



Date: February 19, 2019

To: Board of Directors

Submitted By: Kevin Sved, CEO

Subject: Watsonville Prep School Facilities **Agenda Item Type:** Informational, Discussion

Objective(s):

- 1) The Board will hear the latest information regarding the status of the short and long-term facilities options for Watsonville Prep.
- 2) In closed-session, the Board will consider real property negotiations with Pajaro Valley Unified School District for use of Prop 39 facilities at EA Hall and real property negotiations with the City of Watsonville for 280 Main.

Overview

Two options are currently being pursued for short-term (one-year) facility needs for Watsonville Prep (WPS):

1. One-year Prop 39 offer from Pajaro Valley Unified (PVUSD) for space at EA Hall; and
2. Two-year lease for the Porter Building, formerly used by Ceiba Public Schools.

Preliminary Prop 39 Offer from PVUSD

The preliminary Prop 39 offer provides sufficient space to operate at an advantageous location in the heart of Watsonville, central to our current list of prospective students. The offer includes:

1. Exclusive use of five (5) portable classrooms for classroom
2. Exclusive use of one (1) portable classroom for special education and breakout room
3. Exclusive use of one (1) portable classroom for office, teacher workroom, and lounge
4. Exclusive use of portable student and adult bathrooms
5. Shared use of multi-purpose room, kitchen/cafeteria, fields, and play space

Six classrooms are needed for Year 1 as we plan to operate two kindergarten, two first-grade, and two second-grade classrooms. Nonetheless, if necessary, six classrooms would be sufficient by combining office and special education functions into one portable.

Porter Building

The Porter Building is a 12,000 sf two-story structure owned by the City of Watsonville that is located at 280 Main Street directly across the street from City Hall. The building housed Ceiba Public Schools, the only other independent charter school in PVUSD, for its first few years of operation. A non-binding letter of intent has been submitted to the City. The building has been vacant for about five years but is in pretty decent shape. The layout of the facility is ready to use for school operations, with a fire life safety system installed along with appropriate exiting. The lot has room for approximately 15 parking spaces. There is an adjacent youth center run by the Watsonville Recreation Department that has a gym and playgrounds. Ceiba was granted use of this space when they operated from the Porter Building

Next Steps in the Prop 39 Process

The Prop 39 process has a formal timeline outlined in the Education Code, though nothing prevents the charter and district to reach agreement earlier.

Action	Deadline
1. School must submit facilities request.	On or before November 1
2. District must provide to school written objections to ADA projections, if any..	On or before December 1
3. School must rebut district's objections.	On or before January 2
4. District must provide preliminary proposal of space.	On or before February 1
5. School must respond to preliminary proposal.	No later than March 1
6. District must provide final notification of space.	No later than April 1
7. School must reply to district notification.	No later than May 1

WPS is at Step 5 and must respond to the preliminary proposal from PVUSD by March 1.

Recommended Board Consideration

It is recommended that the NS Board take action in closed session to authorize the CEO to negotiate terms to secure short-term facilities for Watsonville Prep School.