

Long-Term Facility Planning Update

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Colliers Real Estate

- 9 year brokerage practice encompasses the office, retail and industrial real estate sectors of Oakland and the larger East Bay
- Specializes in supporting charter schools
- Worked for 16 years in development and planning for the City of Oakland,
- Served as the Director for the City of Oakland Redevelopment Agency
- Managed the completion of the city's Tenant Improvement Programs which attracted ground floor tenants to more than 250,000 SF of vacant space along Oakland's commercial corridors.
- Currently serves as a board member for the Exploratorium

Client Representation Agreement

- Term: 2/1/23 - 12/31/23
- Broker's Authority - Requirements for Property
 - Identify lease and purchase options in designated neighborhood of Oakland and/or assist with negotiation of new lease at 2111 International Blvd.
 - Minimum of 20,000 sf, open space, parking, ADA compliant, sprinklered
 - Acceptable pricing as determined by client
- Broker's entitlement to compensation - Broker shall be entitled to compensation in the event that Client enters into a contract for the lease or purchase of identified property or for the lease or purchase of other property with any person or entity identified on the Registration List.
- Broker commission is typically paid by seller or lessor.

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CSCE Long-Term Facility Options (after the end of a renewed lease term with OUSD)

- Purchase a new facility at the end of our lease term with OUSD
 - At least a 2 year process (securing funding, bidding process, permits, zoning)
 - Renovations can extend the timeframe
- Enter into a lease w/option to purchase agreement for a new facility at the end of our lease term with OUSD
- Stay at our current facility, continue to pay rent, work with OUSD for upgrades/maintenance, and expand this facility
 - We would possibly need to rent a temporary facility, and pay rent at 2111 International Blvd while large renovation projects take place
 - Broker came to CSCE to do a facility walkthrough and is currently researching expansion options (going up, accessing vacant lots)
- Attempt to purchase 2111 International Blvd. from OUSD at the end of our lease term
 - Lease plausible option as OUSD rarely sells their facilities
 - Politics and optics involved with OUSD

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Next Steps:

- Secure our short-term facility renewal with OUSD
- Build our team (Board members, staff members, attorney, contractor, finance advisor, team lead)
- Increase political involvement
- Figure out what type of space we need & our dream desires
 - Location
 - Size
 - New build or renovation
 - What are our must haves in order to be CSCE?
 - What would we love to have?

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Next Steps Continued:

- Establish where CSCE stands in terms of securing funding for acquisition. An in-depth assessment will need to be done of the following:
 - Financial Records
 - Attendance Projections
 - Audits
 - Test Scores
 - Authorizer Relationship
- Determine Funding Options
 - Create a long-term fundraising goal to support the project and determine if we have the capacity to raise capital campaign dollars
 - SB740 Charter School Facility Grant Program: Provides up to 75% of rent and facility costs or \$1,117 per ADA, whichever is less
 - Charter School Facility Program: Provides facility bonds to charter schools for constructing, acquiring, or renovating school sites
 - Tax-Exempt Bonds
 - Private Sector Loans & Grants

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Summer Goals:

- Meet with financial lending firms to learn more about preliminary steps for CSCE deep dive.
 - First meeting is scheduled for Wednesday, June 21st.
- Continue to meet with Gregory Hunter regarding the market and receive support in long-term planning.
- Prepare progress update for August meeting.