



Date: February 1, 2020

To: Board of Directors

From: Kevin Sved, CEO

Subject: Proposition 39, Preliminary Offers

### Overview

Gilroy Prep School (GPS), Hollister Prep School (HPS), and Watsonville Prep School (WPS) have operated in school district facilities through Proposition 39. In addition to meeting the eligibility requirements, there are specific dates which must be met for a charter school to preserve its right to district facilities. The first deadline met was November 1, when charter schools must submit facilities request to the school district in which the school is located. Requests submitted by November 1 are summarized in Table 1 below.

Table 1. Navigator Proposition 39 Requests and Changes

School	District	Students	Request Submitted for 202-21 and Description of Changes from 2019-20
GPS	Gilroy USD	540	Current site and classrooms, no changes
HPS	Hollister SD	540	Current site and classrooms, no changes
WPS	Pajaro Valley USD	240	Current Site and classrooms, plus four additional classrooms (two for new 3rd grade, one for special education, one for library / enrichment)

The other critical dates in the Proposition 39 timeline are as follows:

- December 1: District responds if it challenges the charter's enrollment projections
- January 1: Charter responds to district challenges, if applicable
- February 1: District provides preliminary facilities offer
- March 1: Charter responds to district's preliminary offer
- April 1: District provides final facilities offer
- May 1: Charter responds to district's final offer

### GPS and HPS Updates

On January 30, we received correspondence (attached) from Hollister School District offering the current facilities again Hollister Prep School for 2020-21. This is a positive development as last year's process required significant negotiation. While Gilroy Unified School District has yet to provide a preliminary offer, the annual process is expected to be smooth as usual with a facilities use agreement provided by the District well before April 1.

**WPS Update**

Pajaro Valley Unified School District (PVUSD) requested an extension for providing the Preliminary Offer until February 15. Navigator consented to this request. To assist PVUSD in determining the feasibility of Navigator's request to add portable classrooms to the E.A. Hall campus, Navigator provided the attached feasibility report from Watsonville-based Spector Corbett Architects. This report includes plans that demonstrate locations for additional portables to accommodate WPS's growth in 2020-21. Additionally, the feasibility report analyzes the possibility for expanding Watsonville Prep to grades K-5 at the E.A. Hall site on a phased basis. This feasibility study was performed as a potential alternative if the 407 Main Street project is not successful. Cost estimates for expansion at E.A. Hall are in development and should be available the week of February 10.

**Recommendation**

Navigator will need to respond to the preliminary offers by March 1. The Hollister School District offer is as requested and should be accepted. Since there are no Board meetings planned for March, it is recommended that the Board approve the resolution to delegate authority to the CEO to respond to preliminary Proposition 39 offers made to GPS and WPS. Depending on the nature of the preliminary offer, a special board meeting may need to be called.

**Attachments:**

- Resolution
- Preliminary Offer from Hollister School District
- Feasibility Study for WPS at E.A. Hall

# BOARD RESOLUTION 2020-01

*February 4, 2020*

## Proposition 39 Facilities: Responses to Preliminary Offers for GPS, HPS, and WPS

A RESOLUTION OF THE BOARD OF DIRECTORS of Navigator Schools delegating authority to the CEO to respond to preliminary Proposition 39 School Facilities Offers for GPS, HPS, and WPS:

WHEREAS GPS, HPS, and WPS currently operate in school district facilities provided by the respective school districts in which the schools are located through Proposition 39,

WHEREAS GPS, HPS, and WPS submitted Proposition 39 requests for the 2020-21 school year,

WHEREAS Hollister School District responded affirmatively to the HPS Proposition 39 request,

WHEREAS Gilroy Unified School District is expected to respond affirmatively to the GPS Proposition 39 request,

WHEREAS Pajaro Valley Unified School District requested, and was granted, an extension to provide the preliminary offer to WPS by February 15, and

WHEREAS charter schools must respond to preliminary offers by March 1, 2020,

RESOLVED, the CEO of Navigator Schools is 1) authorized to accept the offer from Hollister School District for HPS and execute a Facilities Use Agreement, 2) authorized to execute the Facilities Use Agreement with Gilroy Unified School District for use of current GPS facilities, and 3) authorized to respond to Pajaro Valley Unified School District's preliminary offer to Watsonville Prep with consultation from legal counsel and Navigator's Board Chair.

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Directors of Navigator Schools at its regular meeting held on February 4, 2020 at Gilroy Prep School in Gilroy, California.

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Signature of Board Chair

Caitrin Wright

Navigator Schools, a California Nonprofit Public Benefit Corporation

The Secretary of the Corporation certifies that the above is true and copy of the resolution that was duly adopted at the dated meeting of the board of directors.

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John Flaherty, Secretary

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Date



# HOLLISTER SCHOOL DISTRICT

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January 30, 2020

Mr. Kevin Sved  
Navigator Schools  
650 San Benito Street, Suite 230  
Hollister, CA 95023  
kevin.sved@navigatorschools.org

**Re: Hollister Prep School;  
Request For Proposition 39 Facilities for 2020-21 School Year  
District's Preliminary Proposal**

Dear Mr. Sved:

Pursuant to California Code of Regulations, Title 5, Section 11969.9(f), the Hollister School District ("District") provides the following preliminary proposal in response to Hollister Prep School's ("HPS" or "Charter School") request for facilities for the 2020-21 school year pursuant to Education Code Section 47614, commonly referred to as Proposition 39 (the "Request").

## PRELIMINARY PROPOSAL

1. **In-District ADA Projection.** The District accepts HPS's projected in-District ADA for grades K through 8 for the 2020-21 school year of 507.34.
2. **Location.** The District proposes the Charter School continue to operate in the facility at the R.O. Hardin Elementary School ("Site"), located at 881 Line Street, Hollister, CA 95023.
3. **Space and Lease Fees.** The specific space offered at the R.O. Hardin Elementary School ("Site") for the Charter School's use in the 2020-21 school year, including arrangements for shared access and lease fees are unchanged and subject to the terms set forth in the attached "DRAFT Facility Use Agreement ("Agreement")." Pursuant to Section 3 of the Agreement, the District will not charge the Charter School a fee for use of the facilities, except for the actual cost of the District's supervisory oversight of the Charter School, utilities costs, and other costs as described in the Agreement.

Please contact me if you have any questions in this regard.

Sincerely,

  
Diego Ochoa  
Superintendent

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Governing Board

Superintendent

District Administrative Office

Robert Bernosky  
Stephen Kain • Jan Grist  
Elizabeth Martinez • Carla Torres-Deluna

Diego R. Ochoa

2690 Cienega Road • Hollister, CA 95023  
Telephone: (831) 630-6300  
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REPORT DATE: JANUARY 23, 2020  
PREPARED FOR:



# ARCHITECTURAL FEASIBILITY STUDY REPORT

## FOR NAVIGATOR SCHOOL CAMPUS AT EA HALL MIDDLE SCHOOL

201 BREWINGTON AVE  
WATSONVILLE  
CA 95076





## Project Information

Project Name: Navigator School – Campus at EA Hall Middle School

Project Address: 201 Brewington Ave Watsonville, CA 95076

APN: 018-541-01

Authorizing Jurisdiction: DSA California

## Project Description

The project consists of expanding Navigator’s Watsonville Prep School facilities on the site of E.A. Hal Middle School. The existing facility consists of seven K-2 portable classrooms and one portable restroom. The proposed project is to expand operations to a K-5 program. This will incorporate the existing facilities and expand onto the adjacent site area for a total of 15 portables (960 sf): 2 for each grade K-5, 1 Admin, 1 library, and 1 Special Education. The expansion will consider a new designated play yard in this area, but if there is not adequate space then there may be the potential to schedule use of the EA Hall existing play yard with PVUSD. Phased development is to be considered.

## Zoning

PF—Public Facilities and N—Institutional Districts

### **14-16.800 Purpose (City of Watsonville Zoning Ordinances)**

The purpose of the Public Facilities (PF) and Institutional (N) Districts is to clearly separate the development standards and Land Use regulations for Public Facilities owned and operated by City or County Government agencies with uses that are available to the general public and other institutional facilities that provide uses that are available to the public but are either privately owned or operated by State and Federal agencies. The Development standards are intended to identify minimum design criteria for each use within the land use categories. The Land Use regulations are intended to outline allowable uses within both the Public Facilities and Institutional zones. While certain uses owned by State or Federal agencies may not be totally under the jurisdiction of City regulatory controls, the City may still make the determination as to where such facilities should be located and administer a site plan review procedure.

**The site does not require any review or permits by the city of Watsonville, as confirmed with the city planning department staff.**

Required Permits and/or Approvals	Yes	No
Construction Permit (DSA)	x	
Use Permit		x
Design Review		x
Coastal Zone		x
Wetlands Permit		x
Airport Influence Area		x
Historical Site Archaeological Sensitivity		x
Environmental Review		x
Flood Zone (Area of minimal Flood Hazard - Zone X)		x
Fire Hazard Area		x
Wildland Area		x
Soils: Not Expansive, Permeable HydroGroup B		

## Parking requirements

The city does not have jurisdiction over the site parking.

Department of Education Parking recommendations:

### **2.25 parking space per classroom.**

## **CODE ANALYSIS**

## Sprinkler requirements

### **903.2.3 Group E.**

An automatic sprinkler system shall be provided for Group E occupancies as follows:

- For public school campuses: Kindergarten through 12th grade, see Section 903.2.20.

### **903.2.20 Public school campuses.**

An automatic fire sprinkler system is not required to be provided in the following locations on Kindergarten through 12th grade:

1. A relocatable building that is sited with the intent that it be at the site for less than three years and is sited upon a temporary foundation in a manner that is designed to permit easy removal. Also see CCR, Title 24, Part 1, California Administrative Code, Section 4-314 for definition of relocatable building.
2. Detached buildings designed and used for non-instructional purposes that meet the applicable requirements for that occupancy. Buildings would include but not be limited to:
  - Concession Stand
  - Press Box
  - Restroom Facilities
  - Shade Structure
  - Snack Bar
  - Storage Building
  - Ticket Booth

## Allowable building area per 2019 CBC table 506.2

- Occupancy: E
- Type of construction: VB
- Buildings with a maximum of one story above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. **Allowable building area: 38,000 sf.**
- Buildings not equipped throughout with an automatic sprinkler system. **Allowable building area: 9,500 sf.**

## Plumbing requirements per 2019 CPC table 422.1

Occupant load factor		Water closet	Urinal	Lavatory	Drinking Fountain
Boys	50	1 per 50	1 per 100	1 per 40	1 per 150
Girls	50	1 per 30		1 per 40	1 per 150
Staff	200	1 unisex restroom is allowed with a total occupant load of 10 or less			
Library	30	Male 1: 1-100 Female 1: 1-25	1: 1-100	Male 1: 1-200 Female 1: 1-100	1: 1-250

1. Fractional number shall be rounded to the next whole number.
2. For each urinal added in excess of the minimum number required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than 2/3 of the minimum required.
3. The number of required water closets for females shall be not less than the total number of required water closets and urinals for males.

## Area calculations - Options 1 & 2

Space	Occupancy / Function	Area
<b>Existing</b>		
Classrooms K-2	E / Classroom area	960*6=5,760 sf
Administration	B / Business area	960 sf
Restroom	E / Restrooms	480 sf
Storage	E / Accessory storage area	± 370 sf
<b>Proposed - Phase 1 - 2020-21 year</b>		
Classrooms 3rd grade	E / Classroom area	960*2=1,920 sf
SPED	E / Classroom area / B / Office	480+480=960 sf
<b>Proposed - Phase 2 - 2021-22 year</b>		
Classrooms 4th grade	E / Classroom area	960*2=1,920 sf
Library	A-3 / Reading room	960 sf
Restroom	E / Restrooms	480 sf
<b>Proposed - Phase 3 - 2022-23 year</b>		
Classrooms 5th grade	E / Classroom area	960*2=1,920 sf
Playground	-	794 sf
<b>Total</b>		
Classrooms K-5	E / Classroom area	960*12=11,520 sf
SPED	E / Classroom area	280 sf
	Total	11,800 sf
Library	A-3 / Reading room	960 sf
	Total	960 sf
Administration	B / Business area	960 sf
SPED	B / Business area	680 sf
	Total	1,640 sf
Restrooms	E / Restrooms	480*2=960 sf
Storage	E / Accessory storage area	± 370 sf
Playground	-	794 sf

### Egress calculations for complete build out

Function of Space	Area	Occupant Load Factor	Egress Occupants (Area/Occupant Load Factor)
Classroom area	11,800 sf	20 net	590 egress occupants • 48 egress occupants in each classroom • 14 egress occupants in SPED classroom
Reading room	960 sf	50 net	20 egress occupants
Business area	1,640 sf	150 gross	11 egress occupants
Accessory storage area	± 370 sf	300 gross	2 egress occupants
		<b>Total</b>	<b>623 egress occupants (3 exits required)</b>

#### **1006.2.1 Egress based on occupant load and common path of egress travel distance.**

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2.

Occupancy A and E are allowed to have one exit with:

- maximum occupant load of space - 49
- maximum common path of egress travel distance with sprinkler system - 75 feet.

Occupancy B is allowed to have one exit with:

- maximum occupant load of space - 49
- maximum common path of egress travel distance with sprinkler system - 100 feet.

#### **1006.2.1.1 Three or more exits or exit access doorways.**

Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000. Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000.

#### **452.1.3 Fences and gates.**

School grounds may be fenced and gates therein may be equipped with locks, provided that safe dispersal areas based on 3 square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.

## Plumbing calculations - Options 1 & 2

Occupant Load	Water Closet			Urinal	Lavatory			Drinking Fountain
	Unisex	Boys	Girls		Unisex	Boys	Girls	
Existing Plumbing Fixtures								
	1	2	5	3	1	2	2	2

<b>Phase 1</b>								
E occupancy								
(960*8+280)/50=160 OL 80 boys / 80 girls	0	1.6	2.7	0.8	0	2	2	1.1
B occupancyW								
1,640/200=9 OL	1	0	0	0	1	0	0	0
Total	1	2	3	1	1	2	2	2
Required to add	0	0	0	0	0	0	0	0

<b>Phase 2</b>								
E occupancy								
(960*10+280)/50=198 OL 99 boys / 99 girls	0	2	3.3	1	0	2.5	2.5	1.3
B occupancy								
1,640/200=9 OL	1	0	0	0	1	0	0	0
A-3 occupancy								
960/30=32 OL 16 boys / 16 girls	0	1	1	1	0	1	1	1
Total (calculated for 230+9 OL and main occupancy)	1	3	4	2	1	3	3	2
Required to add	0	0	0	0	0	1	1	0

<b>Phase 3</b>								
E occupancy								
(960*12+280)/50=236 OL 118 boys / 118 girls	0	2.4	3.9	1.2	0	3	3	1.6
B occupancy								
1,640/200=9 OL	1	0	0	0	1	0	0	0
A-3 occupancy								
960/30=32 OL 16 boys / 16 girls	0	1	1	1	0	1	1	1
Total (calculated for 268+9 OL and main occupancy)	1	3	5	2	1	4	4	2
Required to add	0	0	0	0	0	2	2	0















