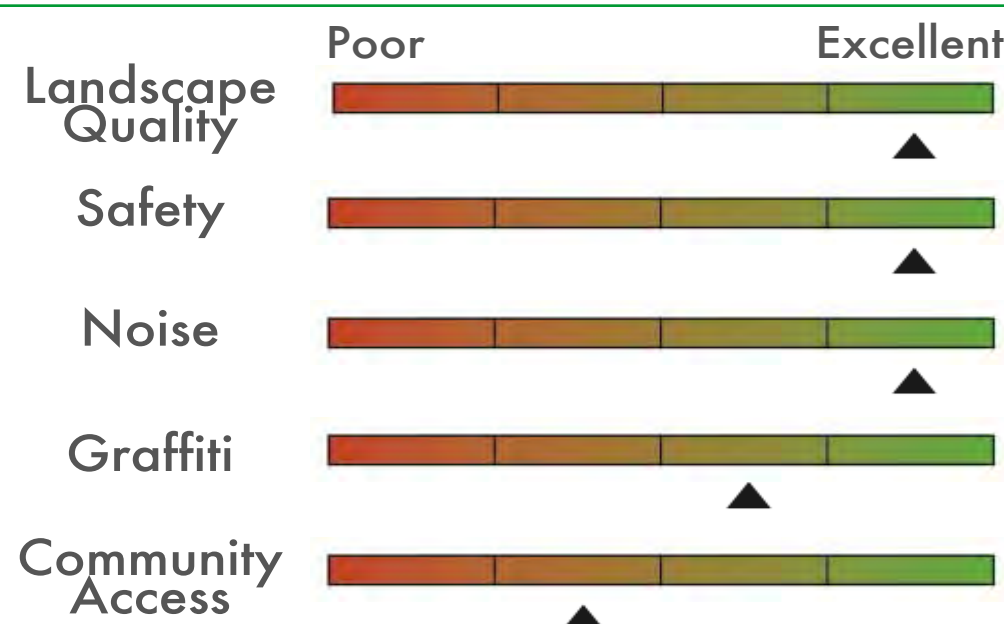
### Sports / Recreation

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

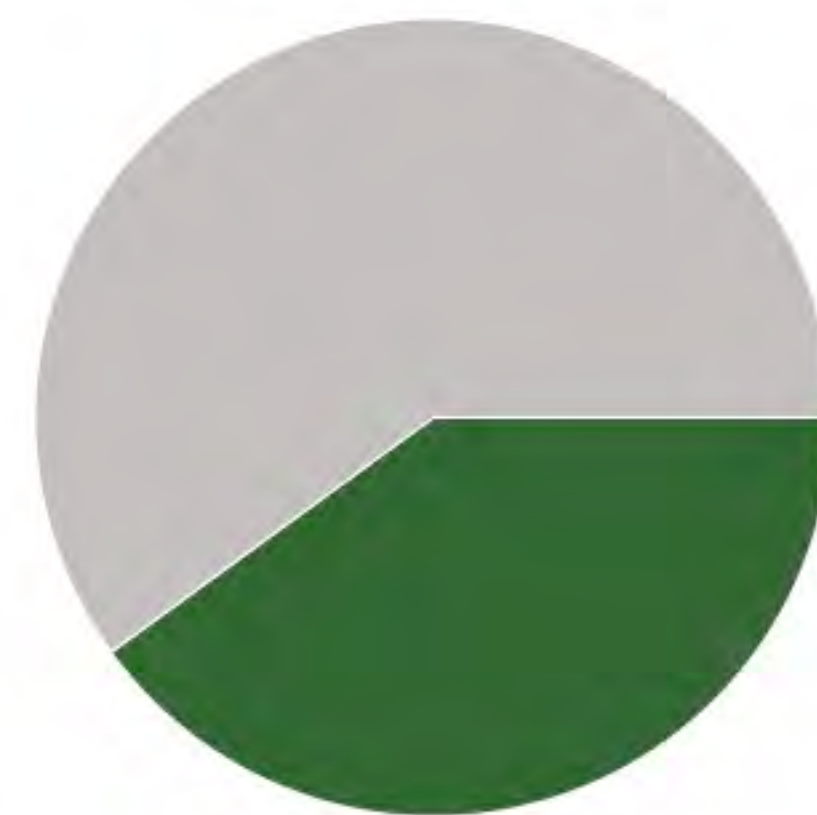
### Qualitative Assessment

Transit Accommodations

10 10



### Open Space



Paved 60% 40% Green



# Roosevelt Middle School

Building Records

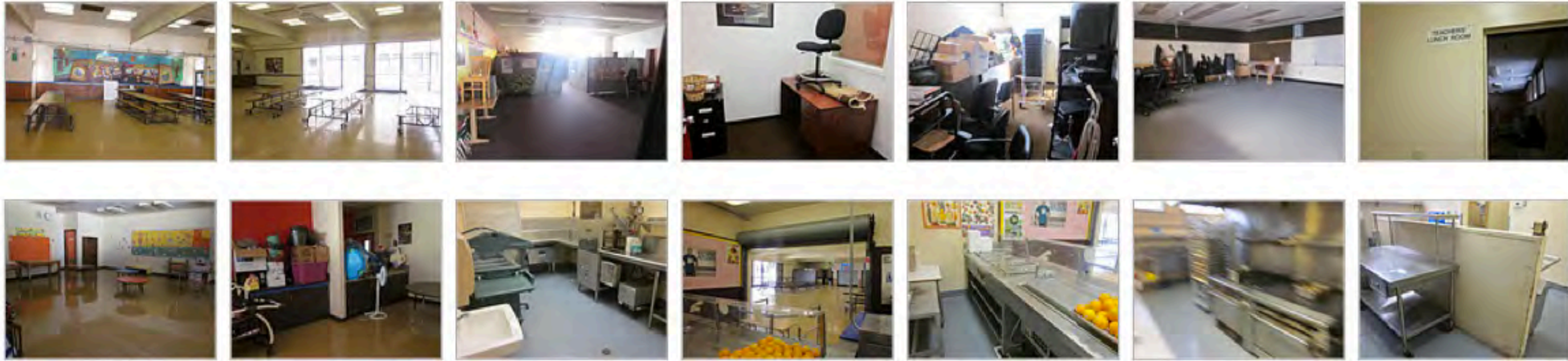
Site ID 212

Region 2

Grades 6-8

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

\*To view the full set, visit: <http://bitly.com/supHcx>



<b>BUILDING A</b>		BUILDING AREA (SQFT): 90,479		CONSTRUCTED: 1935	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Plywood on wood joists and steel bracing, trusses	<b>FOUNDATION</b> Spread footings (under interior columns); strip footings (under structural walls)	<b>VERTICAL RESISTANCE</b> Shear wall - Concrete shear walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 24	NO. OF OFFICES 21	NO. OF ADMIN ROOMS 28	NO. OF RESTROOMS 9
		NO. OF STUDENT COMPUTERS 43	NO. OF ADMIN WORKSTATIONS 29	ADDITIONAL ADMIN SPACES Teachers' Lounge	

<b>BUILDING B</b>		BUILDING AREA (SQFT): 19,862		CONSTRUCTED: 1976	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Plywood on wood joists on glulam beams	<b>FOUNDATION</b> Strip footings (under structural walls)	<b>VERTICAL RESISTANCE</b> Wood stud walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 3	NO. OF OFFICES 4	NO. OF ADMIN ROOMS 4	NO. OF RESTROOMS 5
		NO. OF STUDENT COMPUTERS 43	NO. OF ADMIN WORKSTATIONS 6	ADDITIONAL ADMIN SPACES Teachers' Lounge	

<b>BUILDING C</b>		BUILDING AREA (SQFT): 17,020		CONSTRUCTED: 1976	
<b>STRUCTURAL ELEMENTS</b>		<b>ROOFING</b> Plywood on wood joists on glulam beams	<b>FOUNDATION</b> Strip footings (under structural walls)	<b>VERTICAL RESISTANCE</b> Wood stud walls	
<b>QUALITATIVE BUILDING ASSESSMENT</b>		<b>EXTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲		<b>INTERIOR</b> Physical Condition: [Poor       Excellent] ▲ Circulation & Wayfinding: [Poor       Excellent] ▲	
<b>ROOM SUMMARY</b>		NO. OF CLASSROOMS 3	NO. OF OFFICES 3	NO. OF ADMIN ROOMS 3	NO. OF RESTROOMS 8
		NO. OF STUDENT COMPUTERS 43	NO. OF ADMIN WORKSTATIONS 1	ADDITIONAL ADMIN SPACES Teachers' Lounge	

# Roosevelt Middle School

Portable Records

Site ID 212

Region 2

Grades 6-8

		<u>NO. OF CLASSROOMS</u>	<u>NO. OF ADMIN ROOMS</u>
D	Manufactured: 2001	1	
E	Manufactured: 2001	1	
F	Manufactured: 2001	1	
G	Manufactured: 2001	1	
H	Manufactured: 2001	1	
I	Manufactured: 2001	1	
J	Manufactured: 2001	1	


Portable Inventory


Total Count  
7

Average Age  
11 Years

Qualitative Conditions Assessment

Poor Excellent

EXT. 

INT. 

# Roosevelt Middle School

## Rooms Summary & List

Site ID 212

Region 2

Grades 6-8

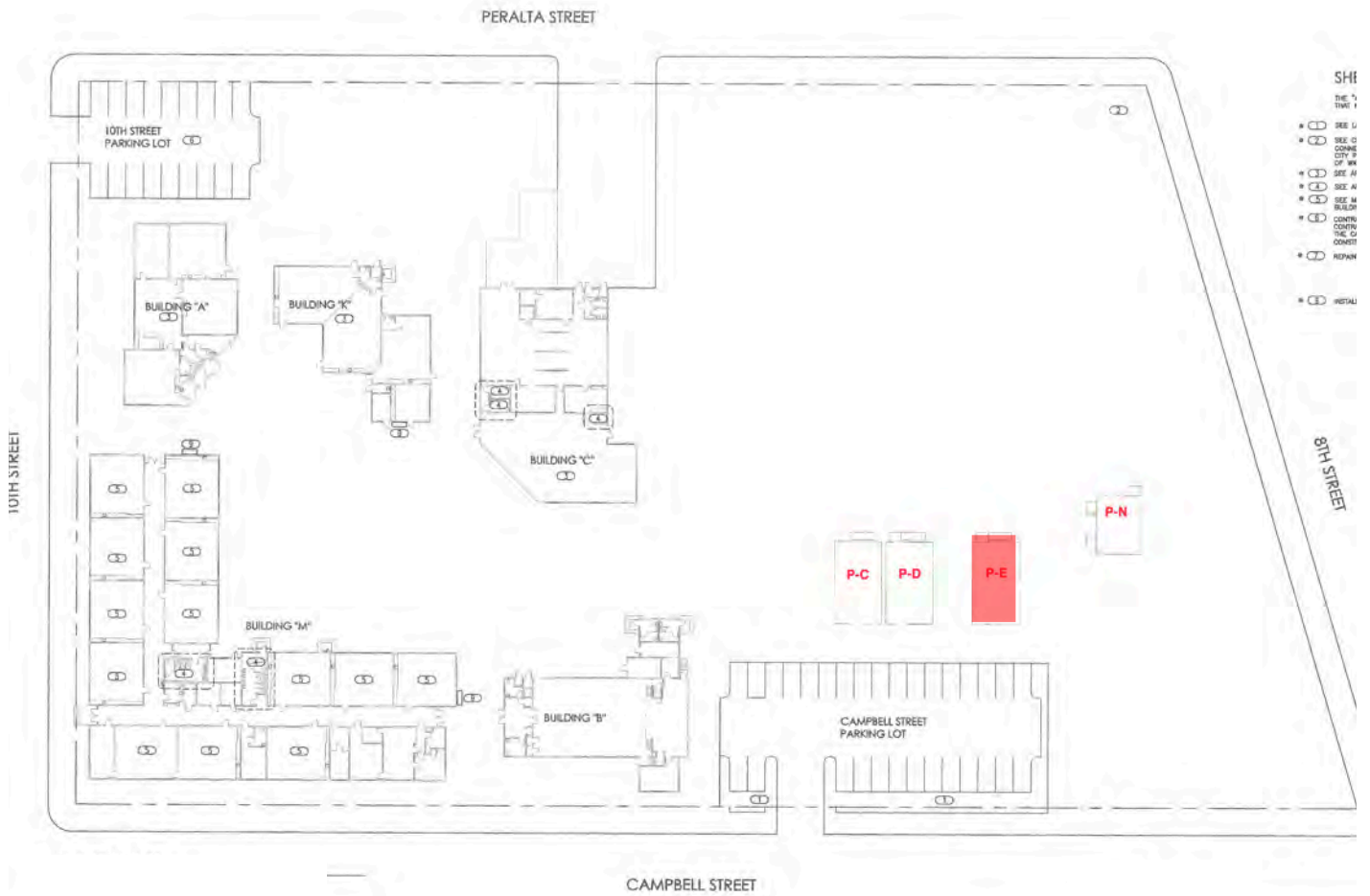
BUILDING	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>A</b>								
	1	n/a	Circulation	3,162				
	1	1	Classroom	1,242	1		15	
	1	2	Classroom	1,229	34			
	1	3	Classroom	439				
	1	4	Storage	21			14	
	1	5	Storage	233				
	1	6	Storage	66				
	1	8	Circulation	622			13	
	1	9	Restroom	66			12	
	1	11	Storage	80				
	1	12	Storage	43				
	1	13	Storage	30			10	
	1	14	Storage	40				
	1	15	Storage	76				
	1	16	Admin/Office	287		1		
	1	17	Admin/Office	78				
	1	18	Admin/Office	263		1	9	
	1	19	Admin/Office	130				
	1	20	Admin/Office	244		2		
	1	21	Admin/Office	141				
	1	22	Admin/Office	140				
	1	23	Admin/Office	152		1	8	
	1	24	Admin/Office	152		1	7	
	1	25	Admin/Office	68			2	
	1	26	Admin/Office	287		1		
	1	27	Storage	839			123	
	1	27a	Restroom	56				
	1	27b	Restroom	56				
	1	28	Circulation	0		1	1	
	1	29	Classroom	1,482	3		122	
	1	30	Classroom	1,092	1		3	
	1	31	Admin/Office	332		1	4	
	1	33	Admin/Office	173		1		
	1	34	Admin/Office	66		1		
	1	35	Admin/Office	95		1	6	
	1	37	Classroom	713			126	
	1	38	Lounge/Staff Dining	172				
	1	39	Admin/Office	86		1		
	1	40	Admin/Office	86		1		
	1	41	Restroom	383				
	1	42	Classroom	712				
	1	43	Circulation	1,361				
	1	45	Classroom	1,054				
	1	46	Building Utilities	25				
	1	47	Classroom	1,407	2		117	
	1	49	Circulation	3,203				
	1	50	Classroom	867				
	1	51	Classroom	699			115	
	1	52	Classroom	867				
	1	53	Classroom	737				
	1	54	Lounge/Staff Dining	383				
	1	55	Admin/Office	383		1		
	1	56	Building Utilities	383			109	
	1	57	Classroom	739			104	
	1	58	Classroom	754				
	1	59	Circulation	1,361				
	1	62	Classroom	1,080			110	

BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
1	63	Classroom	676			11	
1	64	Classroom	701				
1	65	Storage	548			16	
1	66	Classroom	596				
1	67	Storage	500			108	
1	68	Classroom	715			109	
1	69	Building Utilities	14				
1	70	Building Utilities	14				
1	71	Circulation	150				
1	72	Circulation	32				
1	73	Circulation	45				
1	74	Storage	23				
1	75	Circulation	27				
1	76	Building Utilities	104				
1	77	Circulation	259				
1	78	Circulation	259				
1	79	Building Utilities	104				
1	80	Multipurpose	1,597				
1	81	Auditorium	6,924				
1	83	Admin/Office	105				
1	85	Storage	68				
2	um3	Circulation	297				
2	um4	Storage	423				
2	um5	Circulation	294				
2	um6	Multipurpose	4,303				
2	um7	Storage	50				
2	um8	Circulation	220				
2	um9	Circulation	220				
3	n/a	Building Utilities	136				
3	1	Admin/Office	633		1	15	
3	2	Storage	27				
3	3	Storage	18				
3	4	Admin/Office	341		1	14	
3	5	Storage	200				
3	6	Restroom	476				
3	7	Circulation	217				
3	8	Classroom	587			13	
3	9	Classroom	697			12	
3	10	Classroom	599			11	
3	11	Circulation	217				
3	12	Restroom	476				
3	13	Admin/Office	349		1	10	
3	14	Admin/Office	116		1		
3	15	Admin/Office	90				
3	17	Circulation	1,821				
3	18	Classroom	676	1		9	
3	20	Lounge/Staff Dining	358				
3	21	Storage	113				
3	22	Restroom	89				
3	23	Classroom	735	1		8	
3	24	Classroom	890			7	
3	25	Admin/Office	390		1	2	
3	26	Circulation	64				
3	27	Circulation	432			123	
3	28	Storage	1,041			1	
3	30	Storage	360			3	
3	31	Storage	206			4	
3	32	Storage	343			5	
3	33	Storage	184				
3	35	Storage	56			6	
3	36	Admin/Office	266		2		
3	38	Library	225				
3	39	Storage	86				
3	41	Library	1,706				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	3	42	Storage	892	10			
	3	43	Restroom	44				
	3	44	Library	221				
	3	45	Storage	212				
	3	46	Circulation	2,906				
	3	48	Storage	449			11	
	3	49	Storage	801				
	3	50	Admin/Office	390		5		
	3	51	Circulation	234			115	
	3	52	Restroom	144				
	3	53	Storage	152				
	3	54	Building Utilities	208				
	3	55	Storage	224				
	3	58	Circulation	559				
	3	60	Building Utilities	138				
	3	61	Circulation	775				
	3	64	Storage	856				
	3	65	Classroom	971			16	
	3	66	Classroom	703				
	3	68	Circulation	312			109	
	3	69	Admin/Office	458		2		
	3	70	Storage	472				
	3	71	Storage	8				
	3	72	Storage	6				
	3	73	Storage	62				
	3	74	Storage	62				
	3	75	Storage	62				
	3	76	Storage	62				
	3	77	Storage	62				
<b>BUILDING</b>								
		<b>B</b>						
	1	n/a	Building Utilities	10				
	1	n/a	Storage	16				
	1	n/a	Circulation	56				
	1	n/a	Circulation	56				
	1	101	Multipurpose	3,858				
	1	102	Building Utilities	256				
	1	103	Building Utilities	1,155				
	1	105	Locker Rooms	68				
	1	106	Restroom	40				
	1	107	Storage	71				
	1	108	Circulation	150				
	1	109	Storage	83				
	1	110	Admin/Office	42		1		
	1	111	Storage	45				
	1	112	Storage	92				
	1	114	Building Utilities	179				
	1	115	Restroom	128				
	1	116	Restroom	128				
	1	117	Storage	34				
	1	118	Restroom	47				
	1	119	Restroom	53				
	1	120	Lounge/Staff Dining	871				
	1	121	Circulation	322				
	1	122	Building Utilities	200				
	1	124	Storage	210				
	1	125	Building Utilities	42				
	1	126	Building Utilities	68				
	1	127	Circulation	316				
	1	128	Classroom	1,031				
	1	129	Storage	76				
	1	130	Storage	196				
	1	131	Classroom	69				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
	1	132	Admin/Office	138				
	1	133	Classroom	241				
	1	134	Circulation	94				
	1	135	Admin/Office	1,183		4		
	1	136	Admin/Office	69		1		
	2	1	Storage	490				
	2	2	Storage	160				
	2	3	Building Utilities	1,460				
	2	4	Building Utilities	304				
	2	5	Storage	134				
	2	6	Storage	260				
	2	7	Classroom	1,581				
	2	8	Circulation	735				
	2	9	Storage	42				
	2	12	Building Utilities	44				
	2	13	Building Utilities	63				
	2	15a	Storage	109				
	2	15	Classroom	2,217				
	2	17	Storage	148				
	2	18	Storage	148				
	2	19	Storage	45				
<b>BUILDING</b>								
<b>C</b>								
	1	6	Restroom	54				
	1	8	Circulation	123				
	1	12	Storage	41				
	1	14	Circulation	169				
	1	15	Locker Rooms	24				
	1	16	Storage	95				
	1	17	Building Utilities	13				
	1	19	Circulation	93				
	1	23	Circulation	93				
	1	32	Restroom	54				
	1	34	Storage	106				
	1	35	Circulation	126				
	1	36	Building Utilities	14				
	1	37	Circulation	389				
	1	38	Circulation	252				
	1	39	Circulation	77				
	1	40	Circulation	78				
	1	302	Admin/Office	123				
	1	303	Admin/Office	81				
	1	304	Locker Rooms	649				
	1	305	Storage	51				
	1	306	Storage	71				
	1	307	Locker Rooms	835				
	1	308	Restroom	150				
	1	309	Restroom	102				
	1	310	Gym	828				
	1	311	Storage	311				
	1	312	Restroom	63				
	1	313	Building Utilities	93				
	1	314	Gym	6,999				999
	1	315	Circulation	458				
	1	316	Admin/Office	123		1		
	1	317	Restroom	81				
	1	318	Locker Rooms	470				
	1	319	Locker Rooms	1,042				
	1	321	Restroom	148				
	1	322	Restroom	169				
	1	323	Gym	828				
	1	324	Storage	311				
	1	325	Building Utilities	86				

		BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
		1	326	Building Utilities	63				
<b>PORTABLE</b>	<b>D</b>								
			1	Classroom	897			1	
<b>PORTABLE</b>	<b>E</b>								
			1	Classroom	897	1		3	
<b>PORTABLE</b>	<b>F</b>								
			1	Classroom	897	1		5	
<b>PORTABLE</b>	<b>G</b>								
			1	Classroom	897			6	
<b>PORTABLE</b>	<b>H</b>								
			1	Classroom	897	1		7	
<b>PORTABLE</b>	<b>I</b>								
			1	Classroom	897			8	
<b>PORTABLE</b>	<b>J</b>								
			1	Classroom	897			11	



Not drawn to scale



**Exclusive Use by  
Charter School**

## 147 - Prescott Elementary School - Site Plan

920 Campbell Street - Oakland, CA 94607-1320

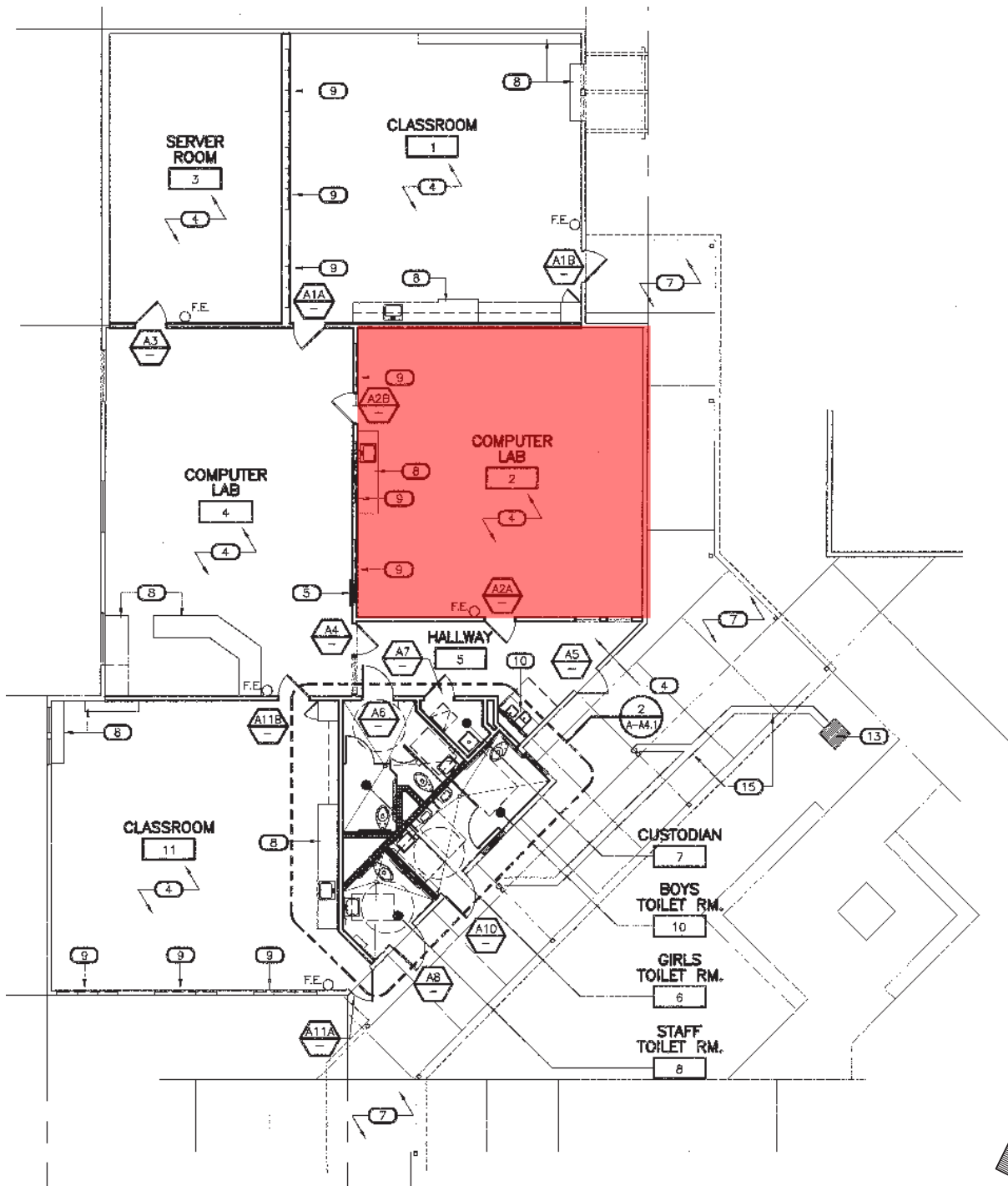
**MKTHINK**

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

2011



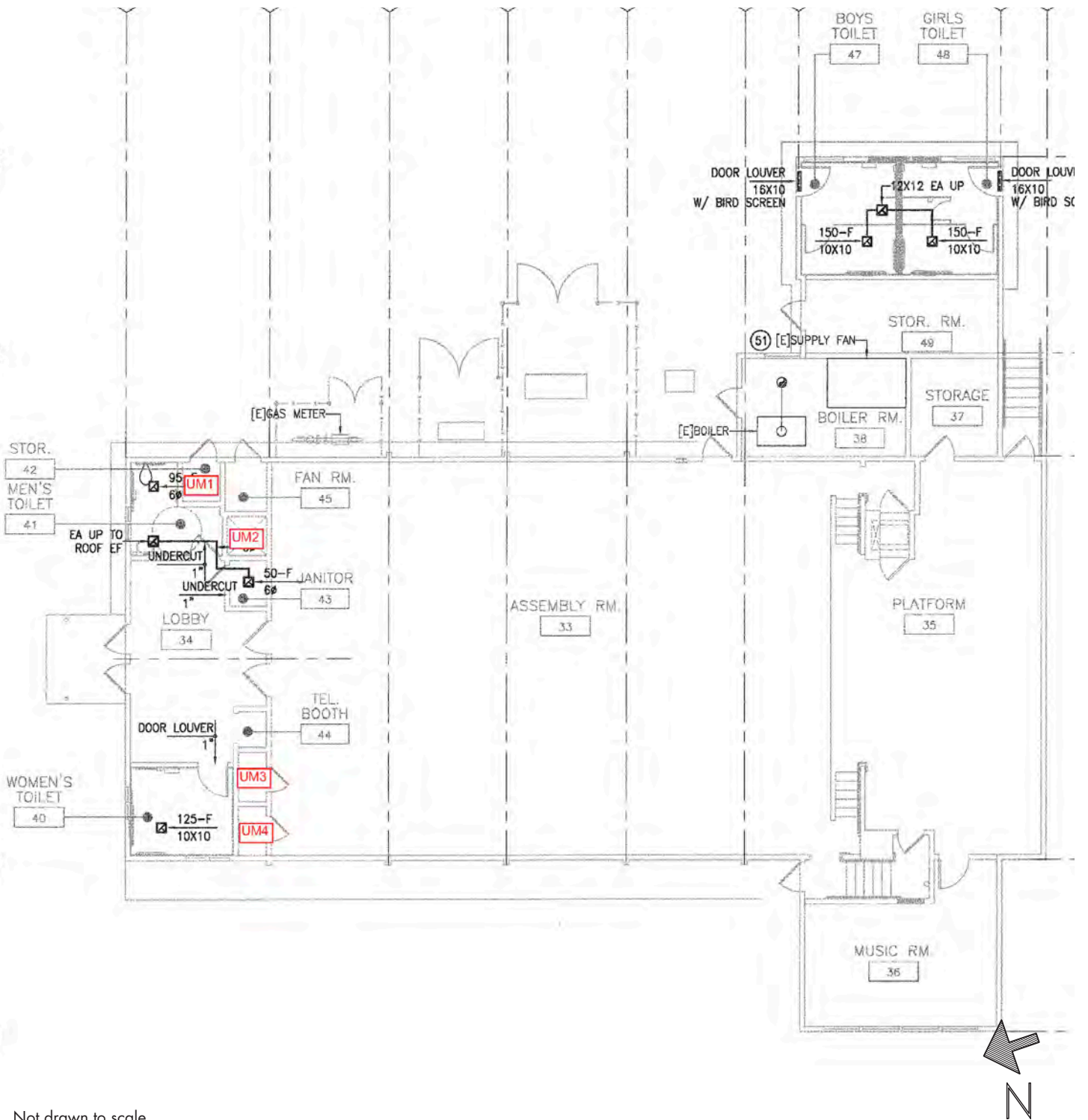




Not drawn to scale

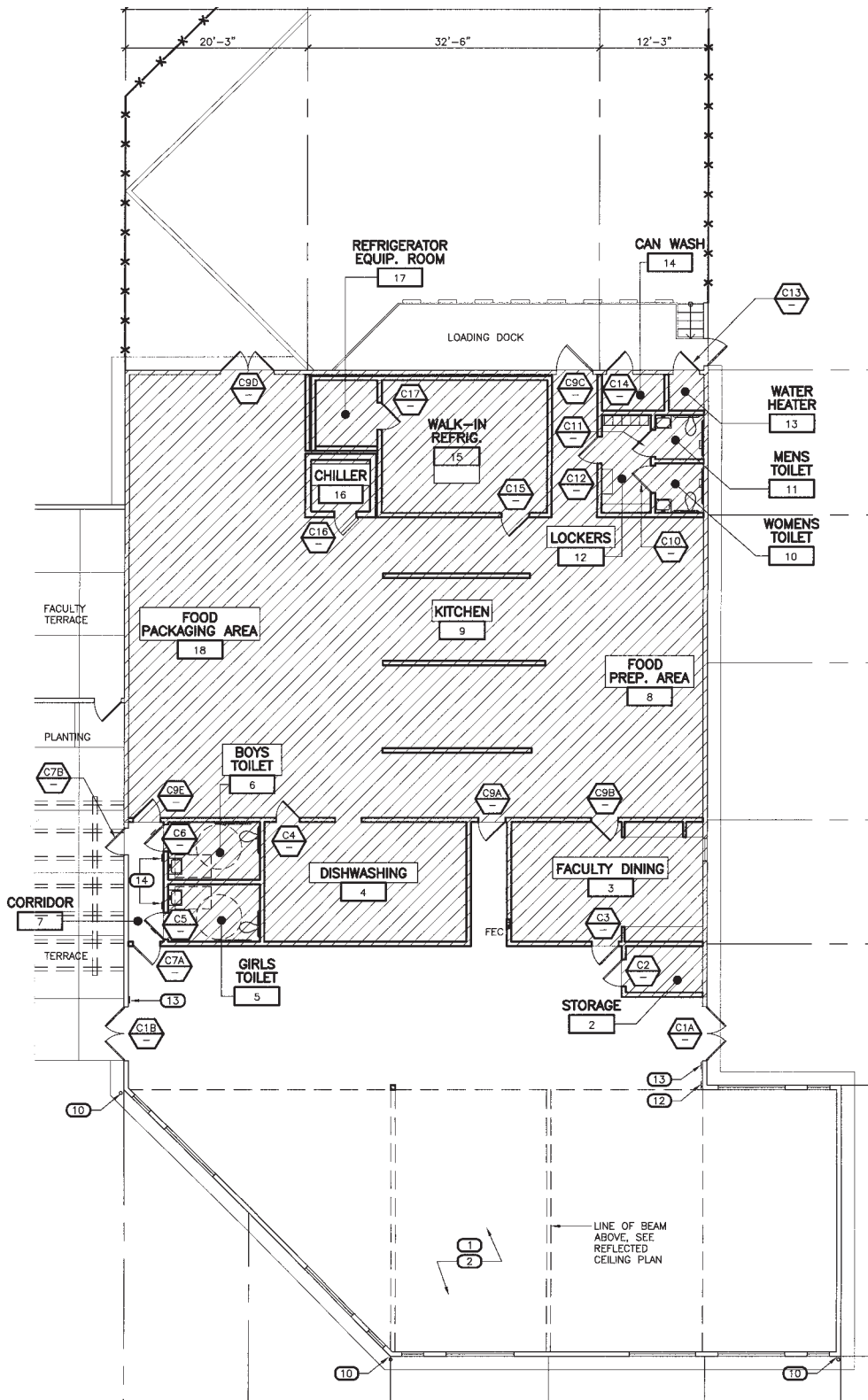
## 147 - Prescott Elementary School - Unit A

920 Campbell Street - Oakland, CA 94607-1320



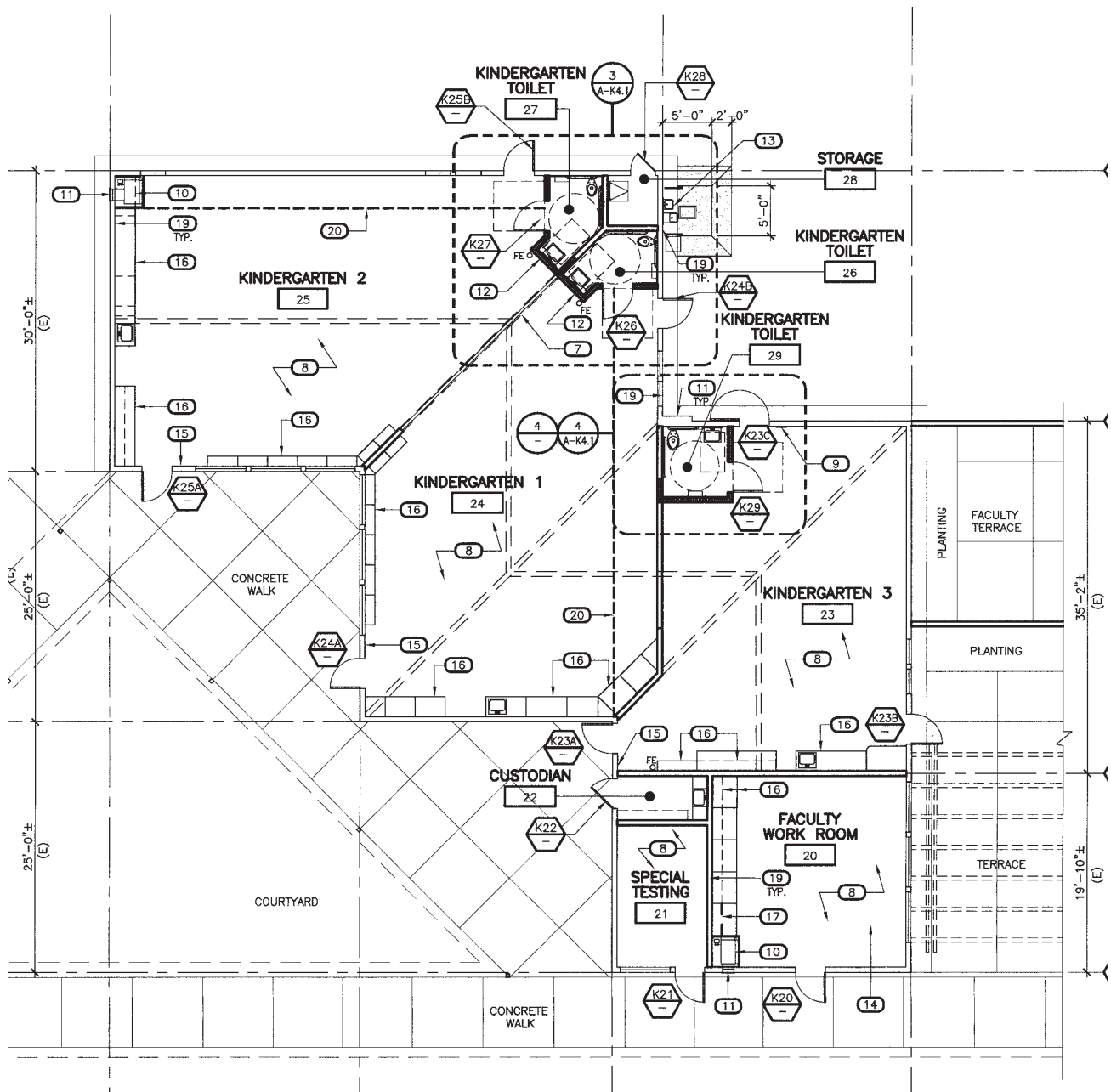
## 147 - Prescott Elementary School - Unit B

920 Campbell Street - Oakland, CA 94607-1320



Not drawn to scale

147 - Prescott Elementary School - Unit C  
 920 Campbell Street - Oakland, CA 94607-1320



Not drawn to scale

# 147 - Prescott Elementary School - Unit K

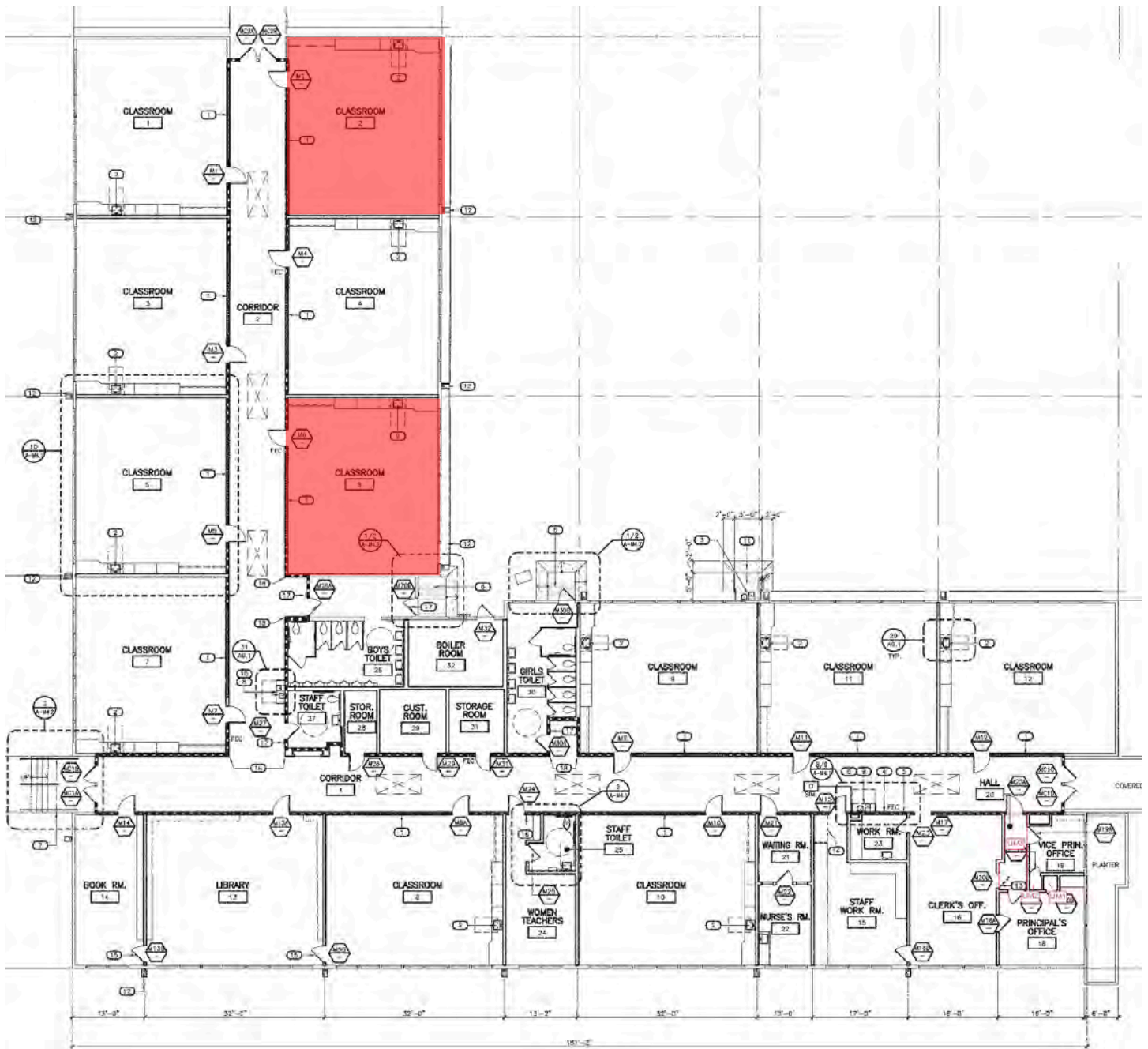
920 Campbell Street - Oakland, CA 94607-1320



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

2011





Not drawn to scale



## 147 - Prescott Elementary School - Unit M

920 Campbell Street - Oakland, CA 94607-1320

# Prescott Elementary School

920 Campbell Street

Site 147 Region 1 Grades K-5

"During 2005-2006, the staff and community of Prescott Elementary School spent the school year in the "incubation" phase of designing and envisioning a school that would better serve the academic, social, and cultural needs of the students in this West Oakland community...PLACE @ Prescott, located in historic West Oakland, continues to serve a diverse student population." - PLACE @ Prescott school brochure

## PROGRAMMING (2012-2013)

### Schools / Enrollment

	SDC	Non-SDC	Total	API (2010-2011)
<b>PLACE</b>	1	184	185	702



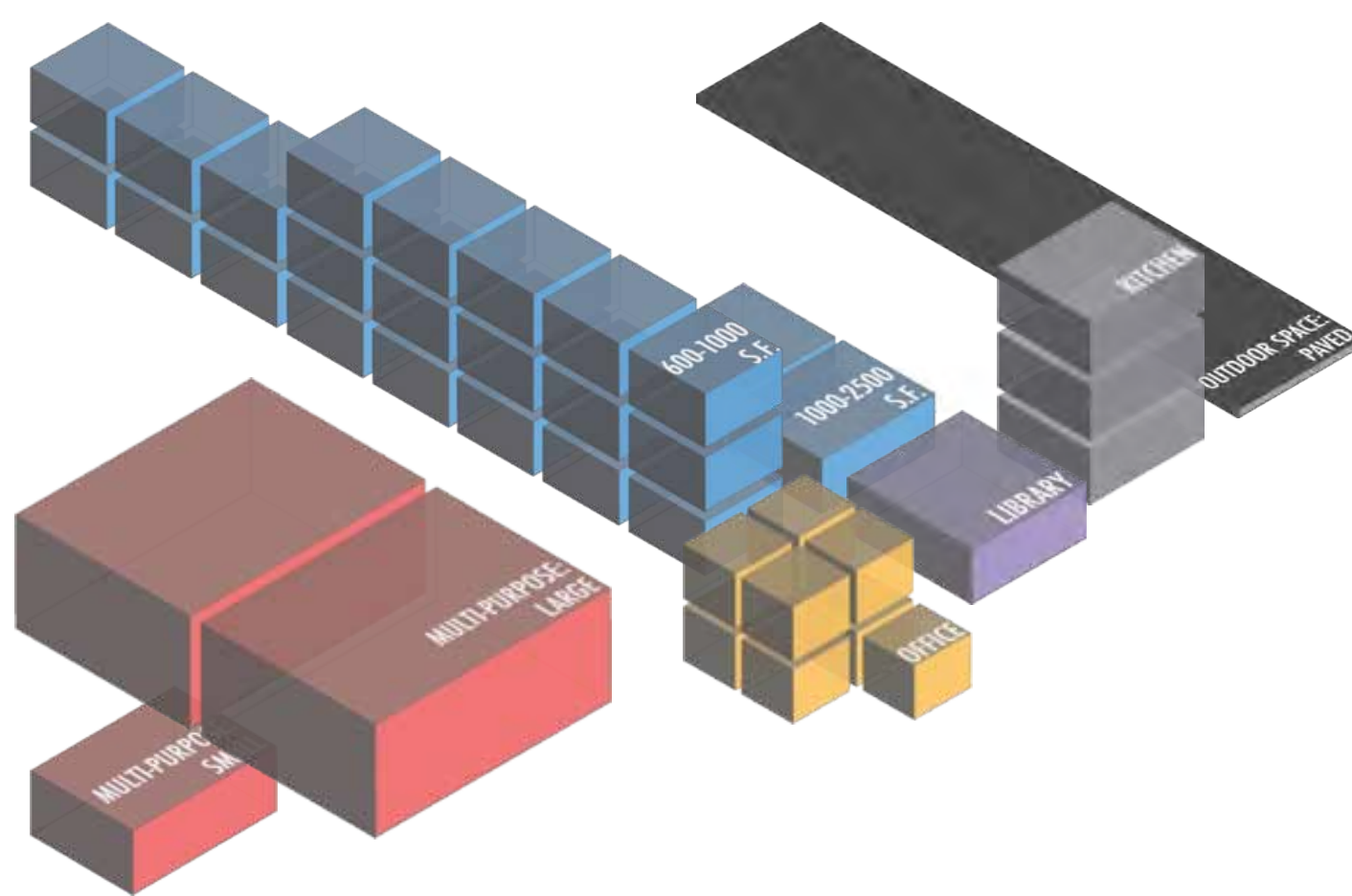
## FACILITIES (Summer 2012)

### LEARNING ENVIRONMENTS

LIBRARY

MULTI-PURPOSE

SCHOOL OFFICE & WORKSPACE



### Summary Counts

	Total	Permanent	Portable
Site Acreage	<b>5.1</b>		
Building Footprint (sf)	<b>35,285</b>		
Building Area (sf)	<b>44,245</b>	40,550	3,695
Classroom-Sized Rooms	<b>23</b>	19	4
	Number of Rooms		Sq Ft
Library Rooms	<b>1</b>		845
Auditorium/Cafeteria/ Multi-purpose/Gym	<b>3</b>		6,045
Admin/Office/ Conference Room	<b>9</b>		2,169
School Gardens (None)			
Kitchen	Type: Central		
On-site Health Clinic	No		

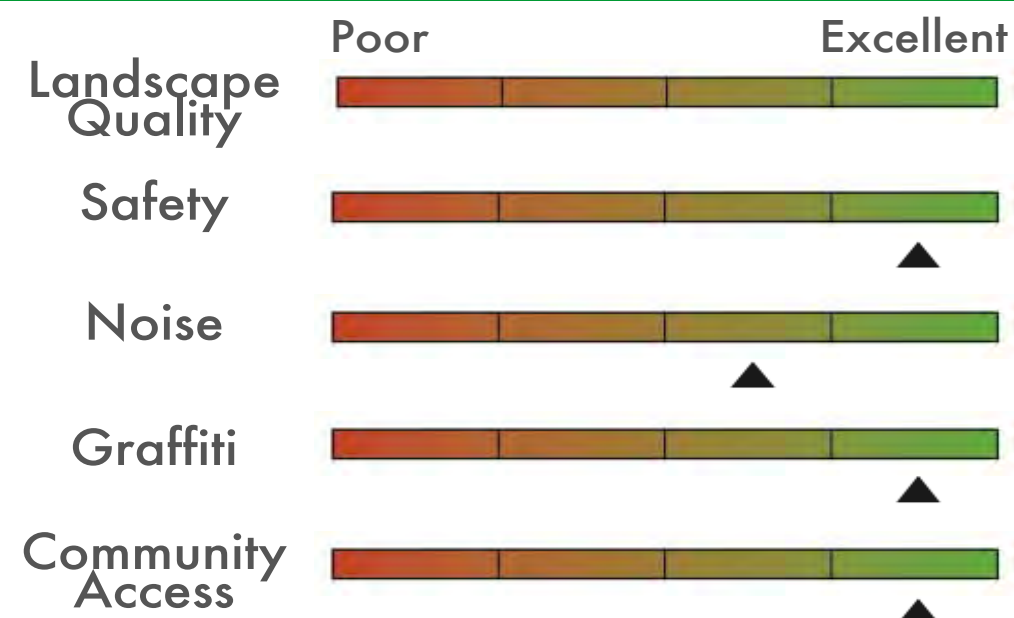
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

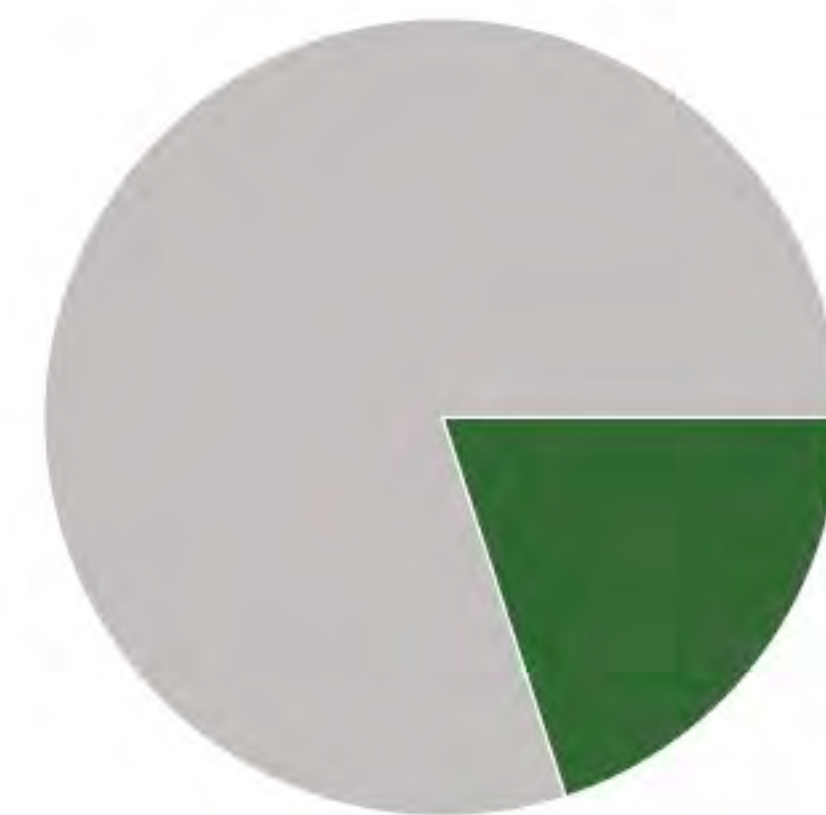
- Play structure ●
- Basketball hoops ●●●●
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

#### Transit Accommodations



### Open Space



Paved 80% 20% Green

# Prescott Elementary School

Building Records

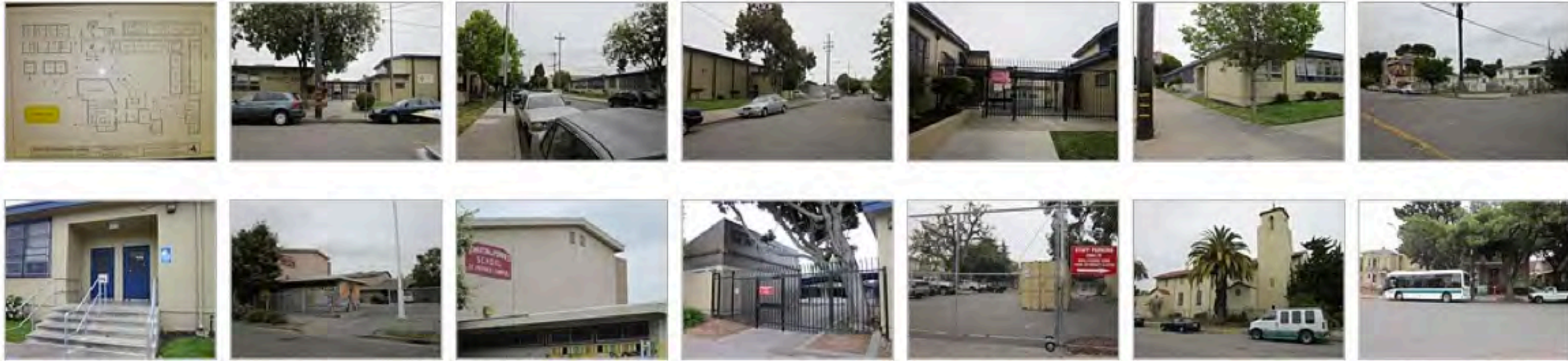
Site ID 147

Region 1

Grades K-5

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

\*To view the full set, visit: <http://bitly.com/uBsB1V>



### BUILDING A

BUILDING AREA (SQFT): 4,317

CONSTRUCTED: 1978

#### STRUCTURAL ELEMENTS

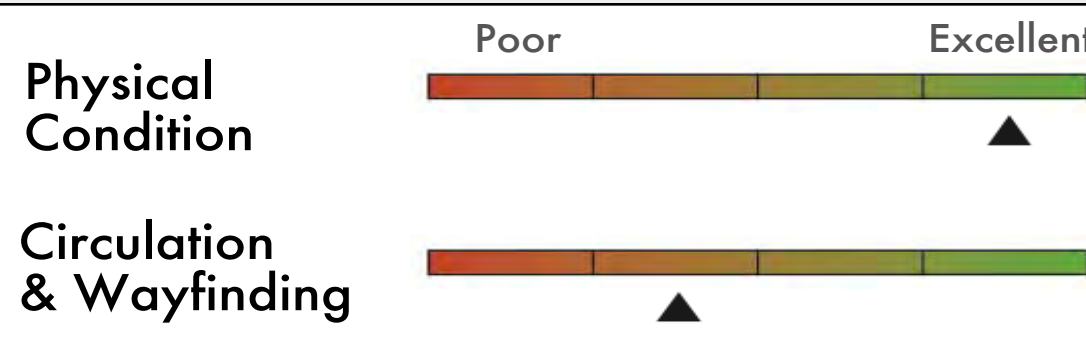
ROOFING  
Plywood on wood joists

FOUNDATION  
Strip footings (under structural walls)

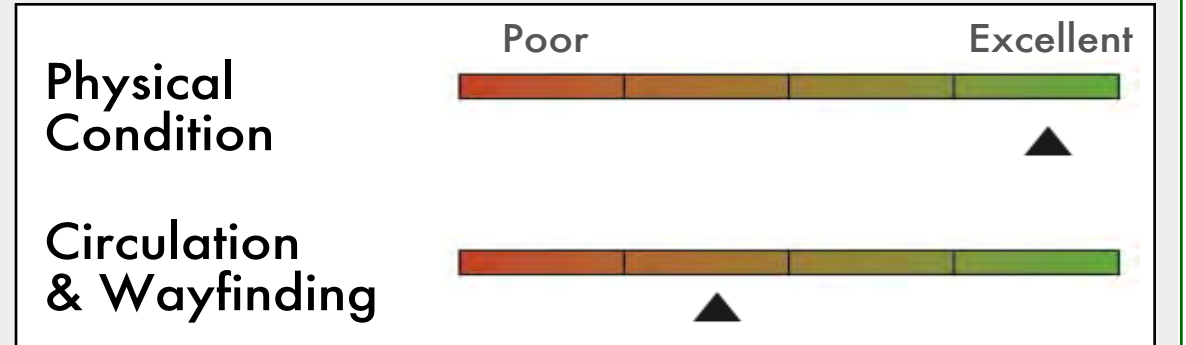
VERTICAL RESISTANCE  
Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR



INTERIOR



#### ROOM SUMMARY

NO. OF CLASSROOMS  
4

NO. OF STUDENT COMPUTERS  
62

NO. OF OFFICES

NO. OF ADMIN WORKSTATIONS

NO. OF ADMIN ROOMS

ADDITIONAL ADMIN SPACES

NO. OF RESTROOMS  
3

### BUILDING B

BUILDING AREA (SQFT): 5,382

CONSTRUCTED: 1957

#### STRUCTURAL ELEMENTS

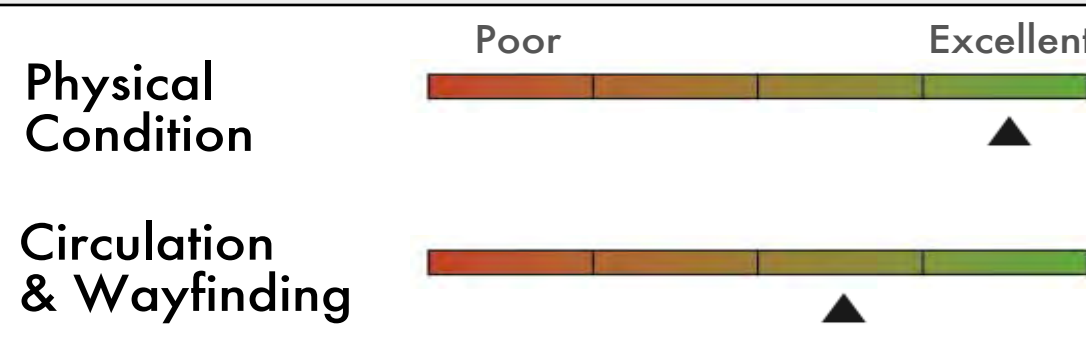
ROOFING  
Plywood on wood joists and glulam beams

FOUNDATION  
Strip footings (under structural walls)

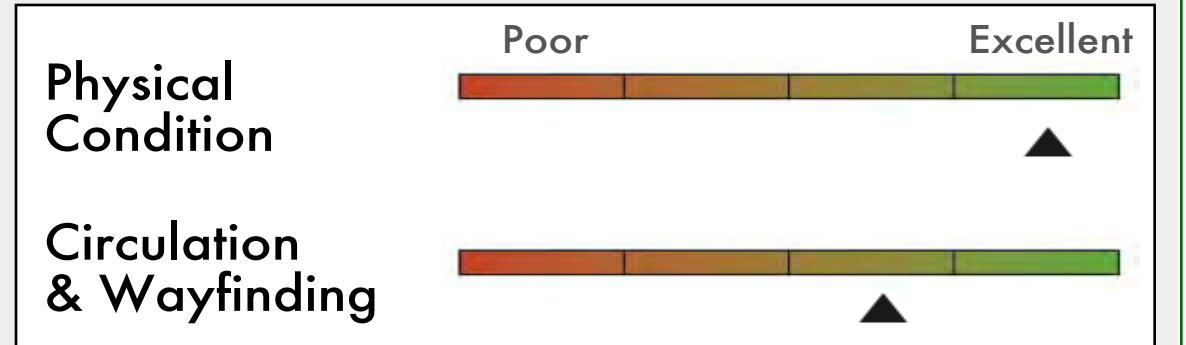
VERTICAL RESISTANCE  
Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR



INTERIOR



#### ROOM SUMMARY

NO. OF CLASSROOMS

NO. OF STUDENT COMPUTERS

NO. OF OFFICES

NO. OF ADMIN WORKSTATIONS

NO. OF ADMIN ROOMS

ADDITIONAL ADMIN SPACES

NO. OF RESTROOMS  
4

### BUILDING C

BUILDING AREA (SQFT): 7,583

CONSTRUCTED: 1956

#### STRUCTURAL ELEMENTS

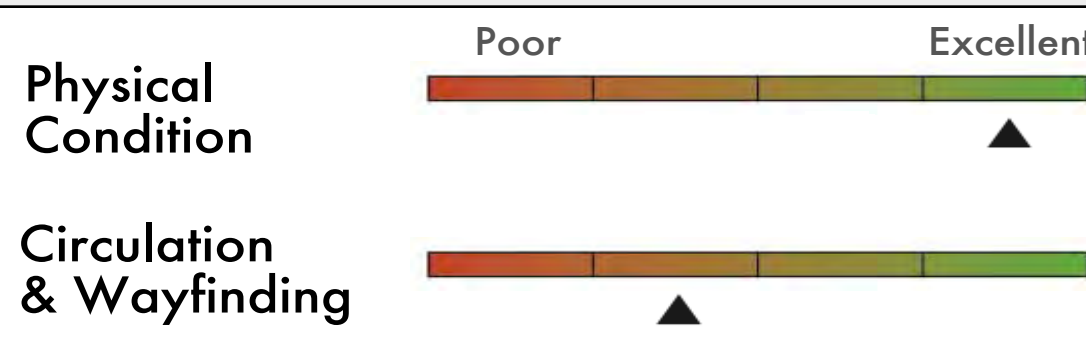
ROOFING  
Plywood on wood joists

FOUNDATION  
Spread footings (under interior posts); strip footings (under structural walls)

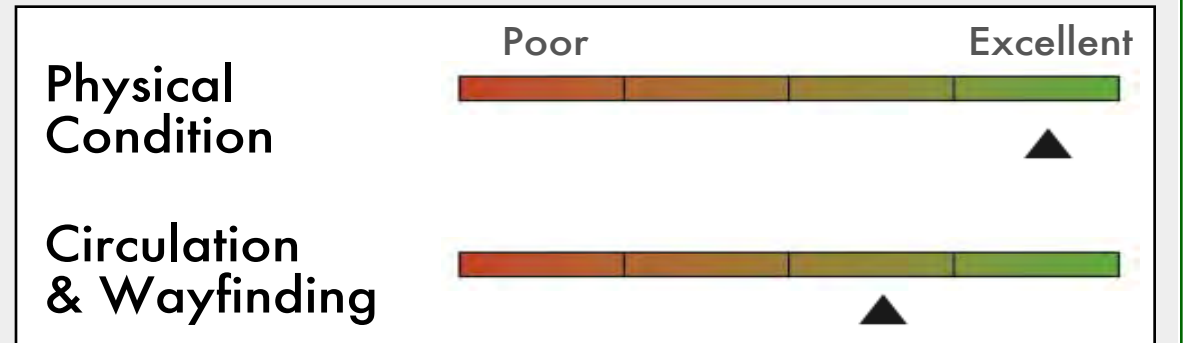
VERTICAL RESISTANCE  
Wood stud walls

#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR



INTERIOR



#### ROOM SUMMARY

NO. OF CLASSROOMS

NO. OF STUDENT COMPUTERS

NO. OF OFFICES

NO. OF ADMIN WORKSTATIONS

NO. OF ADMIN ROOMS

ADDITIONAL ADMIN SPACES  
Teachers' Lounge

NO. OF RESTROOMS  
4

# BUILDING K

BUILDING AREA (SQFT): 4,016

CONSTRUCTED: 1977

## STRUCTURAL ELEMENTS

ROOFING  
Plywood on wood joists

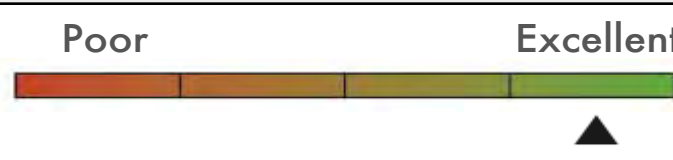
FOUNDATION  
Spread footings (under interior posts); strip footings (under structural walls)

VERTICAL RESISTANCE  
Wood stud walls

## QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

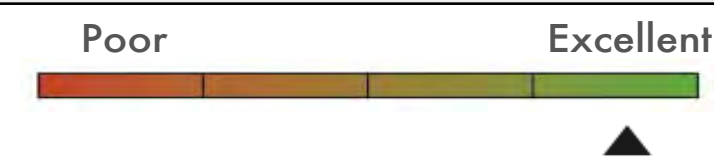


Circulation & Wayfinding



INTERIOR

Physical Condition



Circulation & Wayfinding



## ROOM SUMMARY

NO. OF CLASSROOMS

3

NO. OF OFFICES

1

NO. OF ADMIN ROOMS

1

NO. OF RESTROOMS

3

NO. OF STUDENT COMPUTERS

3

NO. OF ADMIN WORKSTATIONS

ADDITIONAL ADMIN SPACES

Teachers' Lounge

# BUILDING M

BUILDING AREA (SQFT): 19,252

CONSTRUCTED: 1957

## STRUCTURAL ELEMENTS

ROOFING  
Plywood on wood joists

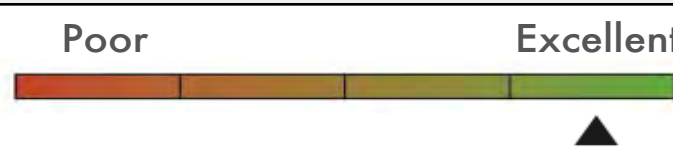
FOUNDATION  
Strip footings under structural walls

VERTICAL RESISTANCE  
Wood stud walls

## QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

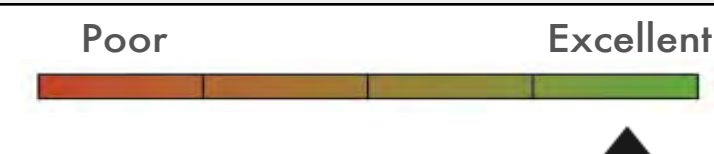


Circulation & Wayfinding

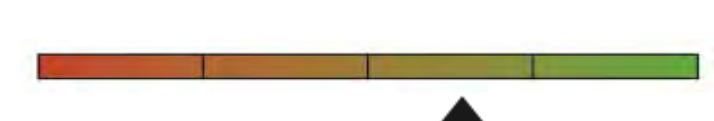


INTERIOR

Physical Condition



Circulation & Wayfinding



## ROOM SUMMARY

NO. OF CLASSROOMS

9

NO. OF OFFICES

5

NO. OF ADMIN ROOMS

7

NO. OF RESTROOMS

4

NO. OF STUDENT COMPUTERS

21

NO. OF ADMIN WORKSTATIONS

11

ADDITIONAL ADMIN SPACES

Conference Room  
Teachers' Lounge



# Prescott Elementary School

Portable Records

Site ID 147

Region 1

Grades K-5

	Manufactured:	<u>NO. OF CLASSROOMS</u>	<u>NO. OF ADMIN ROOMS</u>
PC	1997	1	
PD	1997	1	
PE	1997	1	
PN	Unknown		

Portable Inventory

Total Count  
4

Average Age  
15 Years

Qualitative Conditions Assessment

	Poor	Excellent
EXT.		
INT.		

# Prescott Elementary School

Rooms Summary & List

Site ID 147

Region 1

Grades K-5

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>BUILDING</b>								
<b>A</b>								
	1	1	Classroom	791	2			
	1	2	Classroom	777	26			
	1	3	Building Utilities	462				
	1	4	Classroom	847	33			
	1	5	Circulation	192				
	1	6	Restroom	99				
	1	7	Building Utilities	22				
	1	8	Restroom	54				
	1	10	Restroom	109				
	1	11	Classroom	785	1			
<b>BUILDING</b>								
<b>B</b>								
	1	n/a	Building Utilities	6				
	1	n/a	Circulation	15				
	1	n/a	Circulation	15				
	1	n/a	Building Utilities	11				
	1	n/a	Circulation	70				
	1	um1	Storage	15				
	1	um2	Building Utilities	16				
	1	um3	Storage	15				
	1	um4	Storage	15				
	1	33	Multipurpose	2,387				
	1	34	Circulation	244				
	1	35	Multipurpose	754				
	1	36	Storage	272				
	1	37	Storage	88				
	1	38	Building Utilities	168				
	1	40	Restroom	94				
	1	41	Restroom	67				
	1	43	Building Utilities	18				
	1	44	Storage	11				
	1	45	Building Utilities	21				
	1	47	Restroom	112				
	1	48	Restroom	112				
	1	49	Circulation	146				
<b>BUILDING</b>								
<b>C</b>								
	1	1	Cafeteria	2,904				430
	1	2	Storage	46				
	1	3	Lounge/Staff Dining	284				
	1	4	Building Utilities	297				
	1	5	Restroom	63				
	1	6	Restroom	66				
	1	8	Building Utilities	410				
	1	9	Building Utilities	940				
	1	10	Restroom	31				
	1	11	Restroom	24				
	1	12	Locker Rooms	60				
	1	13	Building Utilities	16				
	1	14	Building Utilities	28				
	1	15	Storage	272				
	1	16	Storage	37				
	1	17	Storage	48				
	1	18	Building Utilities	999				

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>BUILDING</b>								
		<b>K</b>						
	1	20	Lounge/Staff Dining	371				
	1	21	Admin/Office	129				
	1	22	Storage	20				
	1	23	Classroom	824				
	1	24	Classroom	1,066	1			
	1	25	Classroom	1,075	2			
	1	26	Restroom	42				
	1	27	Restroom	42				
	1	28	Storage	25				
	1	29	Restroom	44				
<b>BUILDING</b>								
		<b>M</b>						
	1	n/a	Circulation	40				
	1	n/a	Circulation	40				
	1	n/a	Circulation	1,281				
	1	n/a	Circulation	40				
	1	n/a	Circulation	63				
	1	um1	Storage	7				
	1	1	Circulation	1,771				
	1	1	Classroom	845	3			
	1	um2	Storage	6				
	1	2	Classroom	845				
	1	um3	Circulation	59				
	1	3	Classroom	845	4			
	1	4	Classroom	845				
	1	5	Classroom	845	4			
	1	6	Classroom	845	3			
	1	7	Classroom	845	2			
	1	8	Conference Room	845				
	1	9	Classroom	845	3			
	1	10	Classroom	845	2			
	1	11	Lounge/Staff Dining	845		1		
	1	12	Storage	845				
	1	13	Library	845				
	1	14	Storage	239				
	1	15	Storage	354				
	1	16	Admin/Office	424		3		
	1	18	Admin/Office	211		2		
	1	19	Admin/Office	94		2		
	1	21	Admin/Office	114				
	1	22	Admin/Office	136		1		
	1	23	Admin/Office	80				
	1	24	Lounge/Staff Dining	257		1		
	1	25	Restroom	72				
	1	26	Restroom	243				
	1	27	Restroom	131				
	1	28	Storage	65				
	1	29	Admin/Office	136		1		
	1	30	Restroom	302				
	1	31	Building Utilities	129				
	1	32	Building Utilities	202				
<b>PORTABLE</b>								
		<b>PC</b>						
			1	Classroom	988	1		
<b>PORTABLE</b>								
		<b>PD</b>						
			1	Classroom	988	1		
<b>PORTABLE</b>								
		<b>PE</b>						
			1	Classroom	988	1		

	BLDG LEVEL	ROOM #	ROOM USE	ROOM AREA (SQUARE FOOTAGE)	CLASSROOM COMPUTERS	ADMIN WORKSTATIONS	MARKED ROOM #	ROOM CAPACITY
<b>PORTABLE</b>								
<b>PN</b>		1	Storage	731				

# Exhibit H

## Allocation, Fees, & Payment Schedule\*

Contract Term (Fiscal Year):	2018-19
Charter School Name:	<b>American Indian Public Charter School II</b>
Site Name:	<b>Franklin Campus</b>
Address:	915 Foothill Boulevard, Oakland, CA 94606
<b>SPACE ALLOCATION</b>	
Exclusive Use Space (sqft)	4,529
+ Proportion of Shared Space (sqft)	3,261
<b>Total Space Allocation at Site (sqft)**</b>	<b>7,790</b>
<b>FACILITY USE FEE</b>	
Total Space Allocation at Site (sqft)	7,790
x Facility Fee Sqft Rate	\$3.85
<b>Facility Use Fee</b>	<b>\$29,991.50</b>
<b>UTILITIES FEE</b>	
Projected Charter School ADA at Site***	148.13
÷ Projected Total Site ADA	796.80
<b>Charter School Percent of Site Use</b>	<b>18.59%</b>
<b>CUSTODIAL SERVICES FEE</b>	
Charter School Percent of Site Use	18.59%
x Number of Custodial FTE at Site	3.5
x Custodial Services FTE Rate	\$73,185
<b>Custodial Services Fee</b>	<b>\$47,617.82</b>
<b>PAYMENT SCHEDULE</b>	
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:	<b>American Indian Public Charter School II</b>
Site Name:	<b>Lowell Campus</b>
Address:	991 14th Street, Oakland, CA 94607
<b>SPACE ALLOCATION</b>	
Exclusive Use Space (sqft)	3,739
+ Proportion of Shared Space (sqft)	10,308
<b>Total Space Allocation at Site (sqft)**</b>	<b>14,047</b>
<b>FACILITY USE FEE</b>	
Total Space Allocation at Site (sqft)	14,047
x Facility Fee Sqft Rate	\$3.85
<b>Facility Use Fee</b>	<b>\$54,080.95</b>
<b>UTILITIES FEE</b>	
Projected Charter School ADA at Site***	118.51
÷ Projected Total Site ADA	457.76
<b>Charter School Percent of Site Use</b>	<b>25.89%</b>
<b>CUSTODIAL SERVICES FEE</b>	
Charter School Percent of Site Use	25.89%
x Number of Custodial FTE at Site	4.5
x Custodial Services FTE Rate	\$73,185
<b>Custodial Services Fee</b>	<b>\$85,264.18</b>
<b>PAYMENT SCHEDULE</b>	
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:	<b>American Indian Public Charter School II</b>
Site Name:	<b>Roosevelt Campus</b>
Address:	1926 19th Avenue, Oakland, CA 94606
<b>SPACE ALLOCATION</b>	
Exclusive Use Space (sqft)	7,195
+ Proportion of Shared Space (sqft)	23,050
<b>Total Space Allocation at Site (sqft)**</b>	<b>30,245</b>
<b>FACILITY USE FEE</b>	
Total Space Allocation at Site (sqft)	30,245
x Facility Fee Sqft Rate	\$3.85
<b>Facility Use Fee</b>	<b>\$116,443.25</b>
<b>UTILITIES FEE</b>	
Projected Charter School ADA at Site***	266.64
÷ Projected Total Site ADA	799.04
<b>Charter School Percent of Site Use</b>	<b>33.37%</b>
<b>CUSTODIAL SERVICES FEE</b>	
Charter School Percent of Site Use	33.37%
x Number of Custodial FTE at Site	5.0
x Custodial Services FTE Rate	\$73,185
<b>Custodial Services Fee</b>	<b>\$122,109.17</b>
<b>PAYMENT SCHEDULE</b>	
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:	<b>American Indian Public Charter School II</b>
Site Name:	<b>Prescott Campus</b>
Address:	920 Campbell Street, Oakland, CA 94607
<b>SPACE ALLOCATION</b>	
Exclusive Use Space (sqft)	3,455
+ Proportion of Shared Space (sqft)	7,171
<b>Total Space Allocation at Site (sqft)**</b>	<b>10,626</b>
<b>FACILITY USE FEE</b>	
Total Space Allocation at Site (sqft)	10,626
x Facility Fee Sqft Rate	\$3.85
<b>Facility Use Fee</b>	<b>\$40,910.10</b>
<b>UTILITIES FEE</b>	
Projected Charter School ADA at Site***	88.88
÷ Projected Total Site ADA	234.89
<b>Charter School Percent of Site Use</b>	<b>37.84%</b>
<b>CUSTODIAL SERVICES FEE</b>	
Charter School Percent of Site Use	37.84%
x Number of Custodial FTE at Site	2.5
x Custodial Services FTE Rate	\$73,185
<b>Custodial Services Fee</b>	<b>\$69,233.01</b>
<b>PAYMENT SCHEDULE</b>	
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.



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

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

RRMA Transfer from UR to resource 8150

Facility Acquisition and Construction (Function 8500)

	Prop 39 Base
Custodial Services Department Expenses*	
Supplies and Materials	
Services and Operation Cost	
Buildings & Grounds Department Expenses	
RRMA transfer from UR to resource 8150	13,048,405
Facility Acquisition and Construction (Func 8500)	70,324
Utilities Expenses*	13,118,729
Gas, Water & Electric	
Sewer Charges	
Basic Phone Service	
Debt Servicing - principal & interest payments (E.C. 47614)	
Emerg Apportionment (State) Loan - \$55 million	3,890,534
Emergency Apportionment (State) Loan - \$35 million	2,094,903
Police Services (CCR 11969.2 (h) Safe & Comfortable)	5,985,437
Insurance (Function 6000)	2,454,456
	908,582
<b>TOTAL COST BASIS</b>	<b>22,467,204</b>
<b>TOTAL DISTRICT SQUARE FOOTAGE</b>	<b>5,836,129</b>
<b>COST PER SQUARE FOOT</b>	<b>\$ 3.85</b>

\* Item may be added to Use Agreement if applicable  
3/76/18 Revised

Object Codes	As of 11/28/17 BUDGET
<b>2. Classified Salaries</b>	<b>7,014,206</b>
2205 - CLASSSUPT SALARIES	5,774,629
2220 - CLASSSUPT SALARIES STIPENDS	-
2225 - CLASSSUPT SALARIES OVERTIME	211,519
2305 - SUPVADDM SALARIES	932,907
2405 - CLERICAL SALARIES	95,152
2450 - CLERICAL SUBSTITUTES	-
<b>3. Employee Benefits</b>	<b>3,261,634</b>
3102 - STRS CLASSIFIED	30,522
3202 - PERS CLASSIFIED	1,031,388
3302 - SOCSEC.MED. 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
<b>4. Books and Supplies</b>	<b>1,164,244</b>
4310 - SUPPLIES	1,005,994
4330 - GASOLINE	140,000
4399 - SUPPLUS	-
4410 - Equipment \$500-4,999	14,306
4420 - Computer \$500-4,999	3,944
4432 - Furniture \$500-4,999	-
<b>5. Services and Operating</b>	<b>1,573,321</b>
5515 - DISPOSAL SERVICES	94,784
5210 - MILEAGE/PERSONAL EXP REIMB	-
5610 - EQUIP MAINTENANCE AGREEMT	1,800
5622 - RENTALS - EQUIPMENT	12,000
5670 - REPAIRS CONT - EQUIPMENT	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	-
<b>6. Capital Outlay</b>	<b>35,000</b>
6410 - EQUIPMENT	35,000
6460 - VEHICLE PURCHASE	-
<b>7. Other Outgo</b>	<b>-</b>
7615 - IFT GEN.SRF BLDG TO DEF MAINT	-
7990 - UNAPPROPRIATED FUND BALANCE	-
<b>Grand Total</b>	<b>13,048,405</b>

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

Object Codes	As of 11/28/17 BUDGET
<b>4. Books and Supplies</b>	<b>37,724</b>
4310 - SUPPLIES	35,000
4311 - MEETING REFRESHMENTS	-
4315 - COMPUTER SUPPLIES	-
4399 - SUPPLUS	-
4410 - Equipment \$500-4,999	-
4420 - Computer \$500-4,999	2,724
4432 - Furniture	-
<b>5. Services and Operating</b>	<b>32,800</b>
5210 - MILEAGE/PERSONAL EXP REIMB	23,500
5220 - CONFERENCE EXPENSE	5,000
5300 - DUES & MEMBERSHPS	1,000
5610 - EQUIP MAINTENANCE AGREEMT	-
5620 - RENTALS (NON-CAPITAL LEASES)	-
5622 - RENTALS - EQUIPMENT	-
5675 - REPAIRS CONT - EQUIP OTHER	-
5716 - INTERPGM - DUPLICATION SERVICE	600
5714 - INTERPGM - POSTAGE	-
5800 - OTHER SERVICES & OPERATING EXPS	-
5825 - CONSULTANTS	-
5890 - CONTRACTED SERVICES	-
5870 - PRINTING	-
5872 - Property Loss	-
5910 - Postage	2,500
5930 - Telephone	-
<b>6. Capital Outlay</b>	<b>-</b>
6100 - Sites & Improvement of Sites	-
6200 - Buildings & Improvement of Buildings	-
6215 - Architects/Engineers	-
6220 - Assessments and Fees	-
6252 - Preliminary Fees	-
6252 - Other Planning Costs	-
6271 - Main Construction	-
6274 - Other Construction	-
6276 - Moving Expense	-
6410 - Equipment	-
<b>Grand Total</b>	<b>70,324</b>

Source: Rpt 12 - Fd 01, Function 8500

[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 supervisory 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

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**END OF DOCUMENT**

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# Exhibit I

## Draft Facilities Use Agreement

To view a draft Facilities Use Agreement, please visit:

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit J

## Multi-Site Resolution

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

<http://www.ousdcharters.net/prop-39-data.html>

# Exhibit K

## Amendment to Multi-Site Resolution

To view the Amendment to the Resolution 1718-0035 and Findings that the Charter Schools Could Not Be Accommodated at a Single Site and Written Statement of Reasons Explaining the Findings, please visit:

<http://www.ousdcharters.net/prop-39-data.html>