

# EXHIBIT "C"



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/<br>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 #<br>(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 #<br>(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**

American Indian Public Charter School II

April 1, 2018

Page 7 of 20

| 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<br>(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                      |

American Indian Public Charter School II

April 1, 2018

Page 13 of 20

|                  |      |         |        |         |        |         |
|------------------|------|---------|--------|---------|--------|---------|
| 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> |
|------------------|-----------------|

American Indian Public Charter School II

April 1, 2018

Page 14 of 20

|                               | Franklin | American Indian<br>Public Charter<br>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<br>Luther King/West<br>Oakland Middle | American Indian<br>Public Charter<br>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     |

American Indian Public Charter School II

April 1, 2018

Page 15 of 20

|                  |         |        |         |
|------------------|---------|--------|---------|
| 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 |
|           |          |  |            |

|                               |             |              |             |
|-------------------------------|-------------|--------------|-------------|
| 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

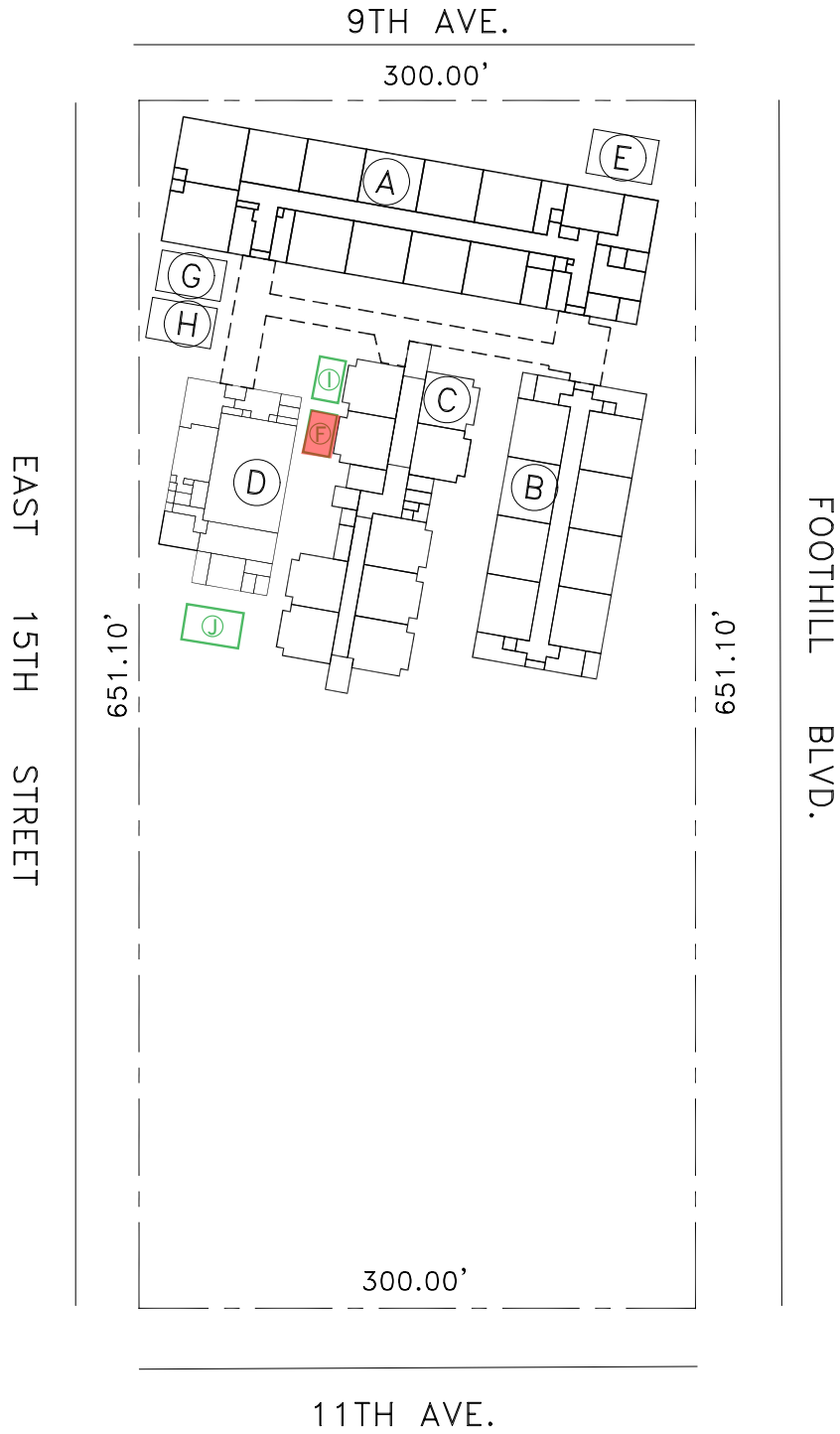
## Non-Teaching Space at District Facilities

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**

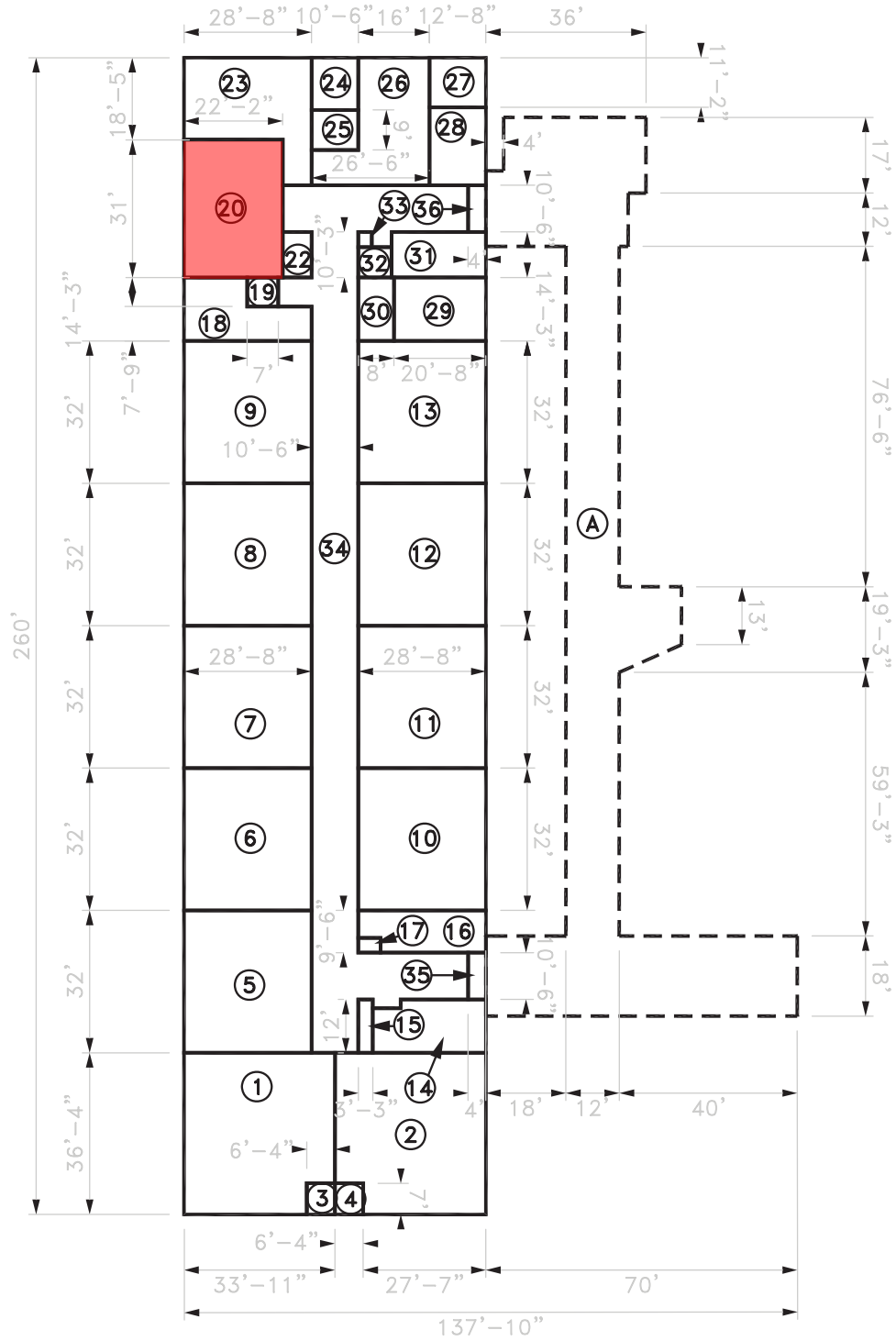
**116 - Franklin Elementary School - Site Plan**  
915 Foothill Boulevard - Oakland, CA 94606-3013

**MKTHINK**

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

2011

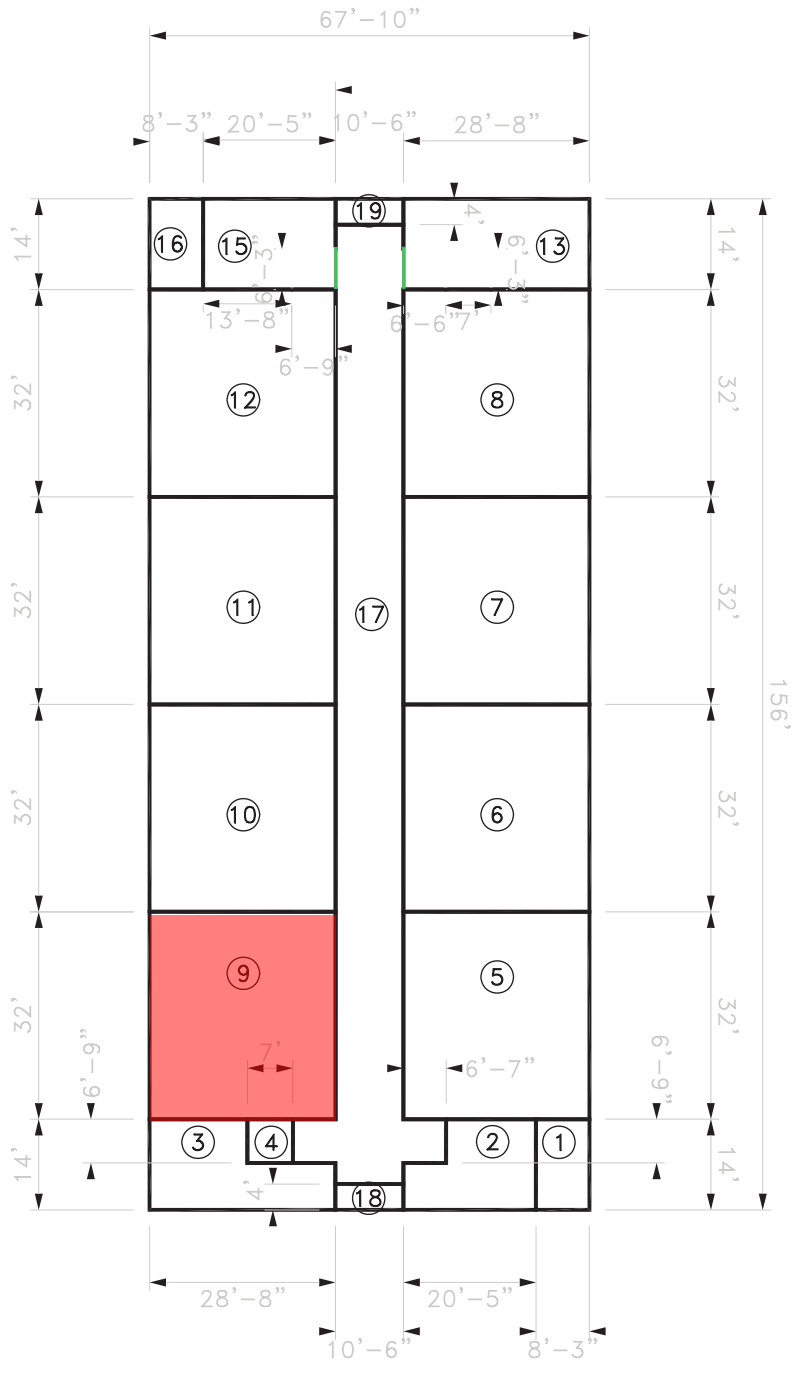




Not drawn to scale

# 116 - Franklin Elementary School - Unit A

915 Foothill Boulevard - Oakland, CA 94606-3013

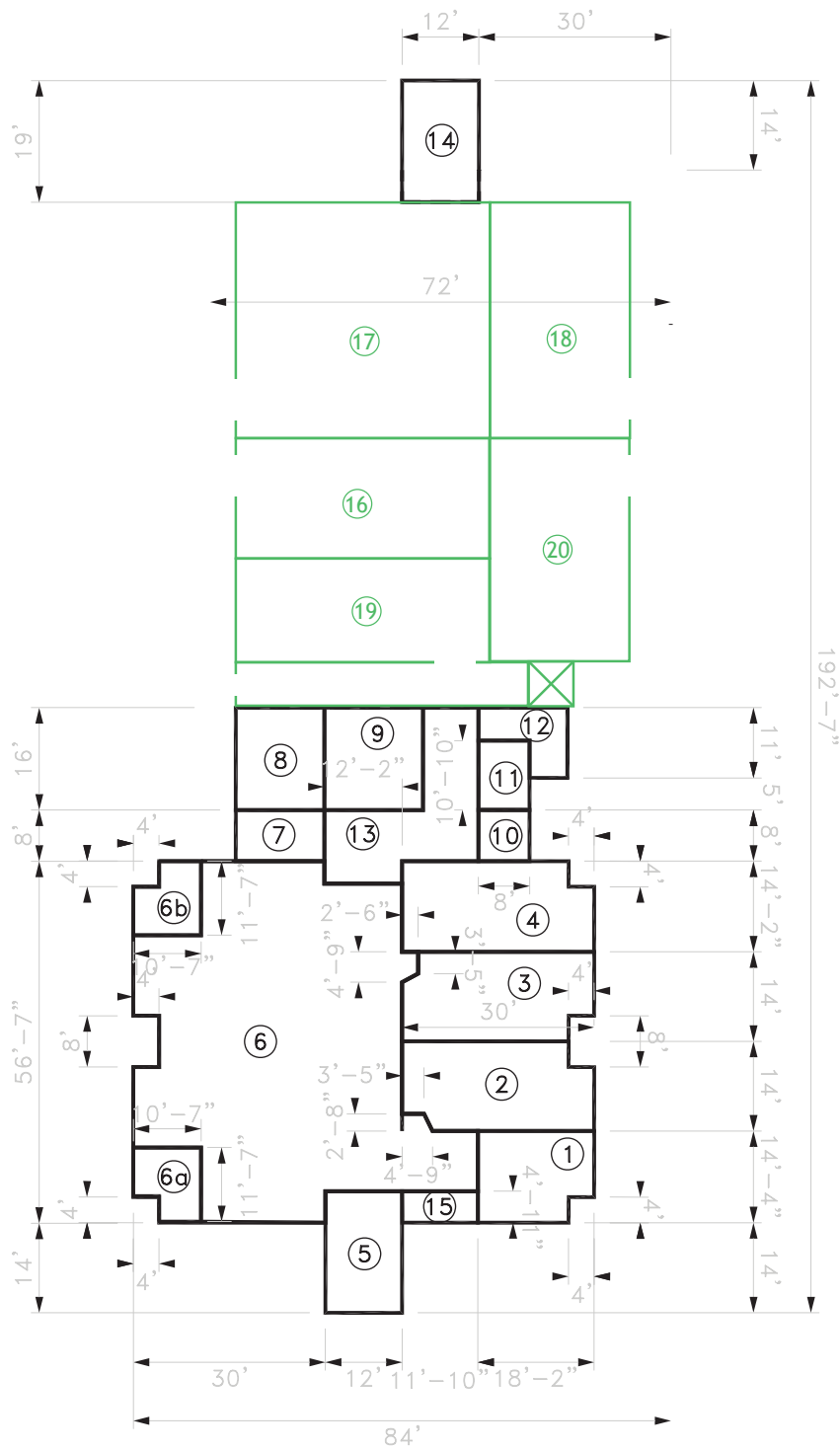


Not drawn to scale



# 116 - Franklin Elementary School - Unit B

915 Foothill Boulevard - Oakland, CA 94606-3013



Not drawn to scale

## 116 - Franklin Elementary School - Unit C1

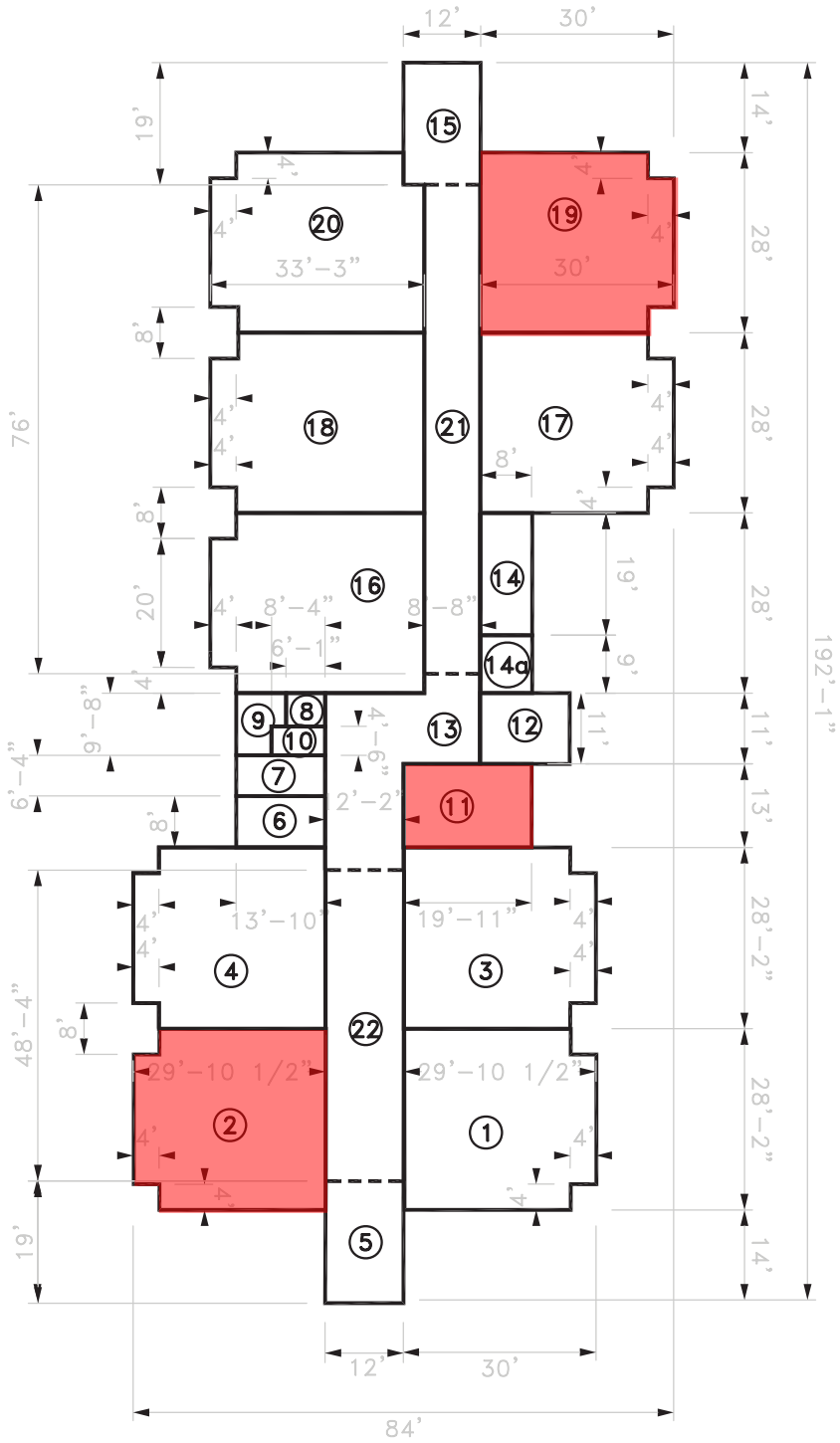
915 Foothill Boulevard - Oakland, CA 94606-3013

**MKTHINK**

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

2011



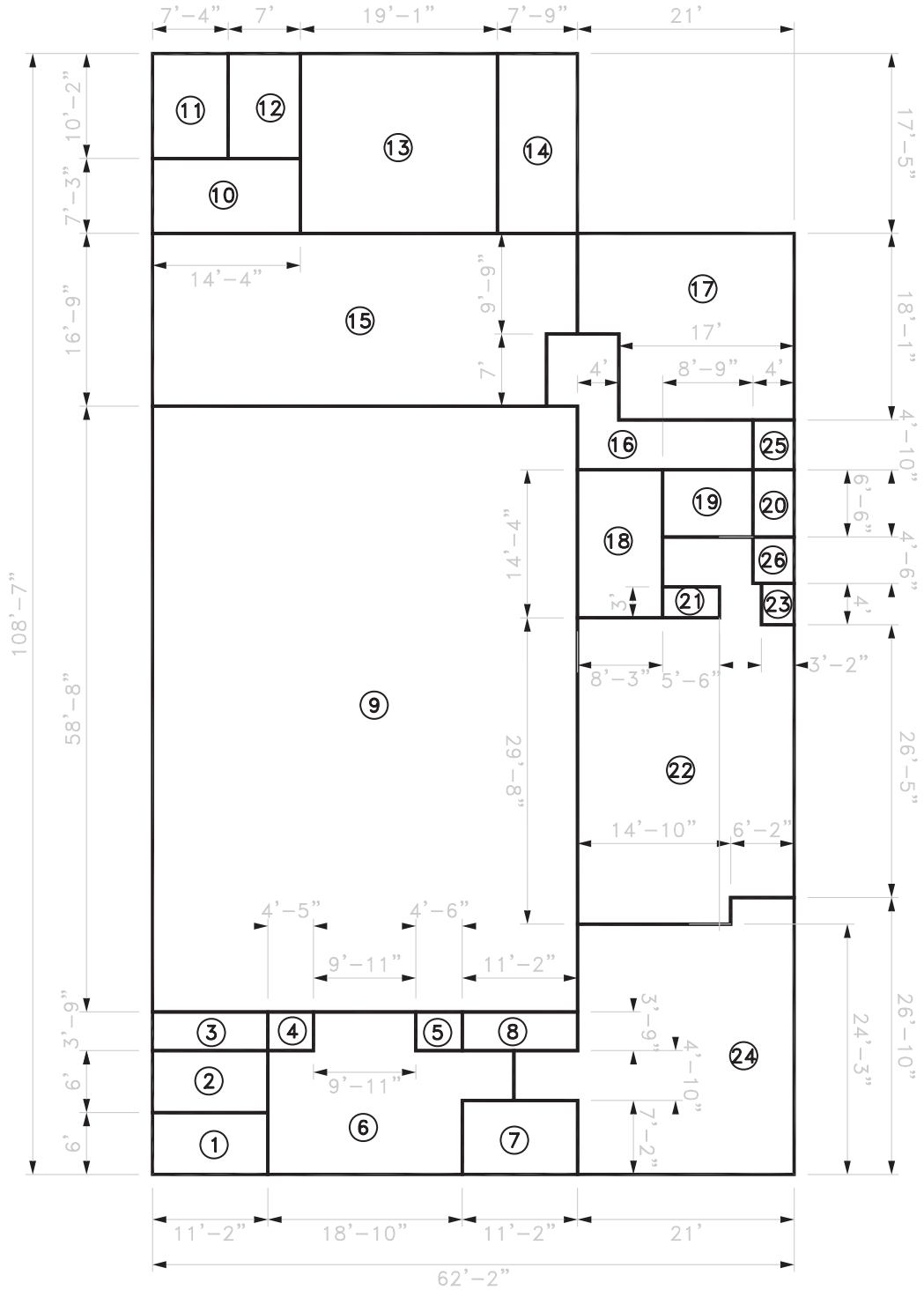


Not drawn to scale

# 116 - Franklin Elementary School - Unit C2

915 Foothill Boulevard - Oakland, CA 94606-3013

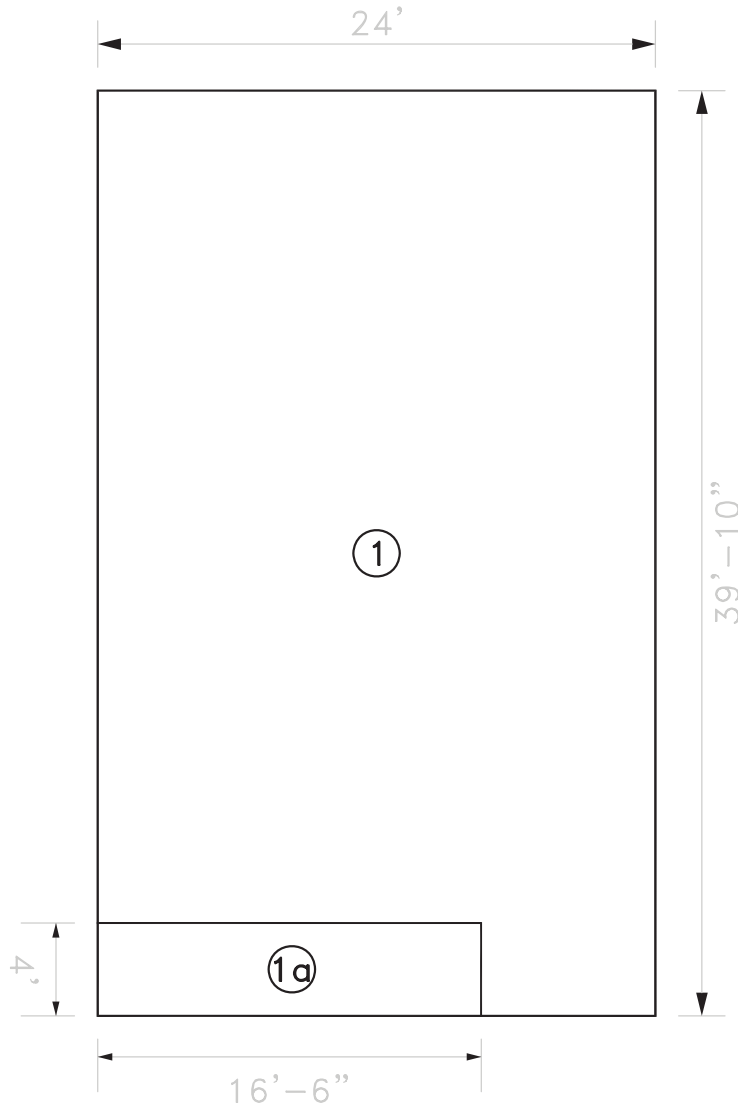




Not drawn to scale

# 116 - Franklin Elementary School - Unit D

915 Foothill Boulevard - Oakland, CA 94606-3013



Not drawn to scale

## 116 - Franklin Elementary School - Unit F

915 Foothill Boulevard - Oakland, CA 94606-3013

# Franklin Elementary School

915 Foothill Boulevard

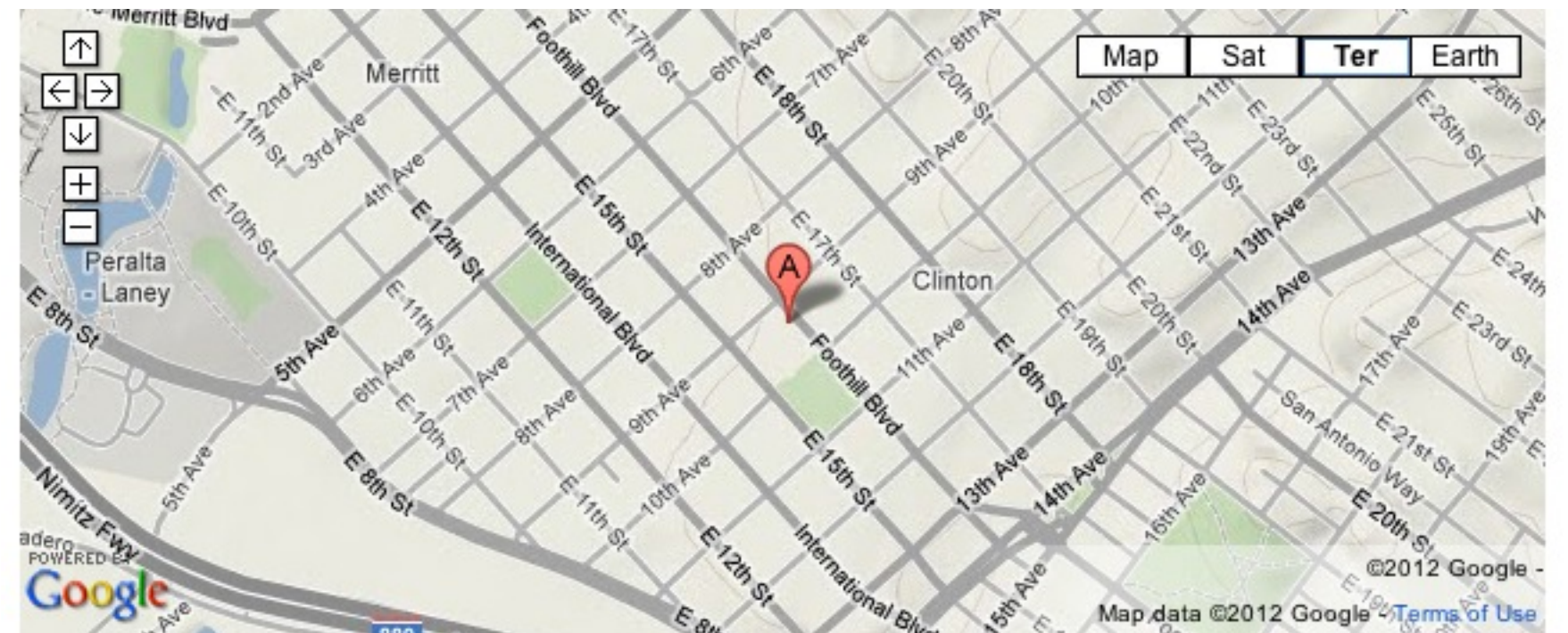
Site 116 Region 2 Grades K-5

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<br>(2010-2011) |
|-----------------|-----|---------|-------|--------------------|
| <b>Franklin</b> | 31  | 780     | 811   | 810                |



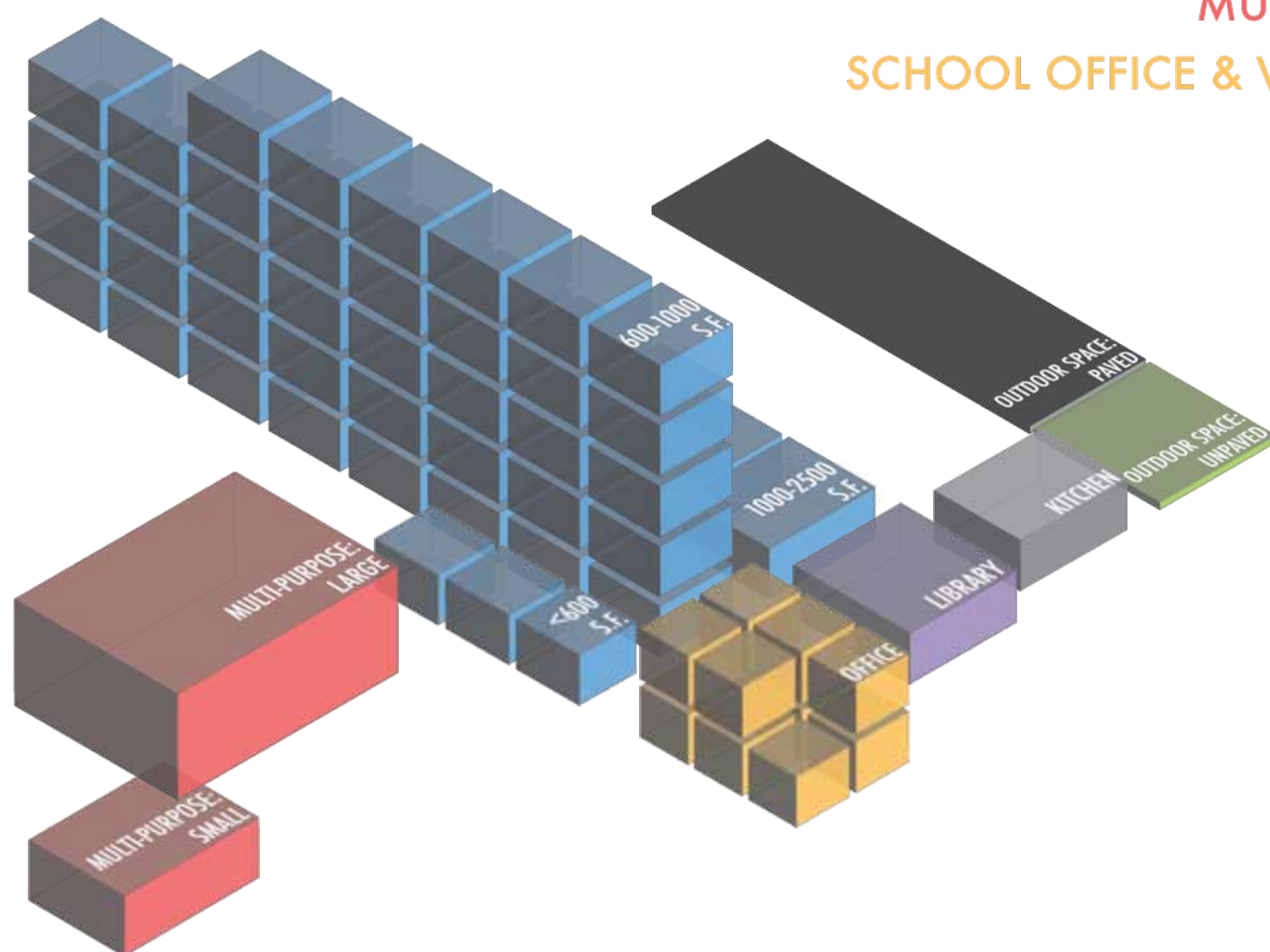
## FACILITIES (Summer 2012)

### 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/<br>Multi-purpose/Gym      | <b>2</b>         |           | 3,084      |
| Admin/Office/<br>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               |           |            |

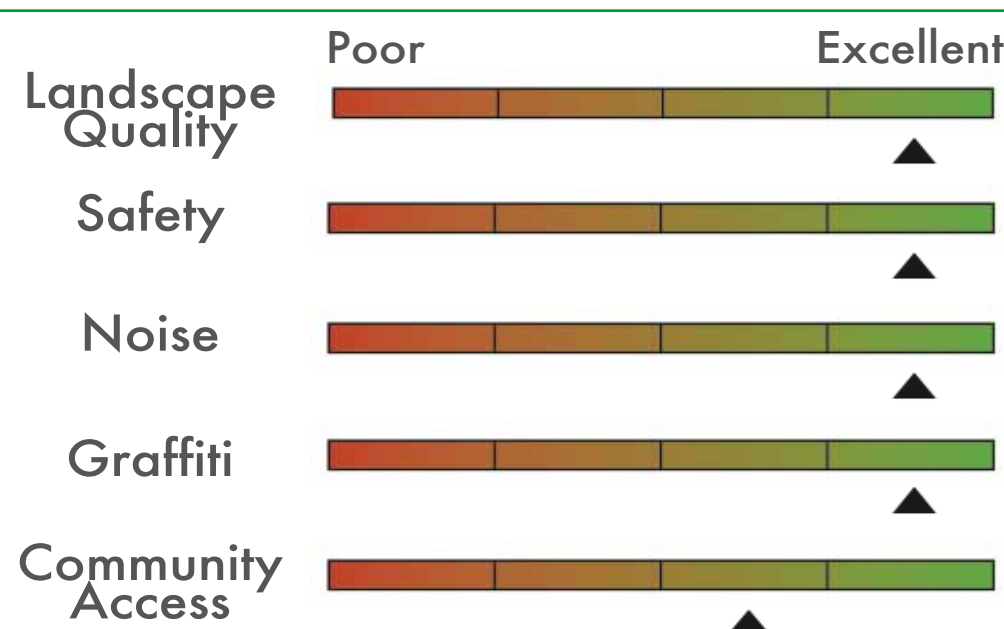
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

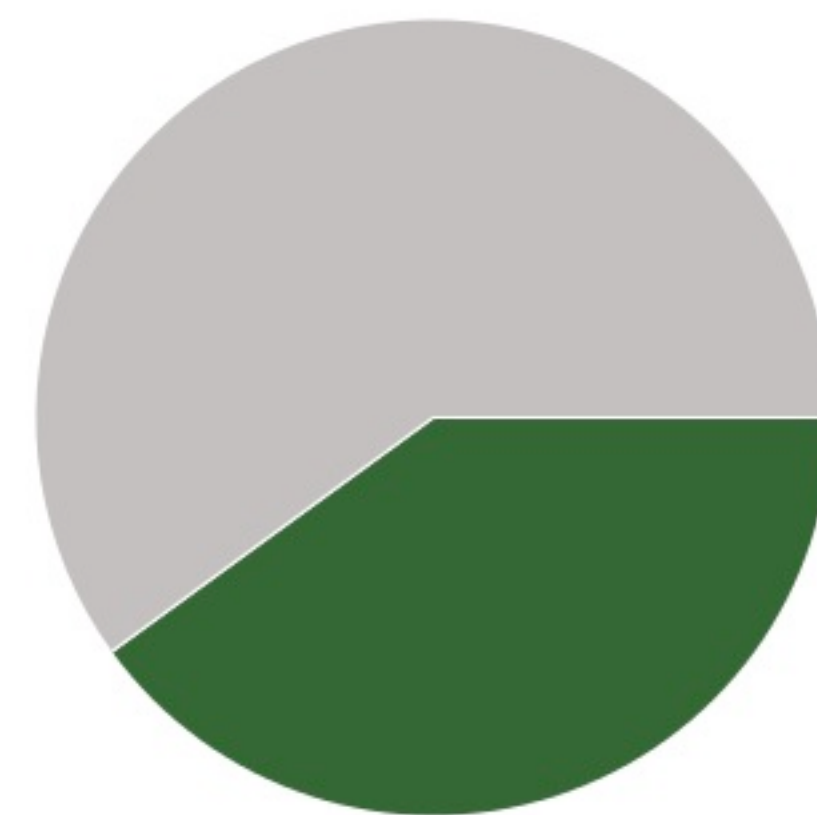
- Play structure ●●●
- Basketball hoops ●●●●●●
- Swimming pool
- Soccer/football field ●
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

#### Transit Accommodations



### Open Space



Paved 60% 40% Green

# Franklin Elementary School

Building Records

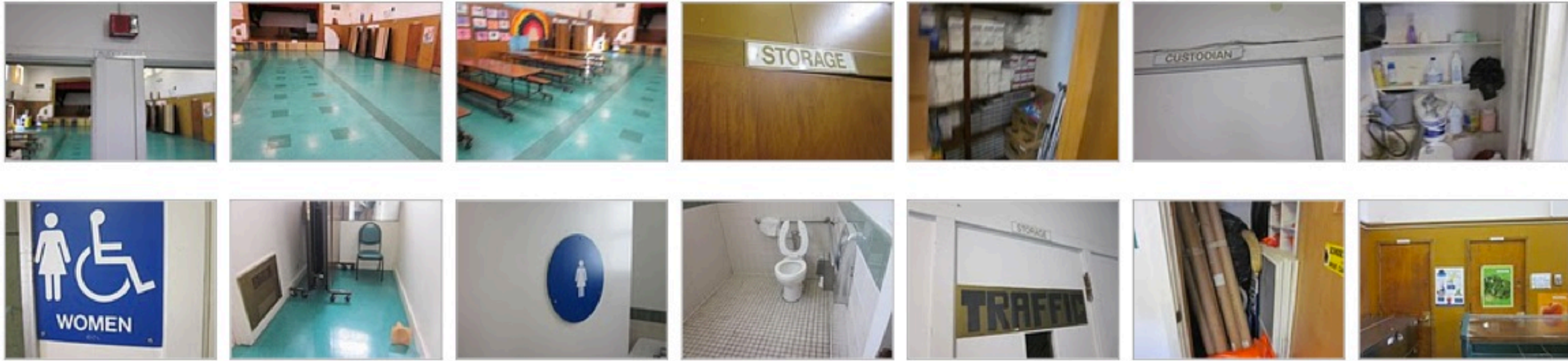
Site ID 116

Region 2

Grades K-5

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

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



|  |  |   |   |   |                       |
|--|--|---|---|---|-----------------------|
| <b>BUILDING A</b>                      |  | BUILDING AREA (SQFT): 17,636  |   | CONSTRUCTED: 1955   |                       |
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Plywood on wood joists   | FOUNDATION<br>Strip footings (under structural walls) | VERTICAL RESISTANCE<br>Shear wall - Wood stud walls                       |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |   | <b>INTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>12   | NO. OF OFFICES<br>6                                   | NO. OF ADMIN ROOMS<br>7   | NO. OF RESTROOMS<br>6 |
|  |  | NO. OF STUDENT COMPUTERS<br>18  | NO. OF ADMIN WORKSTATIONS<br>12                       | ADDITIONAL ADMIN SPACES   |                       |

|  |  |   |   |   |                       |
|--|--|---|---|---|-----------------------|
| <b>BUILDING B</b>                      |  | BUILDING AREA (SQFT): 10,660  |   | CONSTRUCTED: 1955   |                       |
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Plywood on wood joists   | FOUNDATION<br>Strip footings (under structural walls) | VERTICAL RESISTANCE<br>Shear wall - Wood stud walls                       |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |   | <b>INTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>8  | NO. OF OFFICES<br>1                                   | NO. OF ADMIN ROOMS<br>1   | NO. OF RESTROOMS<br>2 |
|  |  | NO. OF STUDENT COMPUTERS<br>41  | NO. OF ADMIN WORKSTATIONS<br>1                        | ADDITIONAL ADMIN SPACES   |                       |

|  |  |   |   |   |                       |
|--|--|---|---|---|-----------------------|
| <b>BUILDING C</b>                      |  | BUILDING AREA (SQFT): 19,763  |   | CONSTRUCTED: 1958   |                       |
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Plywood on wood joists and steel beams                         | FOUNDATION<br>Spread (under int. col.) & Strip (under struct. walls) footings | VERTICAL RESISTANCE<br>Shear wall - Wood stud walls                       |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |   | <b>INTERIOR</b><br>Physical Condition:  ▲<br>Circulation & Wayfinding:  ▲ |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>14   | NO. OF OFFICES<br>1   | NO. OF ADMIN ROOMS<br>1   | NO. OF RESTROOMS<br>5 |
|  |  | NO. OF STUDENT COMPUTERS<br>23  | NO. OF ADMIN WORKSTATIONS<br>2  | ADDITIONAL ADMIN SPACES   |                       |

**BUILDING****D**

BUILDING AREA (SQFT): 6,280

CONSTRUCTED: 1955

**STRUCTURAL ELEMENTS****ROOFING**

Plywood on wood joists and steel beams

**FOUNDATION**

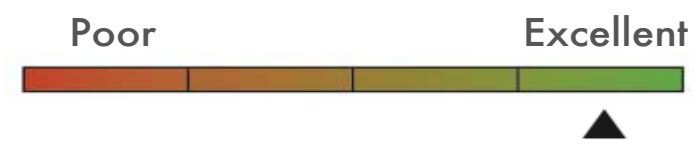
Strip footings (under structural walls)

**VERTICAL RESISTANCE**

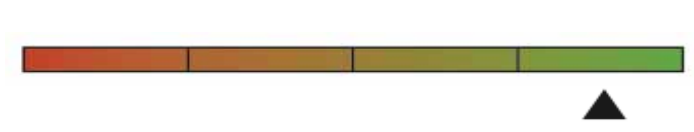
Shear wall - Wood stud walls.

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

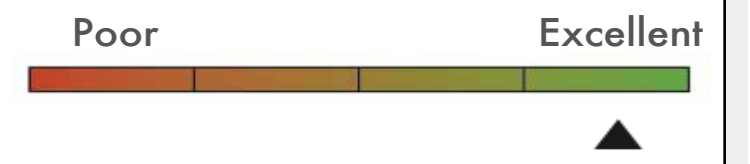
Physical Condition



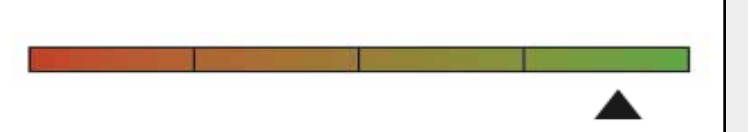
Circulation &amp; Wayfinding

**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

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

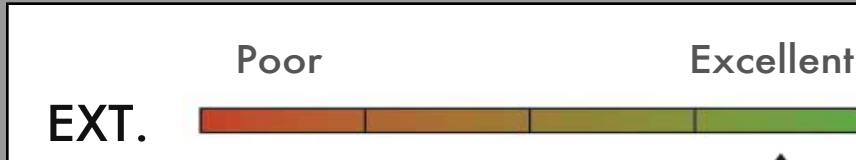
Portable Inventory

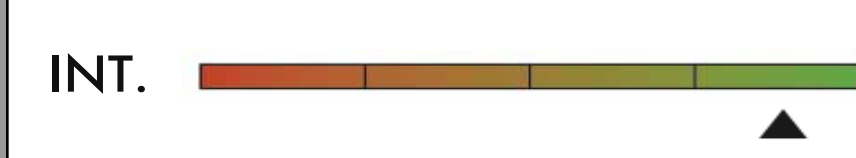
Total Count  
**6**

Average Age  
**29** Years

Qualitative Conditions Assessment

Poor Excellent

EXT. 

INT. 

# Franklin Elementary School

Rooms Summary & List

Site ID 116

Region 2

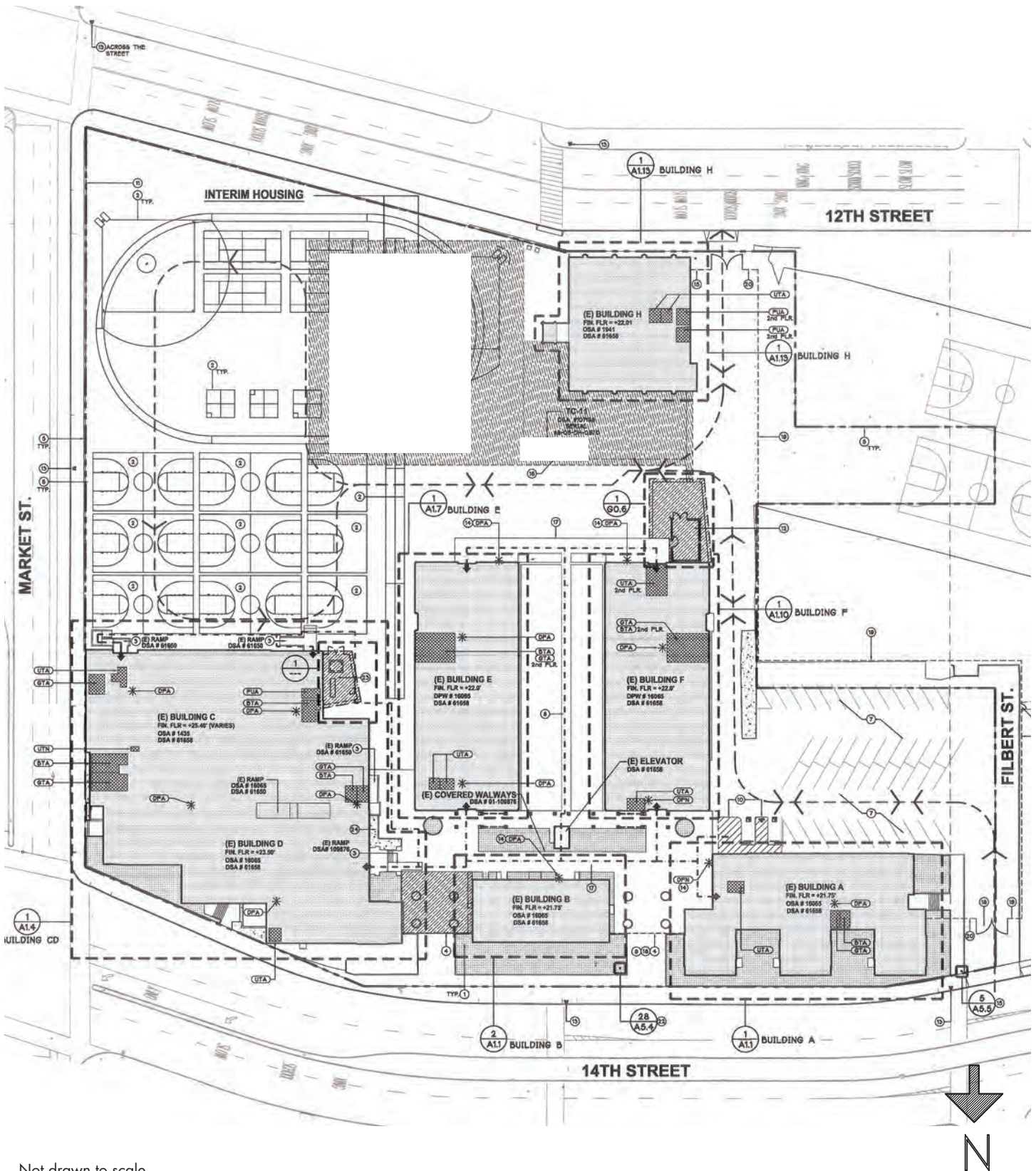
Grades K-5

| 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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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

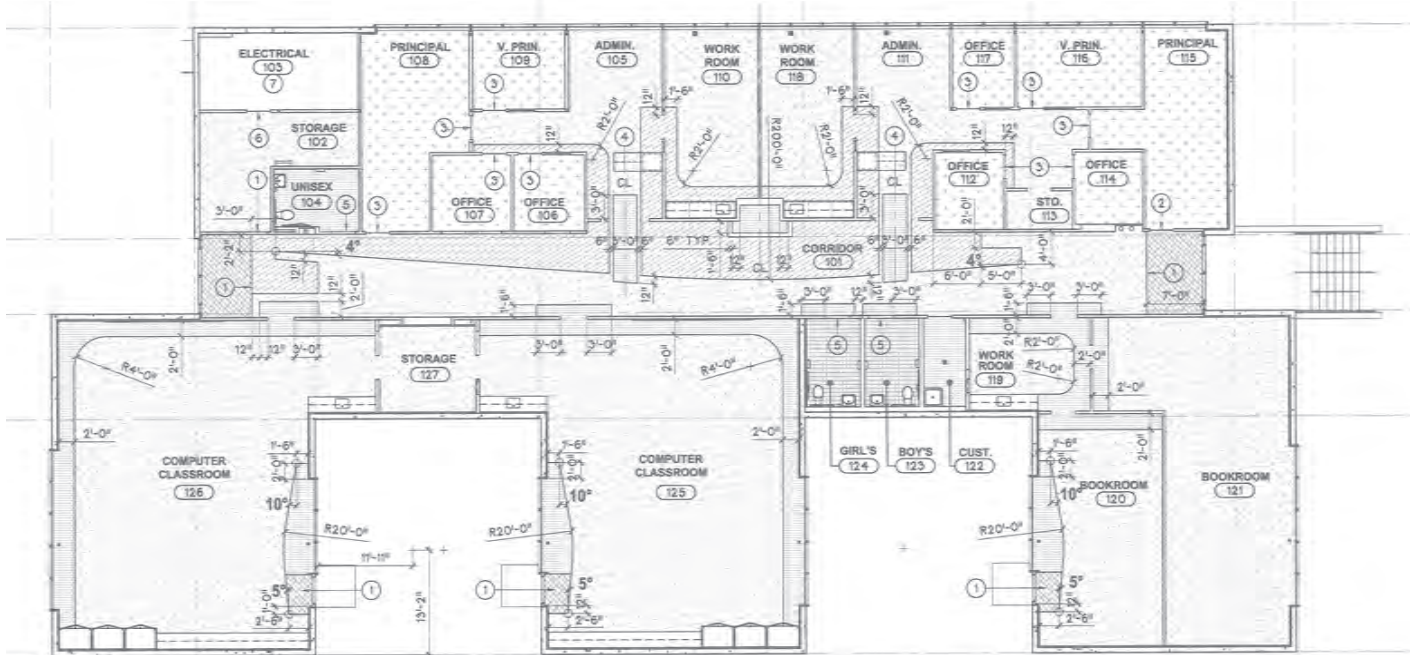
991 14th Street - Oakland, CA 94607-3230



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

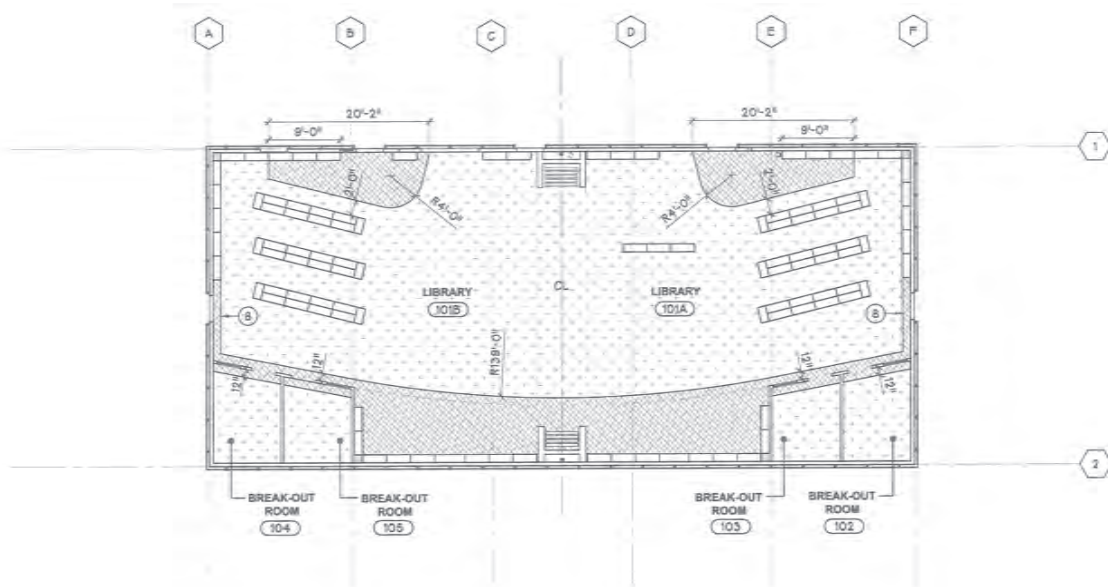
2011





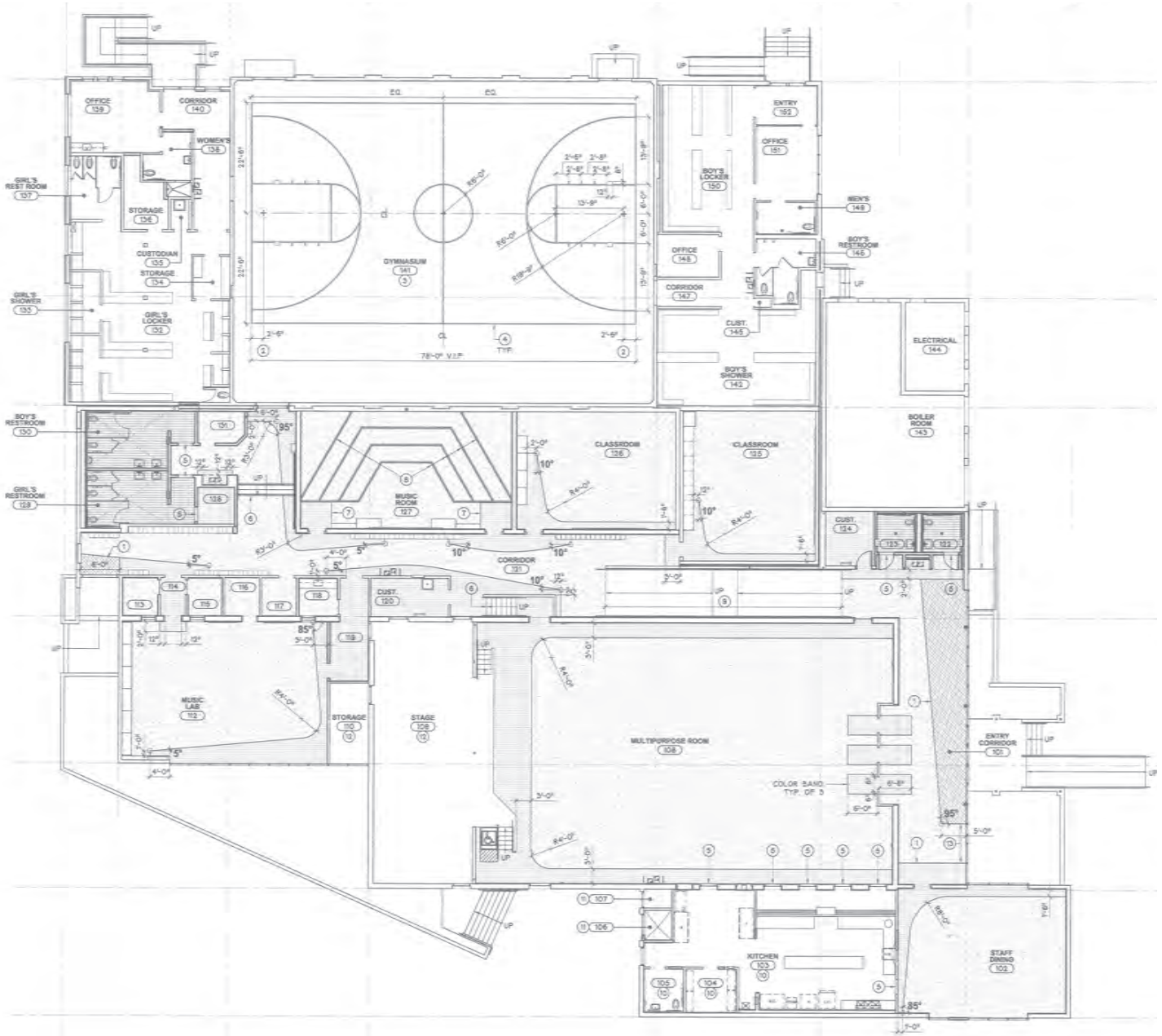
Not drawn to scale

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



Not drawn to scale

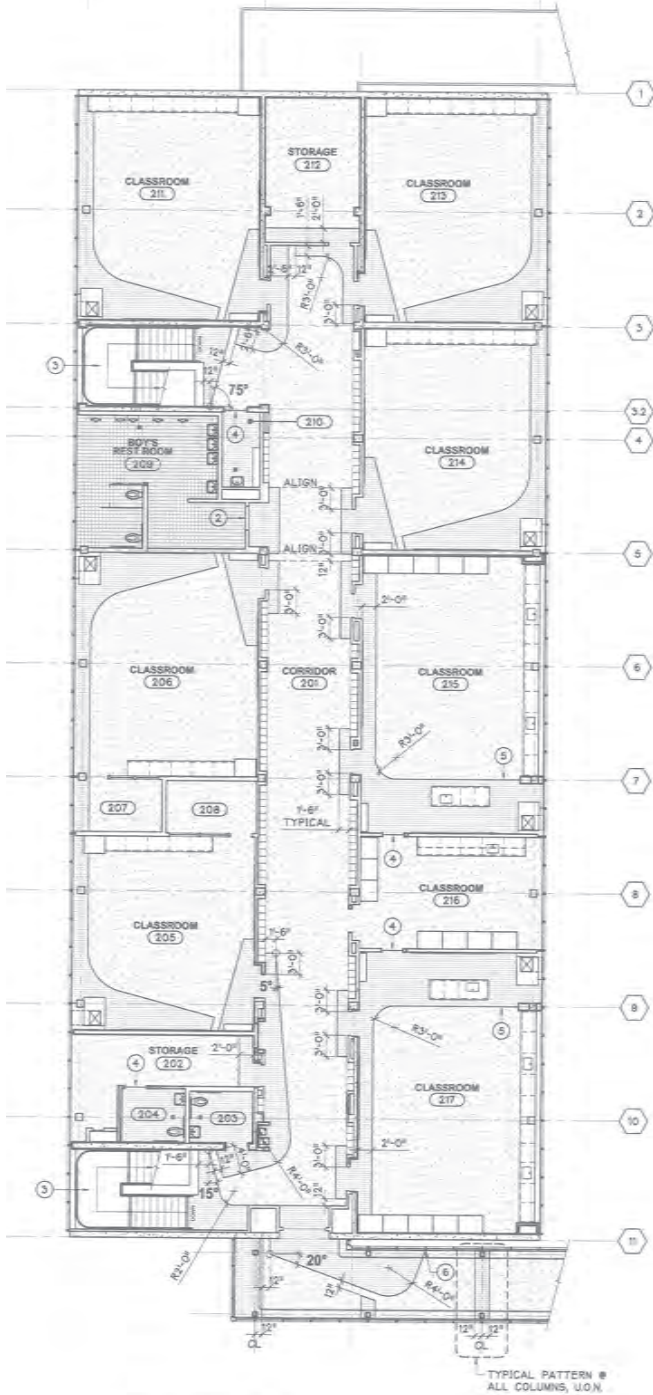
204 - Lowell Middle School - Unit B  
 991 14th Street - Oakland, CA 94607-3230



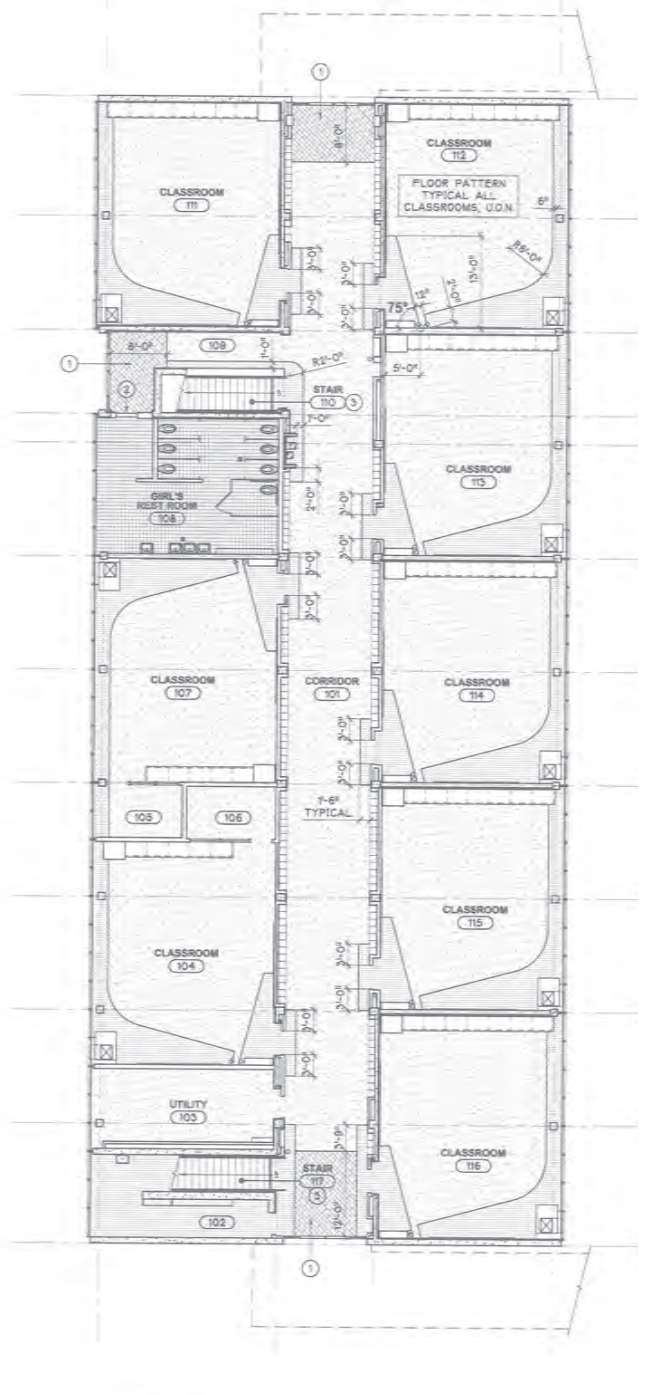
Not drawn to scale

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

991 14th Street - Oakland, CA 94607-3230



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



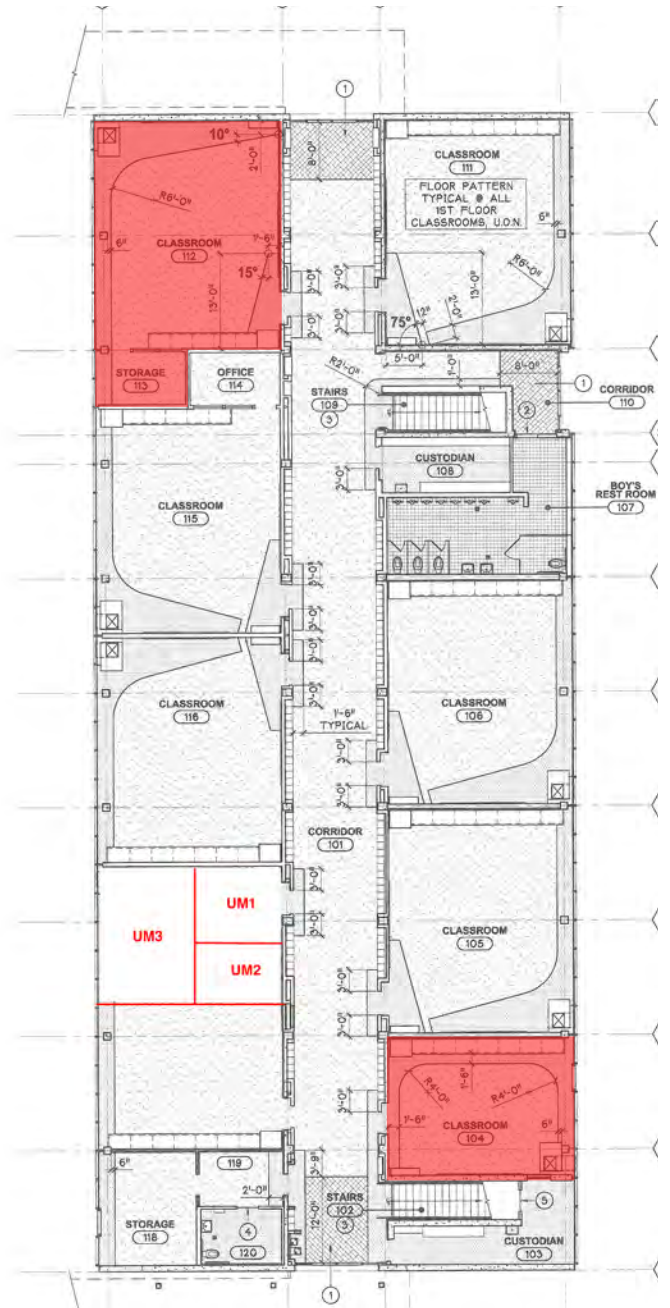
**1** BUILDING E  
1ST FLOOR FINISH PLAN  
1/8" = 1'-0"

Not drawn to scale

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



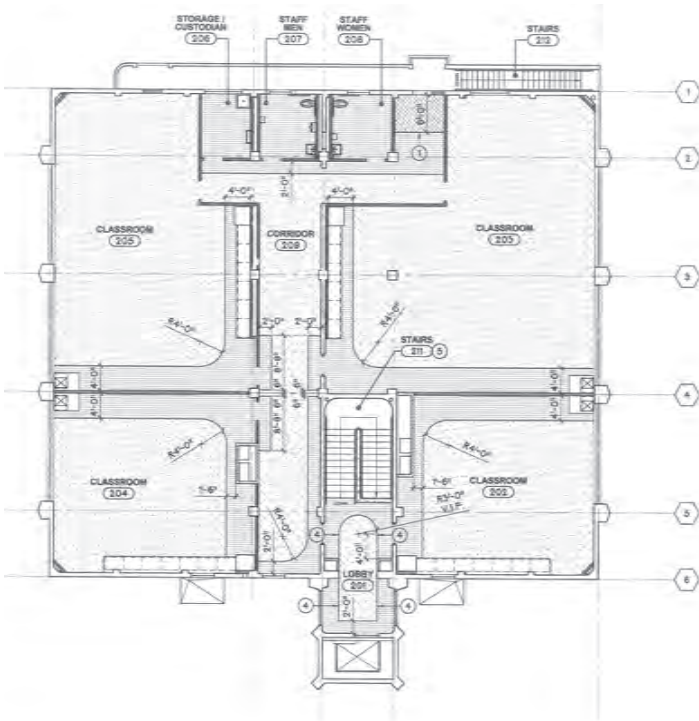
**2** BUILDING F  
2ND FLOOR FINISH PLAN  
1/8" = 1'-0"



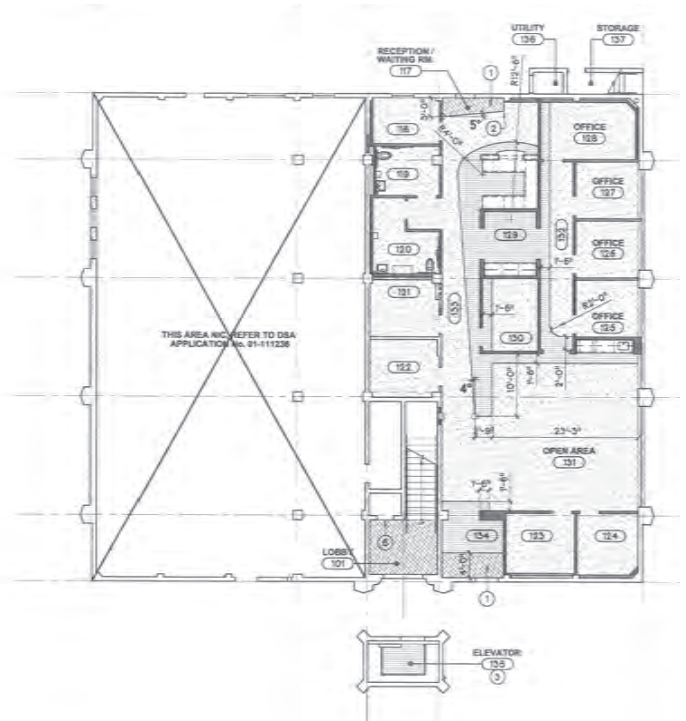
**1** BUILDING F  
1ST FLOOR FINISH PLAN  
1/8" = 1'-0"

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<br>(2010-2011) |
|------------------------------------|-----|---------|-------|--------------------|
| <b>KIPP Bridge Charter Academy</b> |     |         |       |                    |
| <b>West Oakland Middle School</b>  | 1   | 155     | 156   | 574                |



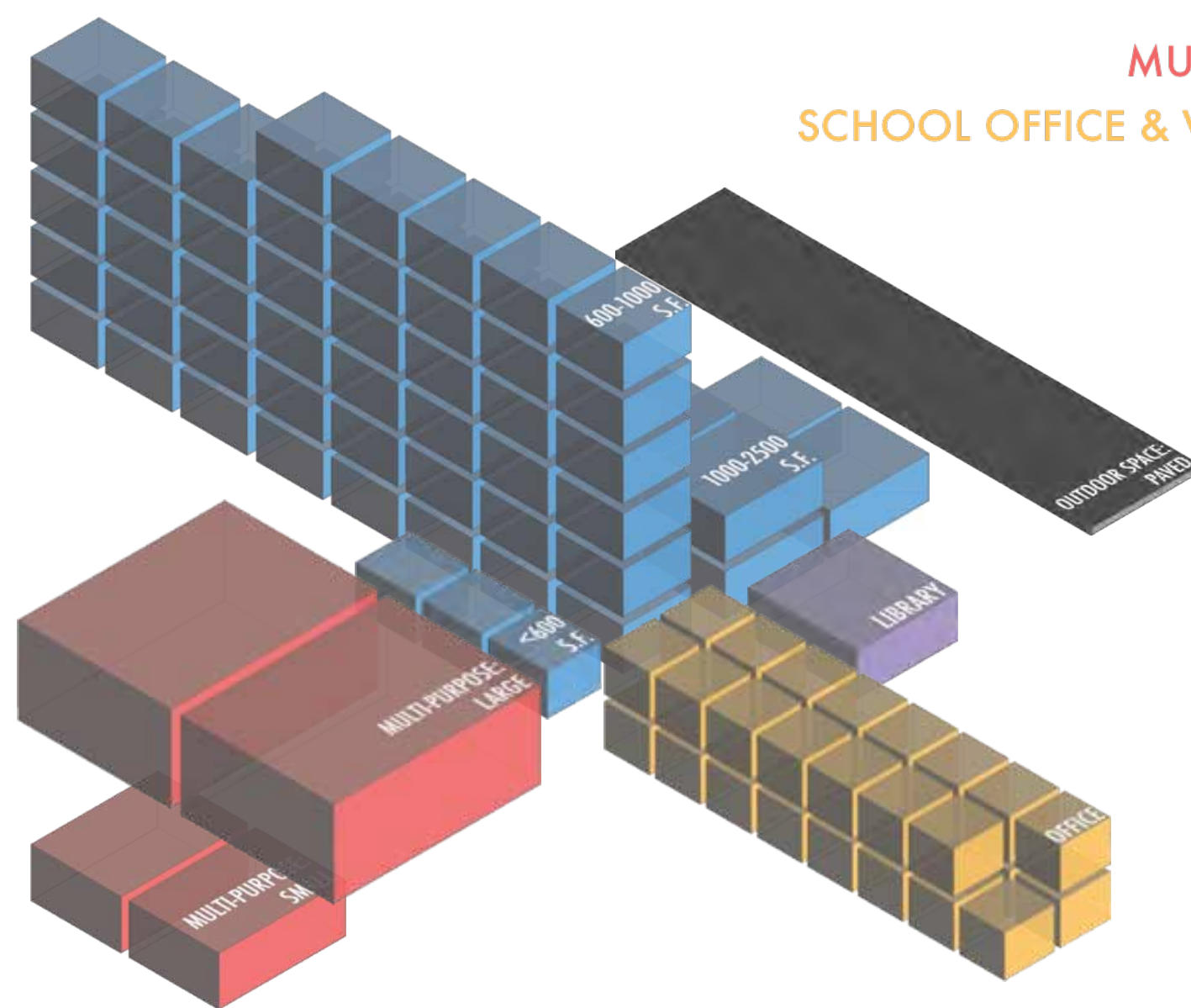
## FACILITIES (Summer 2012)

### 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/<br>Multi-purpose/Gym      | <b>4</b>        |           | 12,062   |
| Admin/Office/<br>Conference Room                | <b>31</b>       |           | 4,371    |
| School Gardens (None)                           |                 |           |          |
| Kitchen   | Type: Finishing |           |          |
| On-site Health Clinic                           | Yes             |           |          |

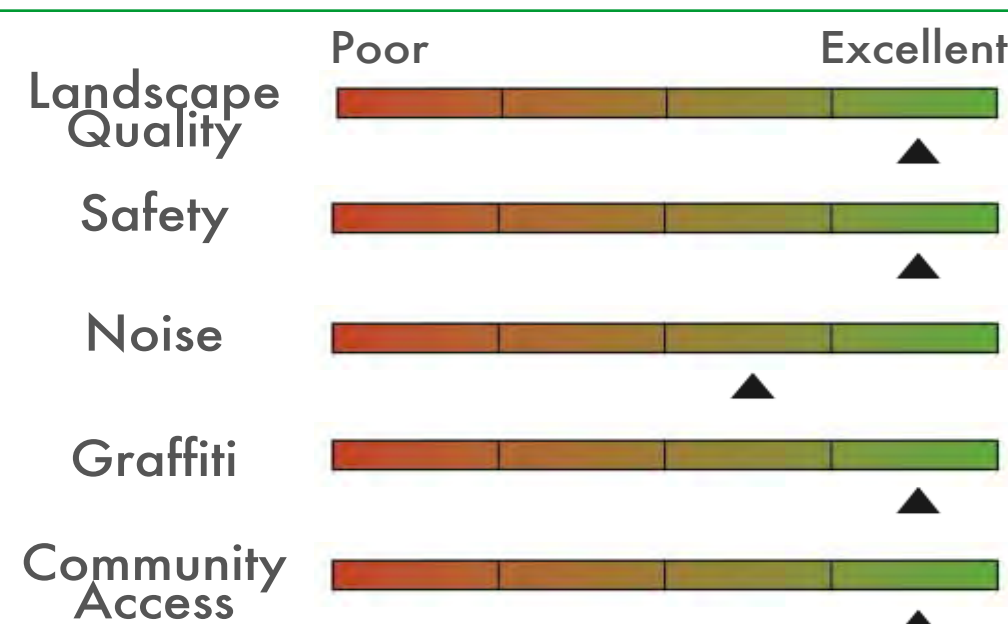
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

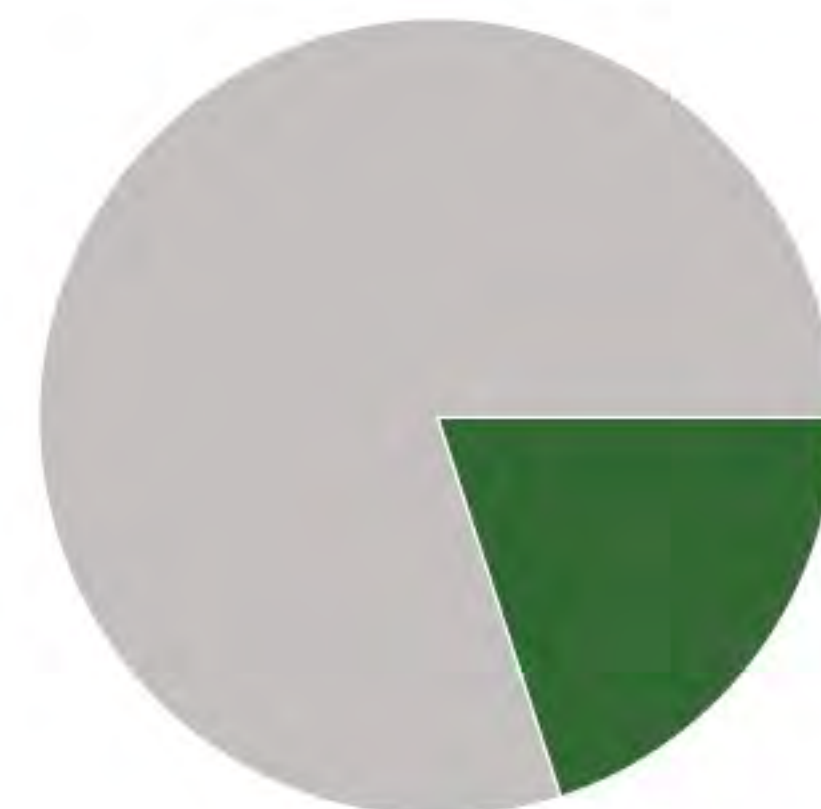
- Play structure
- Basketball hoops
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

Transit Accommodations



### Open Space



Paved 80% 20% Green

# Lowell Middle School

Building Records

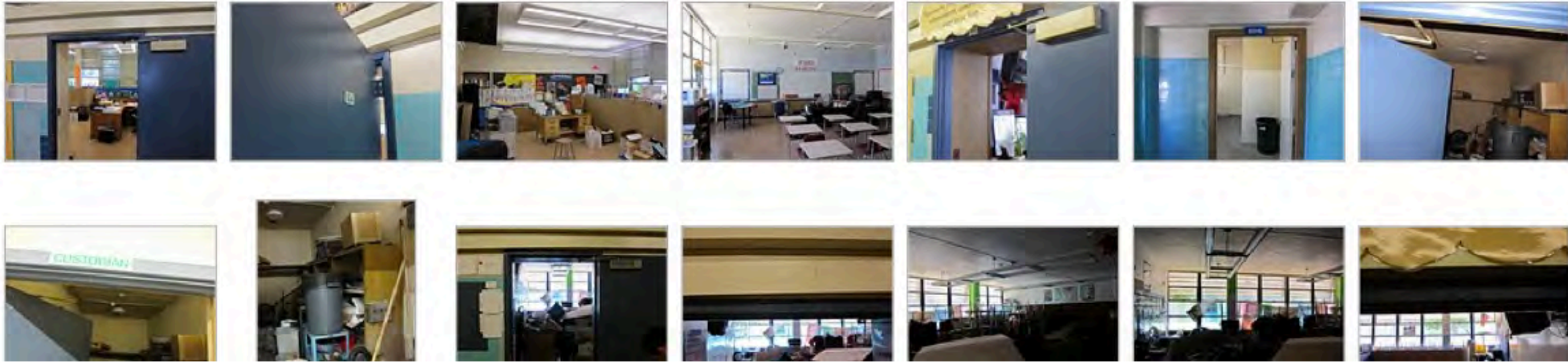
Site ID 204

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><br>Diagonal wood sheathing on wood joists  | <b>FOUNDATION</b><br>Spread (under int. col.) & Strip (under struct. walls) footings  | <b>VERTICAL RESISTANCE</b><br>Shear wall - Concrete shear walls |                     |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] | <b>INTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] |   |                     |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS: 2<br>NO. OF STUDENT COMPUTERS:   | NO. OF OFFICES:<br>NO. OF ADMIN WORKSTATIONS:   | NO. OF ADMIN ROOMS: 14<br>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><br>Diagonal wood sheathing on wood joists  | <b>FOUNDATION</b><br>Spread (under int. col.) & Strip (under struct. walls) footings  | <b>VERTICAL RESISTANCE</b><br>Shear wall - Wood stud walls |                   |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] | <b>INTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] |  |                   |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS:<br>NO. OF STUDENT COMPUTERS:   | NO. OF OFFICES:<br>NO. OF ADMIN WORKSTATIONS:   | NO. OF ADMIN ROOMS:<br>ADDITIONAL ADMIN SPACES:            | NO. OF RESTROOMS: |

|  |  |   |   |   |                      |
|--|--|---|---|---|----------------------|
| <b>BUILDING C</b>                      |  | BUILDING AREA (SQFT): 30,824  |   | CONSTRUCTED: 1958   |                      |
| <b>STRUCTURAL ELEMENTS</b>             |  | <b>ROOFING</b><br>Diagonal sheathing on joists, steel horizontal bracing... Diagonal sheathing on wood joists and steel trusses                 | <b>FOUNDATION</b><br>Spread (under int. col.) & Strip (under struct. walls) footings  | <b>VERTICAL RESISTANCE</b><br>Shear wall - Concrete shear walls; Infilled frames - Steel moment frames w/ infill concrete walls |                      |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] | <b>INTERIOR</b><br>Physical Condition: [Progress bar from Poor to Excellent]<br>Circulation & Wayfinding: [Progress bar from Poor to Excellent] |   |                      |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS: 3<br>NO. OF STUDENT COMPUTERS:   | NO. OF OFFICES:<br>NO. OF ADMIN WORKSTATIONS:   | NO. OF ADMIN ROOMS: 6<br>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<br>Concrete slab on concrete rib beams  | FOUNDATION<br>Spread (under col.) & Strip (under struct. walls) footings | VERTICAL RESISTANCE<br>Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames                                       |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 3)<br>Circulation & Wayfinding: [Poor       Excellent] (Level 3) |  | <b>INTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 3)<br>Circulation & Wayfinding: [Poor       Excellent] (Level 3) |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>15   | NO. OF OFFICES   | NO. OF ADMIN ROOMS  | NO. OF RESTROOMS<br>4 |
|  |  | NO. OF STUDENT COMPUTERS  | NO. OF ADMIN WORKSTATIONS  | ADDITIONAL ADMIN SPACES<br>Teachers' Lounge   |                       |

| <b>BUILDING F</b>                      |  | BUILDING AREA (SQFT): 21,651  |  | CONSTRUCTED: 1958   |                       |
|--|--|---|--|---|-----------------------|
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Concrete slab on concrete rib beams  | FOUNDATION<br>Spread (under col.) & Strip (under struct. walls) footings | VERTICAL RESISTANCE<br>Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames                                       |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 3)<br>Circulation & Wayfinding: [Poor       Excellent] (Level 3) |  | <b>INTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 3)<br>Circulation & Wayfinding: [Poor       Excellent] (Level 3) |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>15   | NO. OF OFFICES   | NO. OF ADMIN ROOMS<br>1   | NO. OF RESTROOMS<br>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<br>Concrete slab on concrete beams  | FOUNDATION<br>Spread (under col.) & Strip (under struct. walls) footings | VERTICAL RESISTANCE<br>Shear wall - Concrete shear walls; Rigid frames - Concrete moment frames   |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 4) ▲<br>Circulation & Wayfinding: [Poor       Excellent] (Level 4) ▲ |  | <b>INTERIOR</b><br>Physical Condition: [Poor       Excellent] (Level 4) ▲<br>Circulation & Wayfinding: [Poor       Excellent] (Level 4) ▲ |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>4  | NO. OF OFFICES   | NO. OF ADMIN ROOMS<br>10  | NO. OF RESTROOMS<br>4 |
|  |  | NO. OF STUDENT COMPUTERS<br>30  | NO. OF ADMIN WORKSTATIONS  | ADDITIONAL ADMIN SPACES   |                       |

# Lowell Middle School

Portable Records

Site ID 204

Region 1

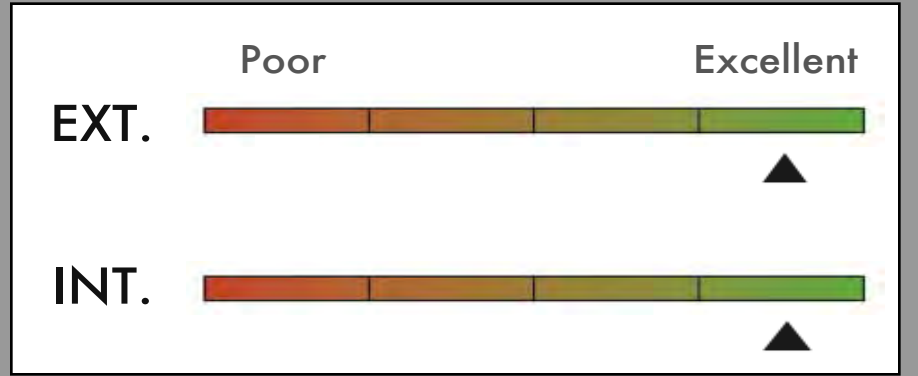
Grades 6-8

Portable Inventory

Total Count

Average Age  
Years

Qualitative Conditions Assessment



# Lowell Middle School

Rooms Summary & List

Site ID 204

Region 1

Grades 6-8

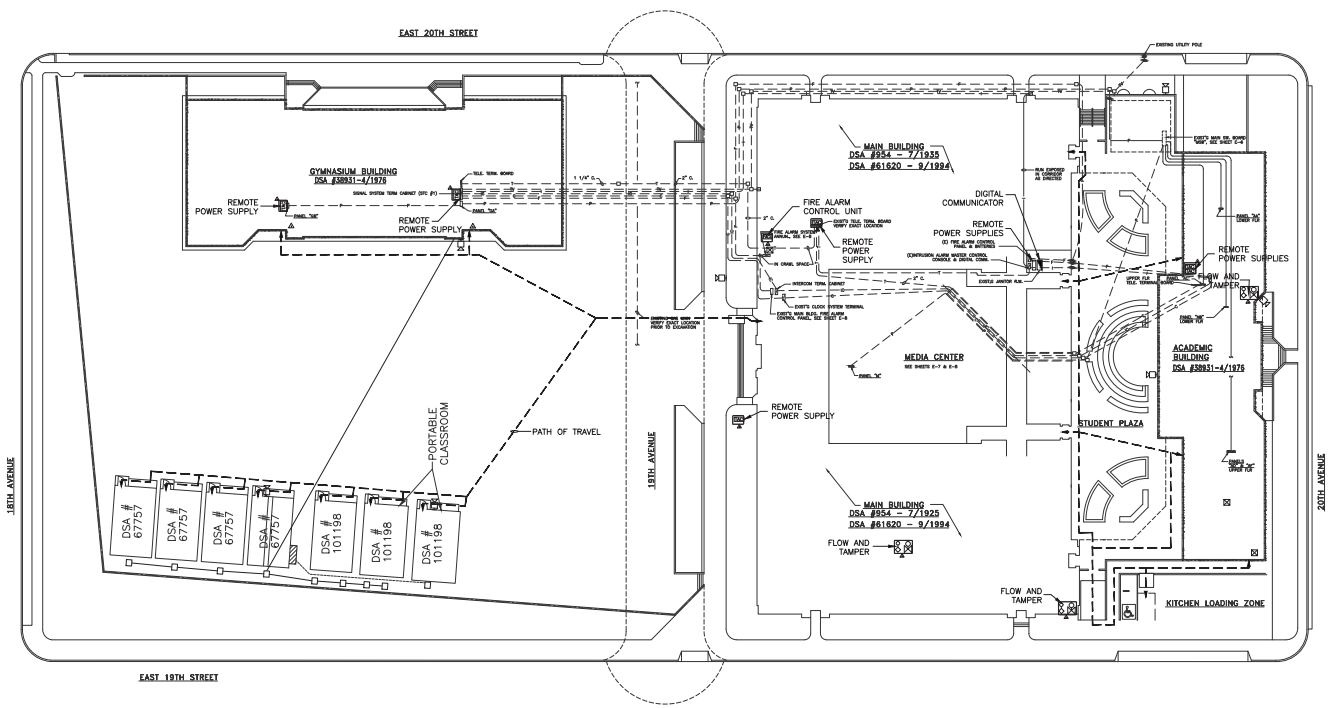
|                 | BLDG LEVEL | ROOM #   | ROOM USE            | ROOM AREA<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>ROOM # | ROOM CAPACITY |
|-----------------|------------|----------|---------------------|-------------------------------|------------------------|-----------------------|------------------|---------------|
| <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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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

**Exclusive Use by  
Charter School**

## 212 - Roosevelt Middle School - Site Plan

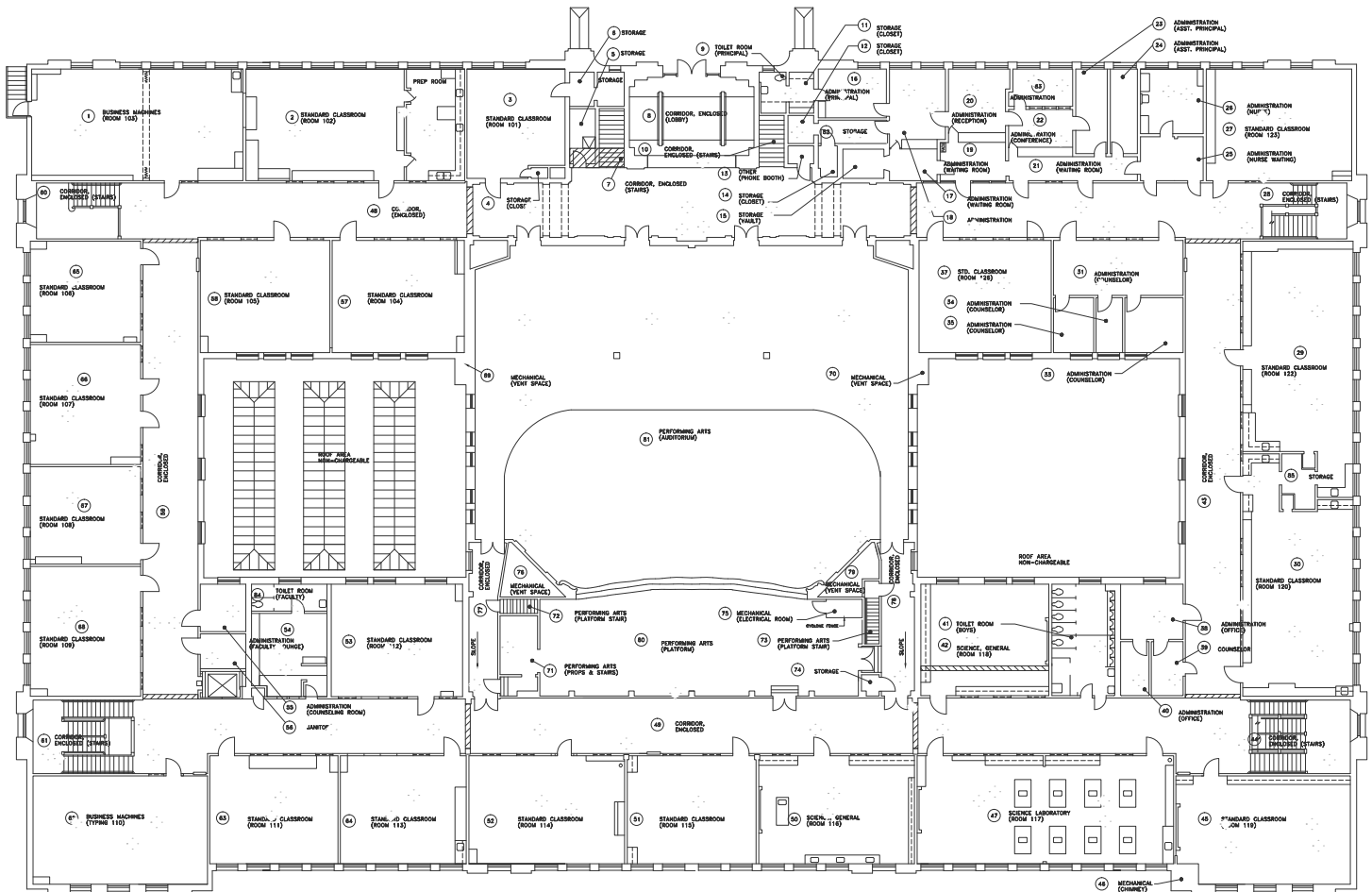
1926 19th Avenue - Oakland, CA 94606-4170




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

2011






**SECOND FLOOR PLAN (UNIT A1)**  
 SCALE: 1/8" inch = 1' foot



Not drawn to scale

# 212 - Roosevelt Middle School - Unit A1

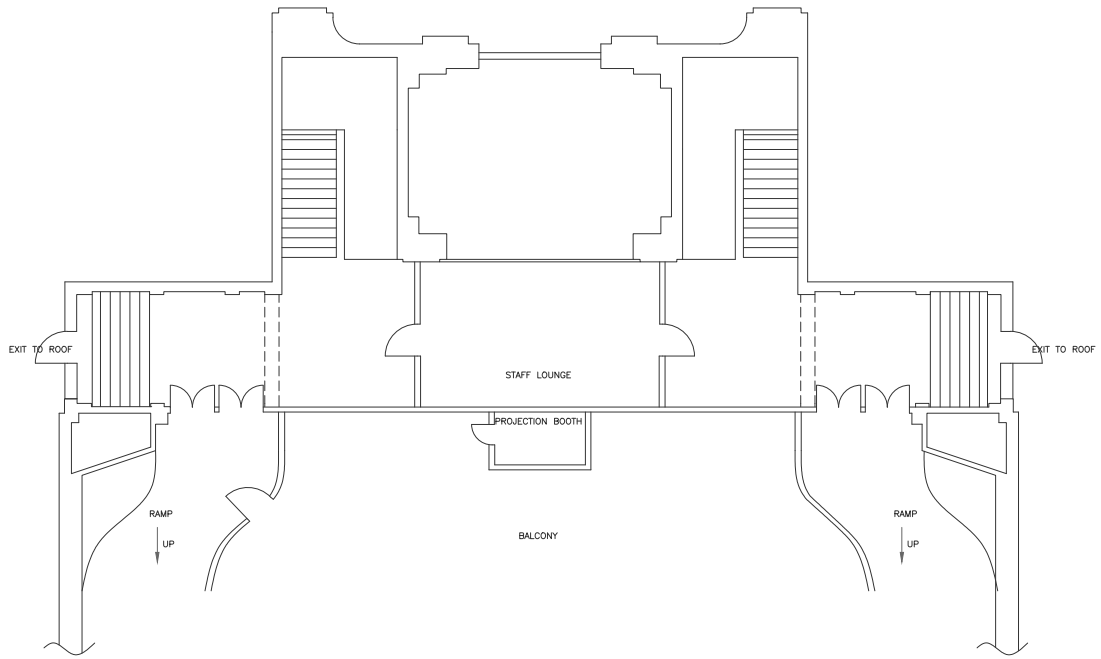
1926 19th Avenue - Oakland, CA 94606-4170



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

2011





Not drawn to scale



## 212 - Roosevelt Middle School - Unit A2

1926 19th Avenue - Oakland, CA 94606-4170

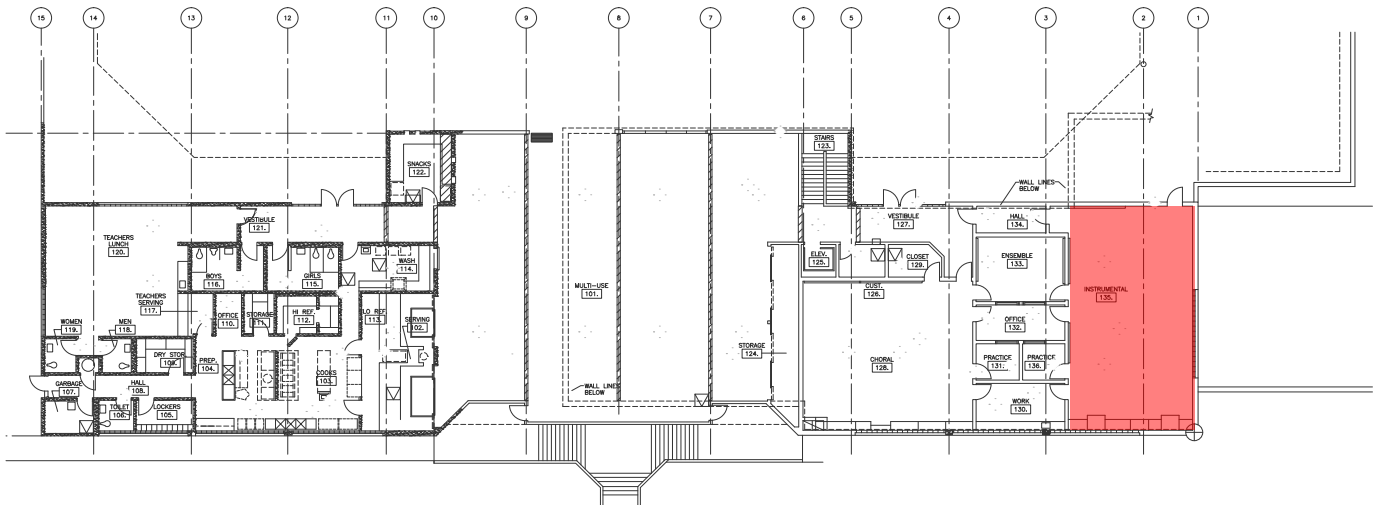
MKTHINK

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

2011

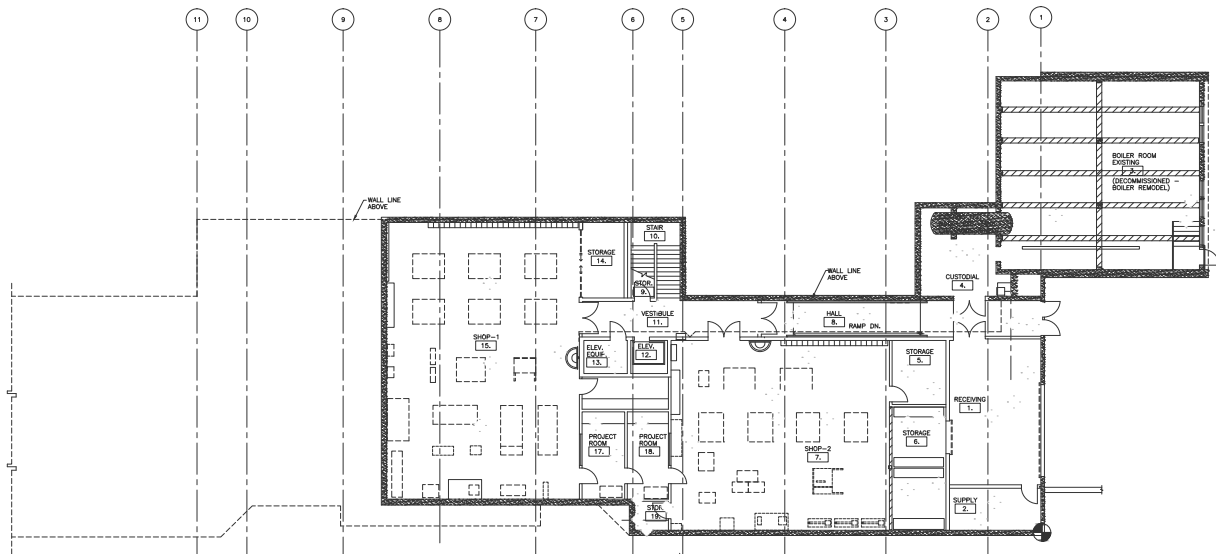






Not drawn to scale

212 - Roosevelt Middle School - Unit B1  
 1926 19th Avenue - Oakland, CA 94606-4170



Not drawn to scale

## 212 - Roosevelt Middle School - Unit B2

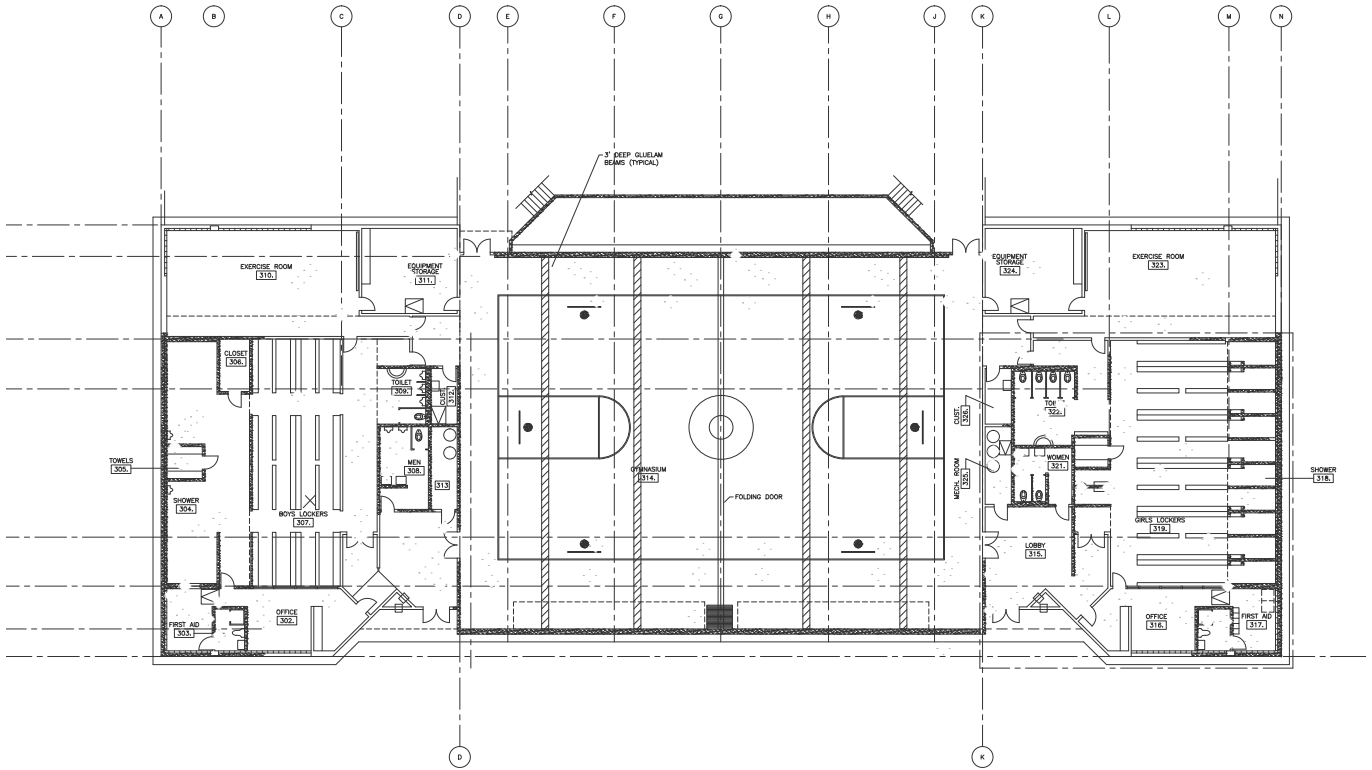
1926 19th Avenue - Oakland, CA 94606-4170

**MKTHINK**

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

2011





Not drawn to scale



212 - Roosevelt Middle School - Unit C  
 1926 19th Avenue - Oakland, CA 94606-4170

# Roosevelt Middle School

1926 19th Avenue

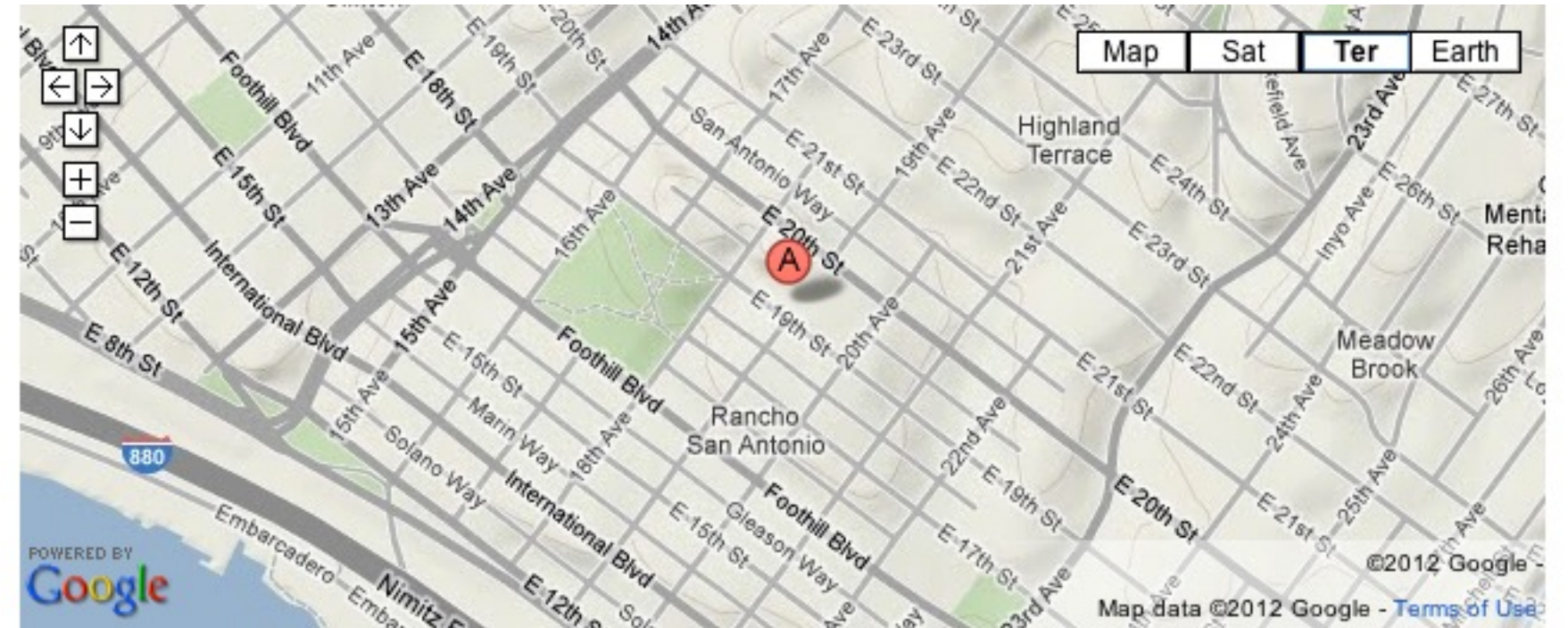
Site 212 Region 2 Grades 6-8

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)

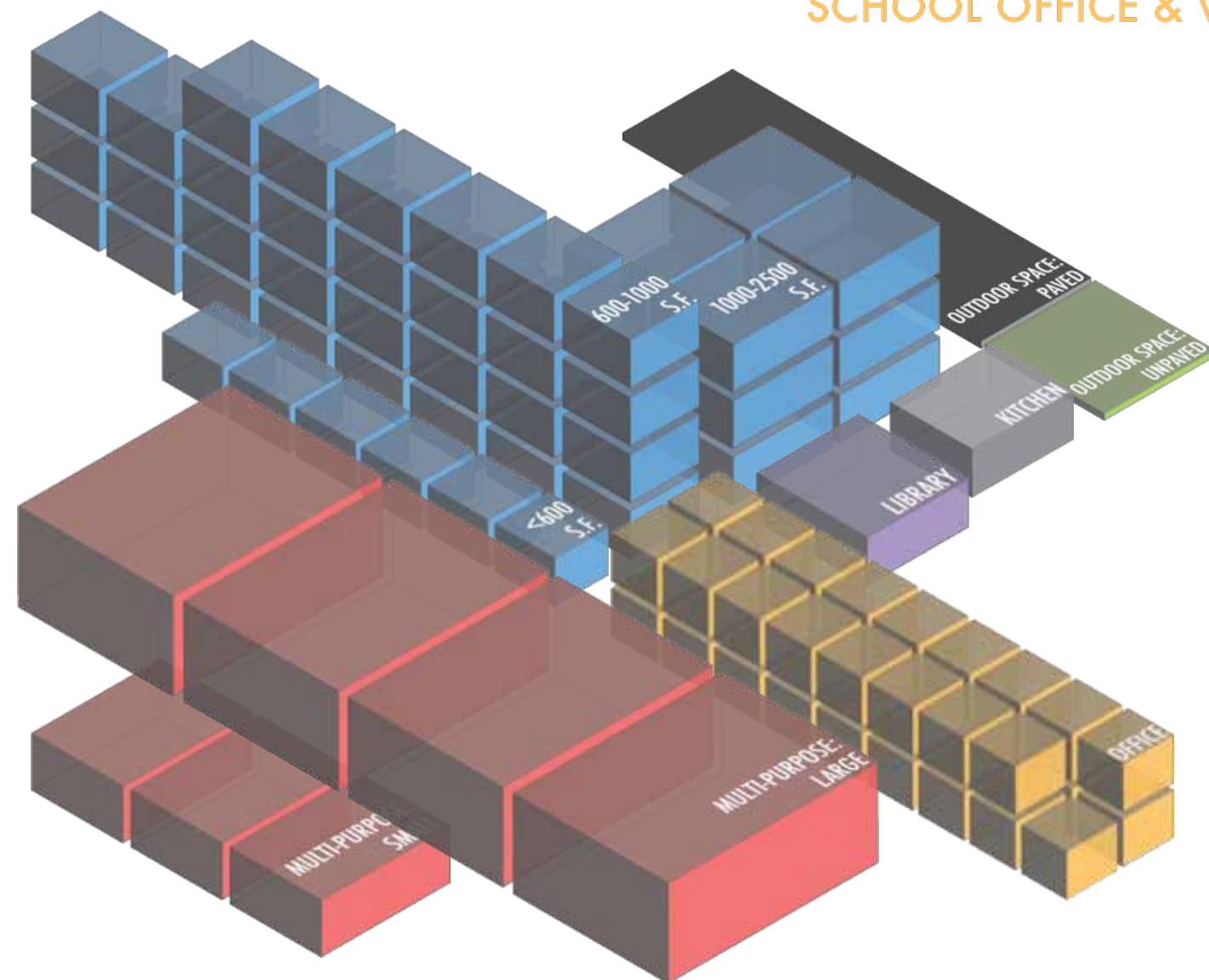
### Schools / Enrollment

|                  | SDC | Non-SDC | Total | API<br>(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/<br>Multi-purpose/Gym      | <b>7</b>         |           | 25,337     |
| Admin/Office/<br>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)

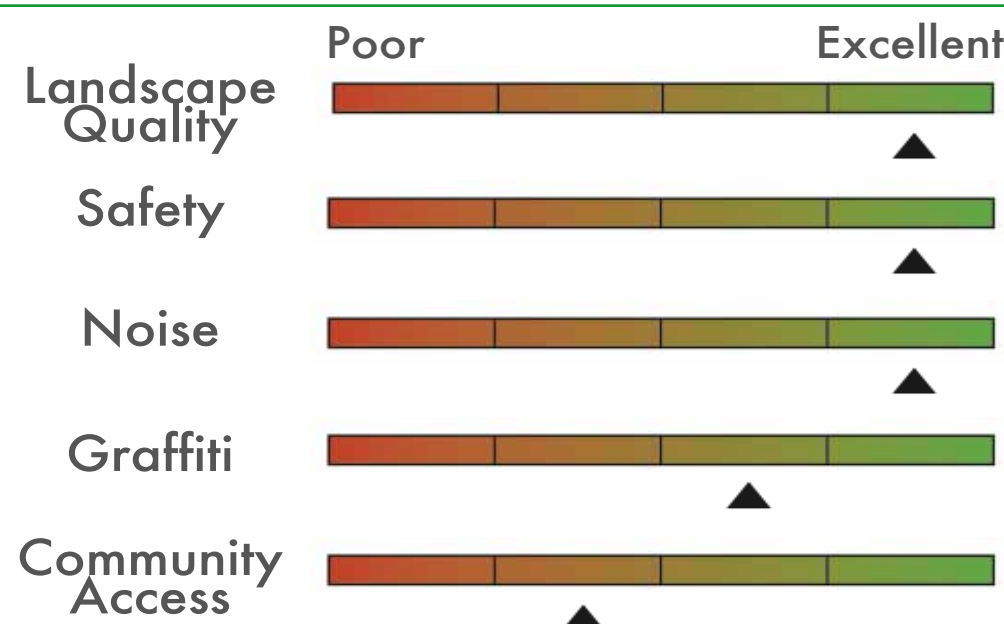
### Sports / Recreation

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

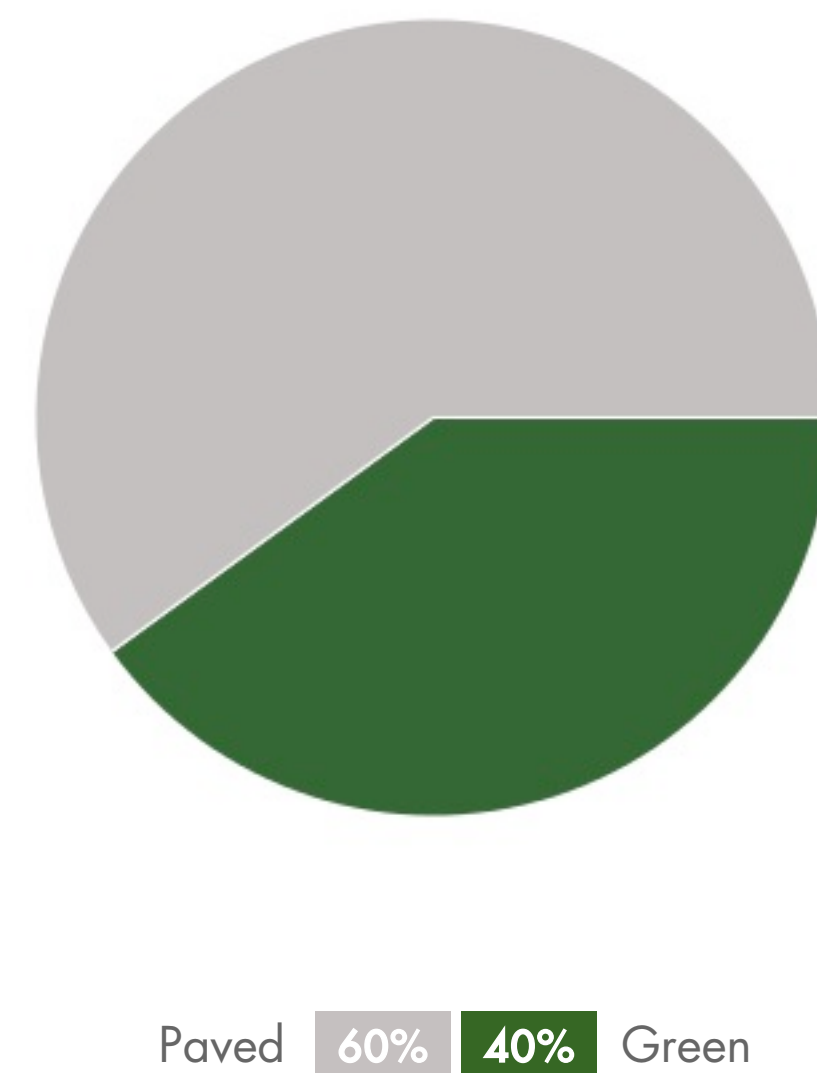
### Qualitative Assessment

Transit Accommodations

10 10



### Open Space





# Roosevelt Middle School

Building Records

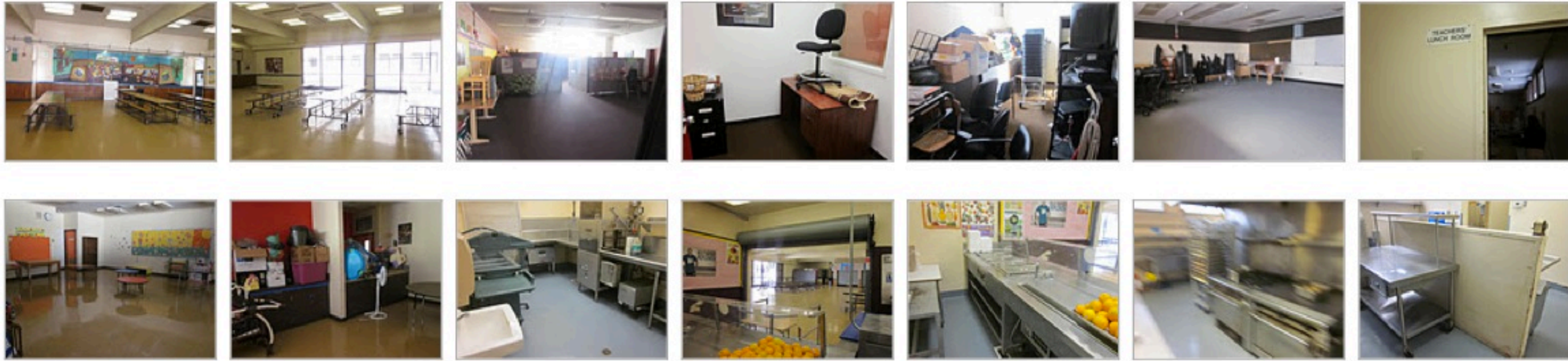
Site ID 212

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

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

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

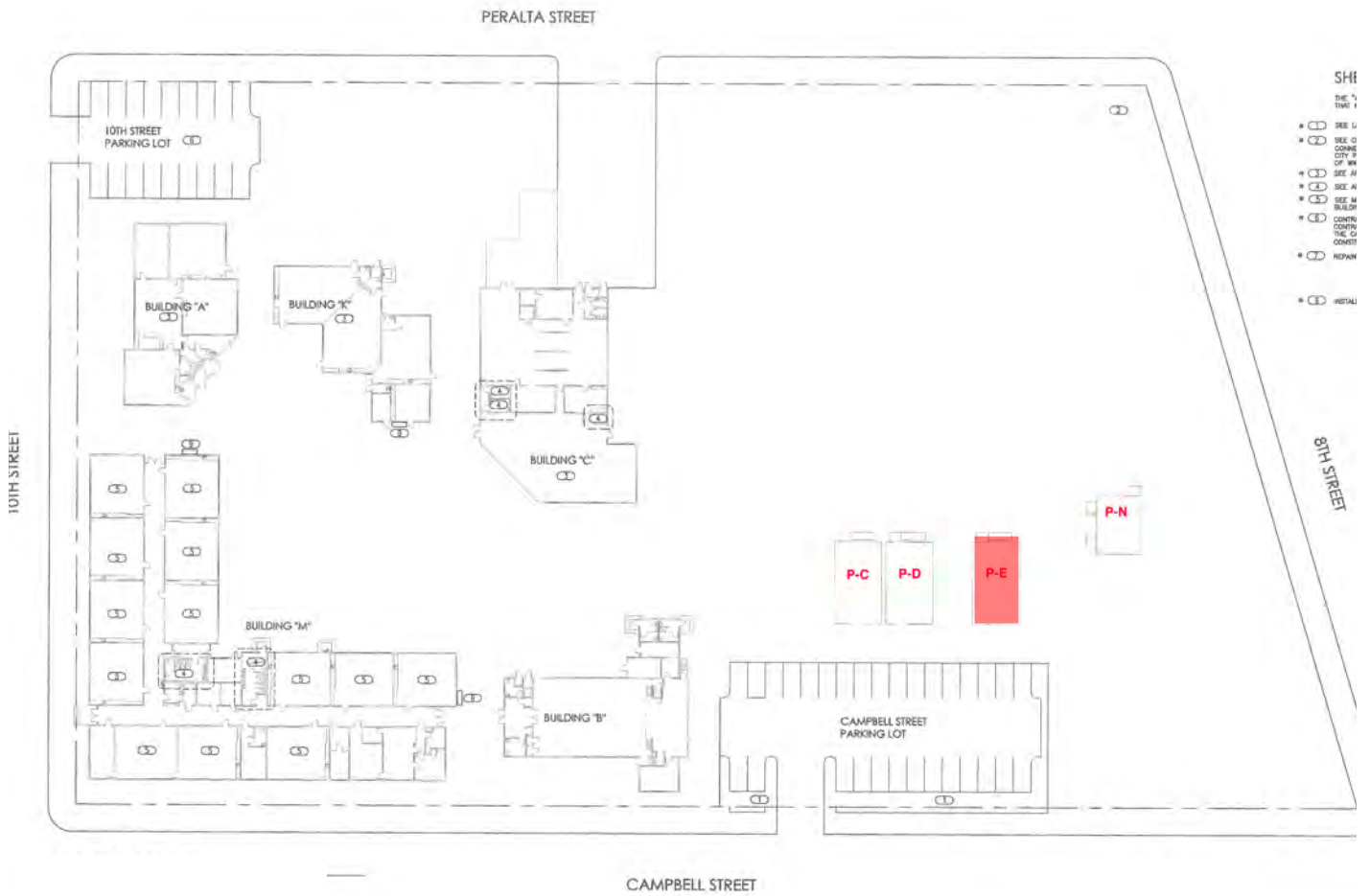
| BUILDING | BLDG LEVEL | ROOM # | ROOM USE            | ROOM AREA<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>ROOM # | ROOM CAPACITY |
|----------|------------|--------|---------------------|-------------------------------|------------------------|-----------------------|------------------|---------------|
| <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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQURE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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

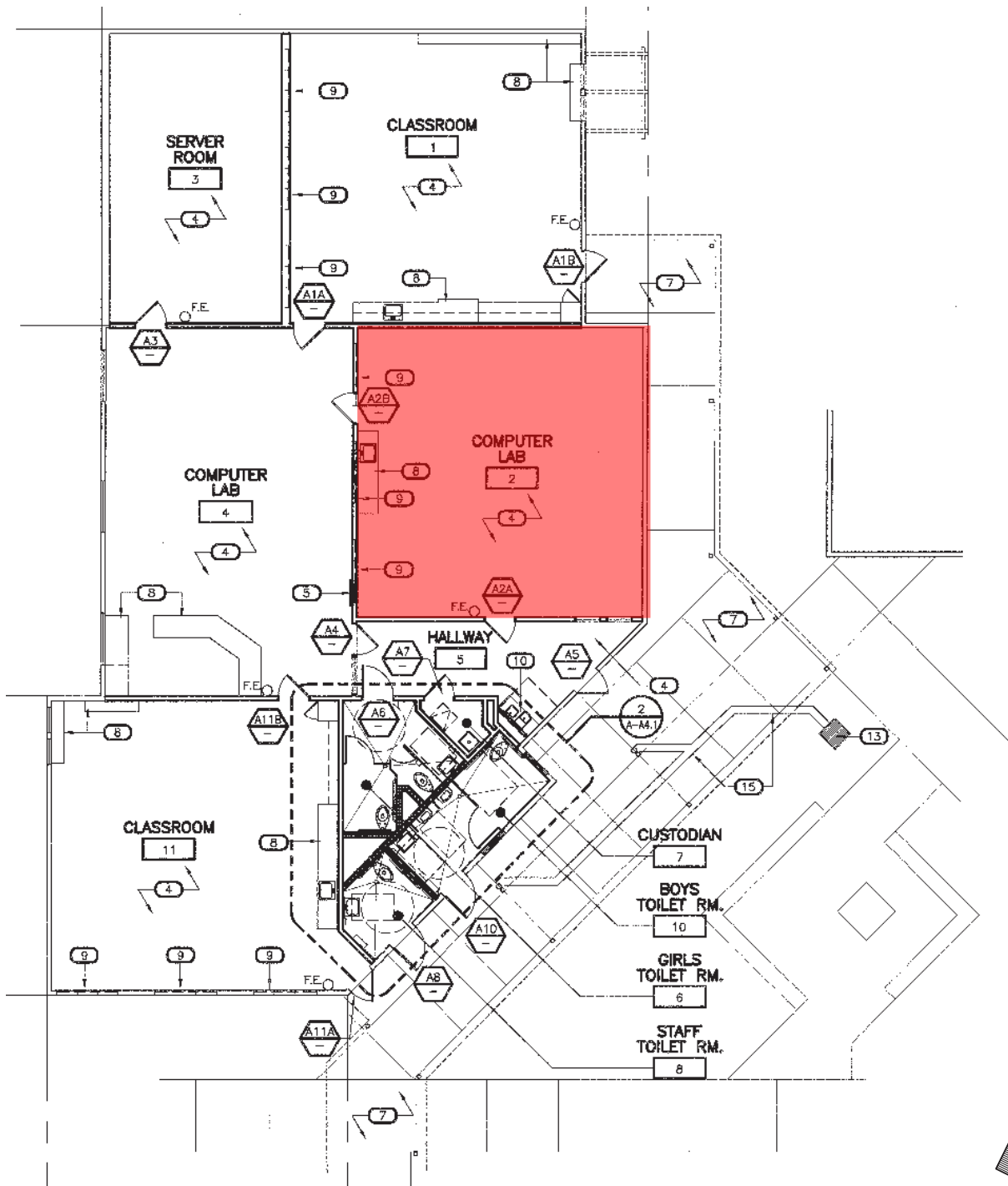


**Exclusive Use by  
Charter School**

## 147 - Prescott Elementary School - Site Plan

920 Campbell Street - Oakland, CA 94607-1320

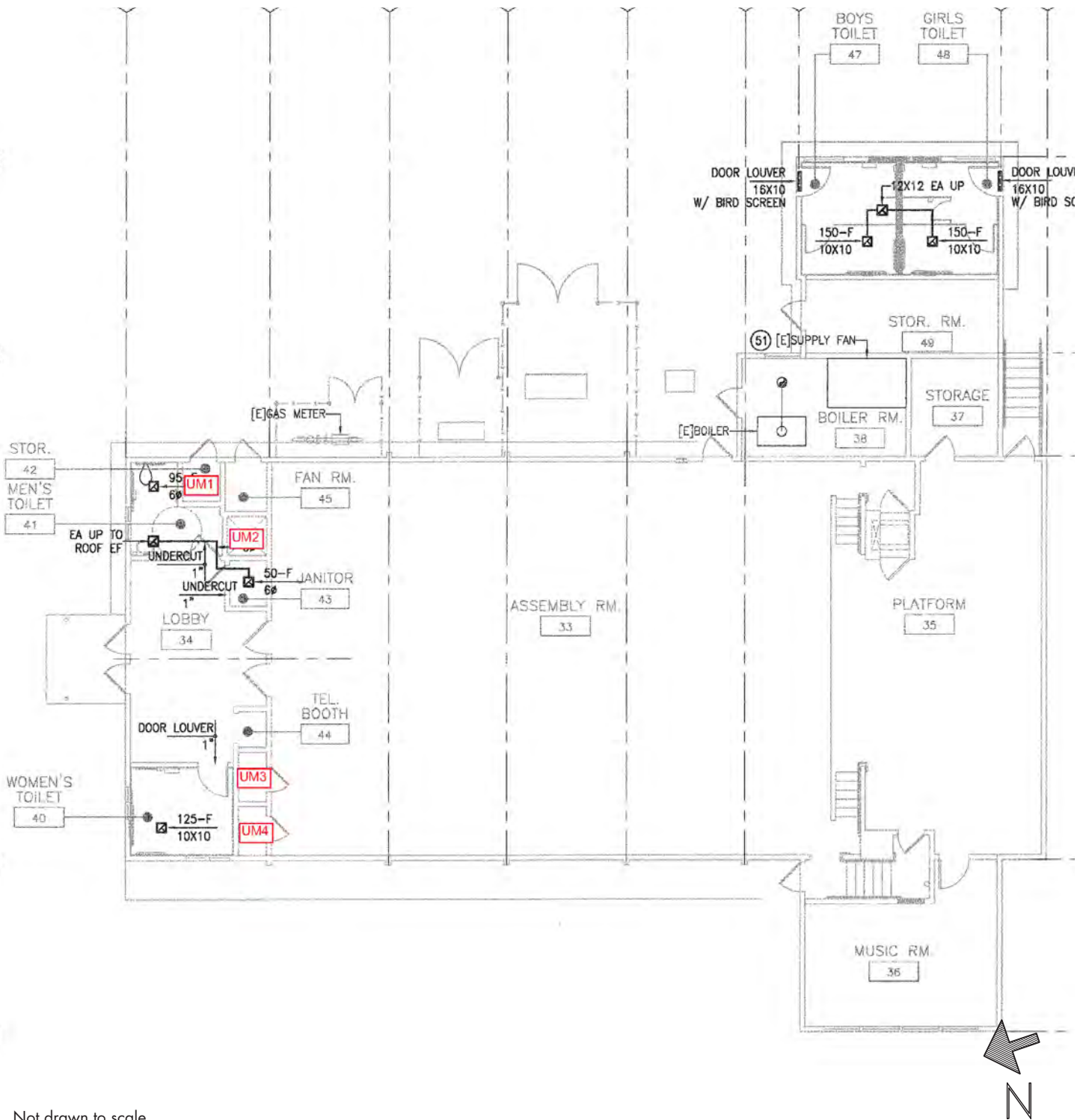




Not drawn to scale

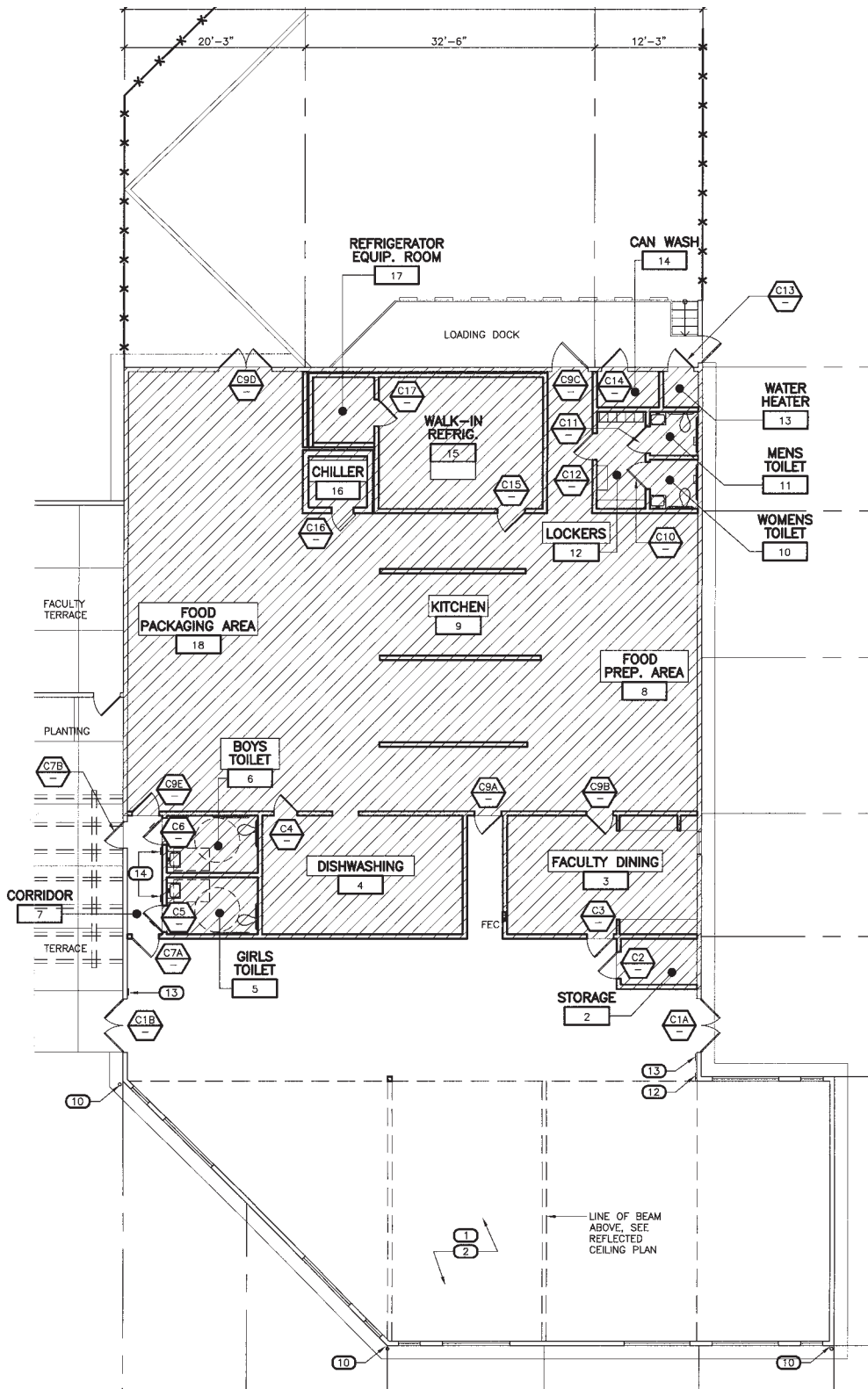
## 147 - Prescott Elementary School - Unit A

920 Campbell Street - Oakland, CA 94607-1320



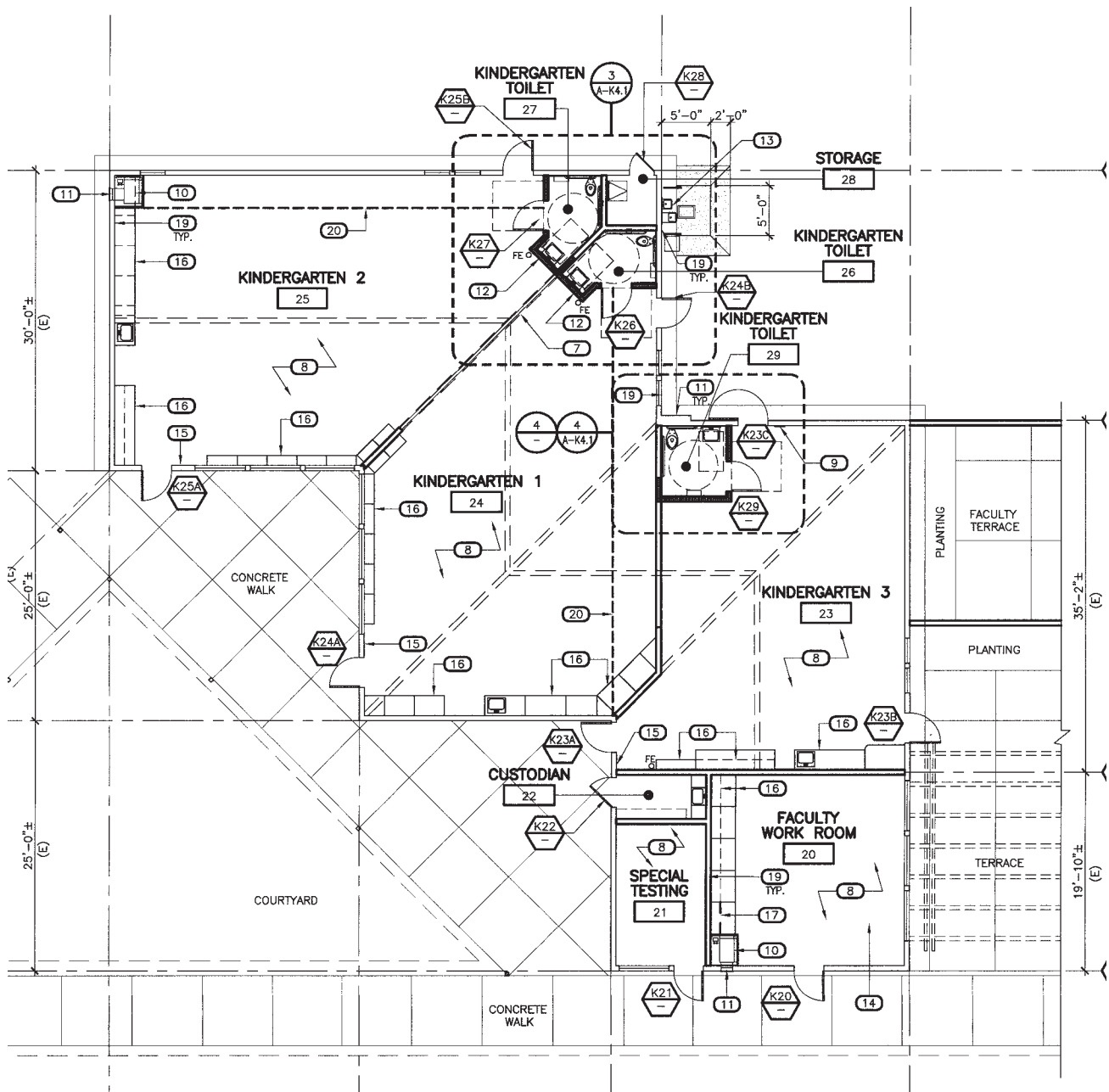
Not drawn to scale

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



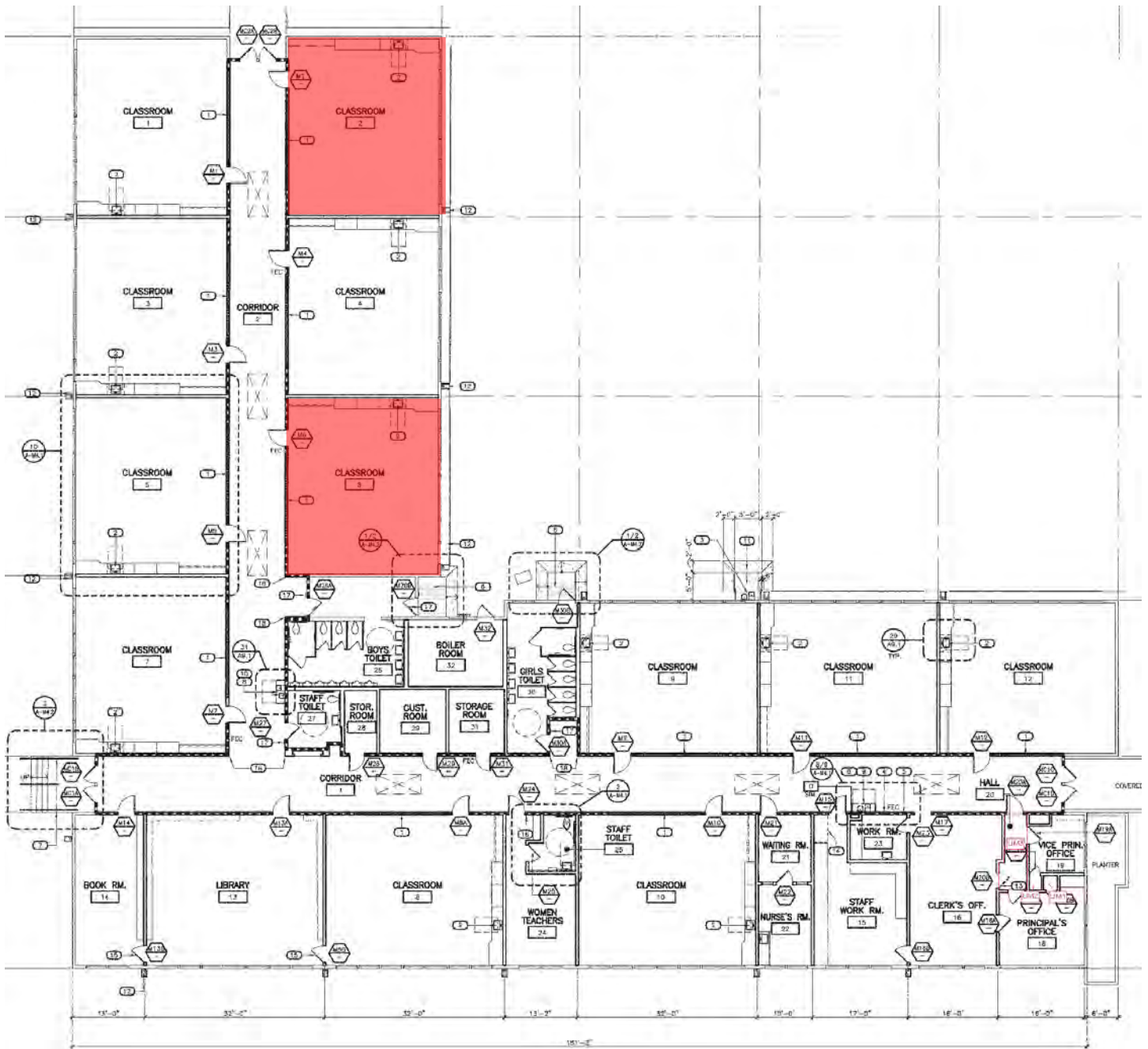
Not drawn to scale

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



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<br>(2010-2011) |
|--------------|-----|---------|-------|--------------------|
| <b>PLACE</b> | 1   | 184     | 185   | 702                |



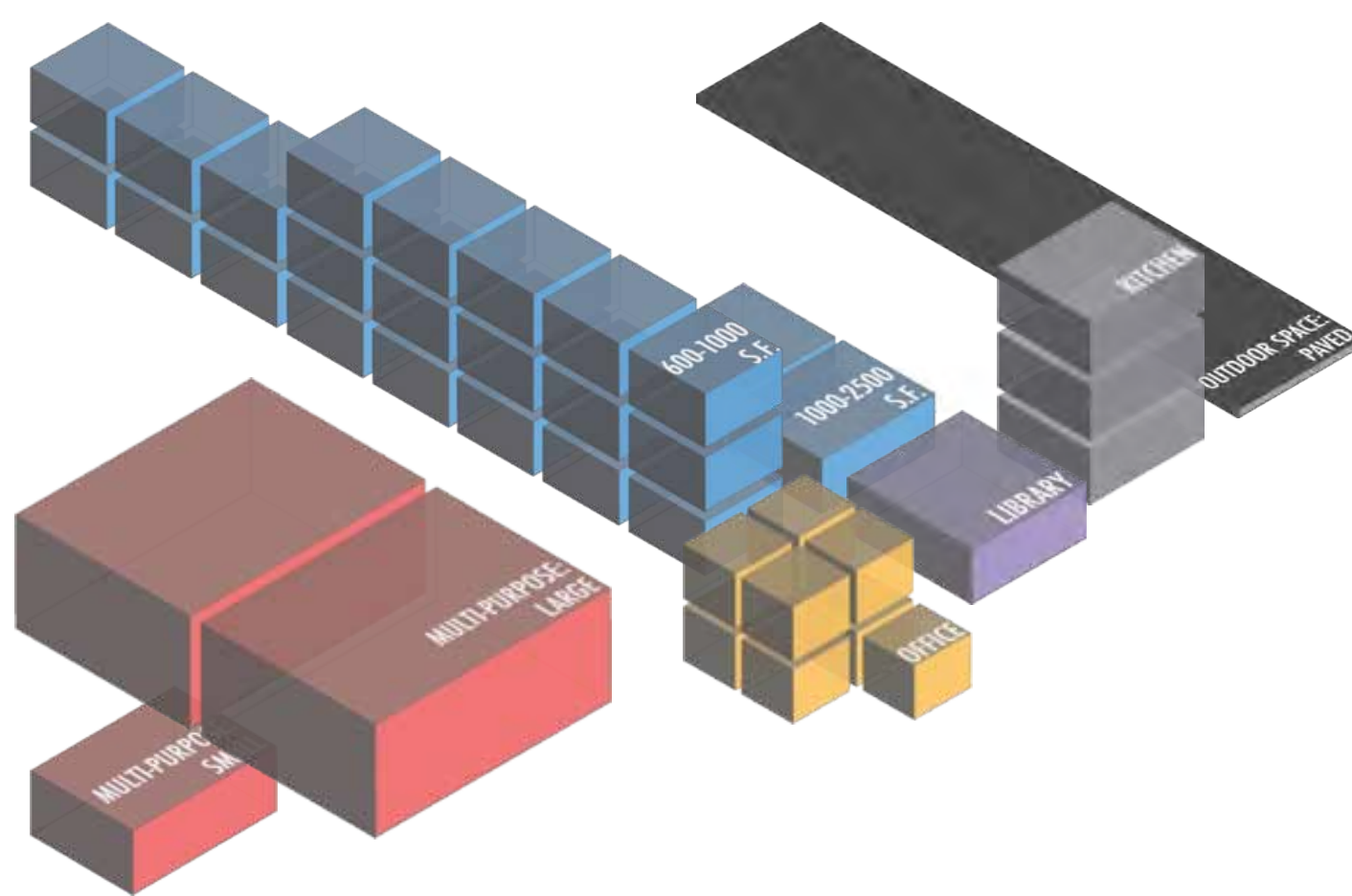
## FACILITIES (Summer 2012)

### 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/<br>Multi-purpose/Gym | <b>3</b>        |           | 6,045    |
| Admin/Office/<br>Conference Room           | <b>9</b>        |           | 2,169    |
| School Gardens (None)                      |                 |           |          |
| Kitchen                                    | Type: Central   |           |          |
| On-site Health Clinic                      | No              |           |          |

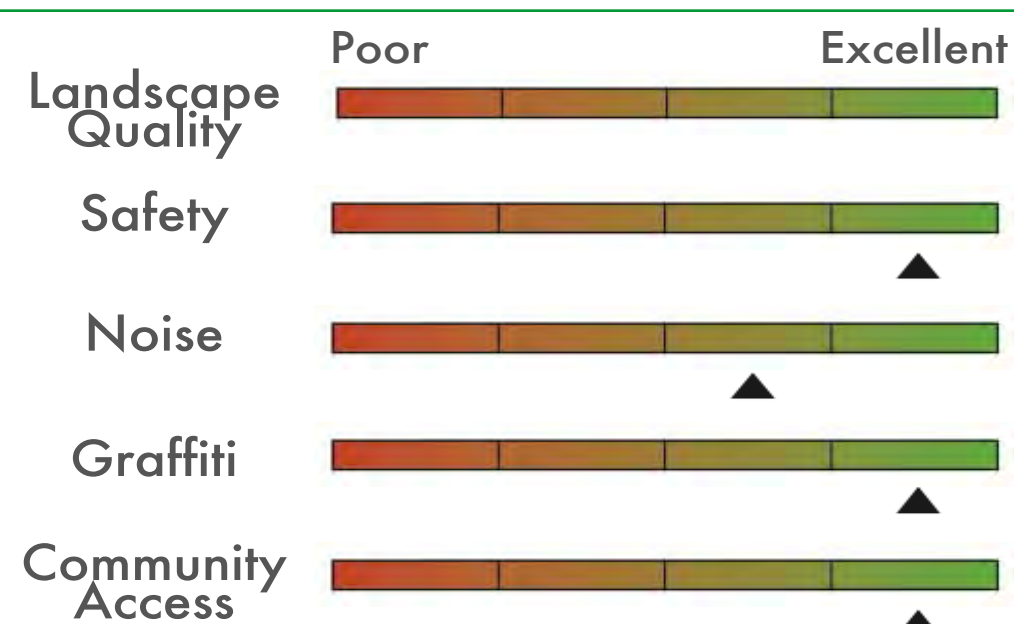
## SITE SUMMARY (Summer 2012)

### Sports / Recreation

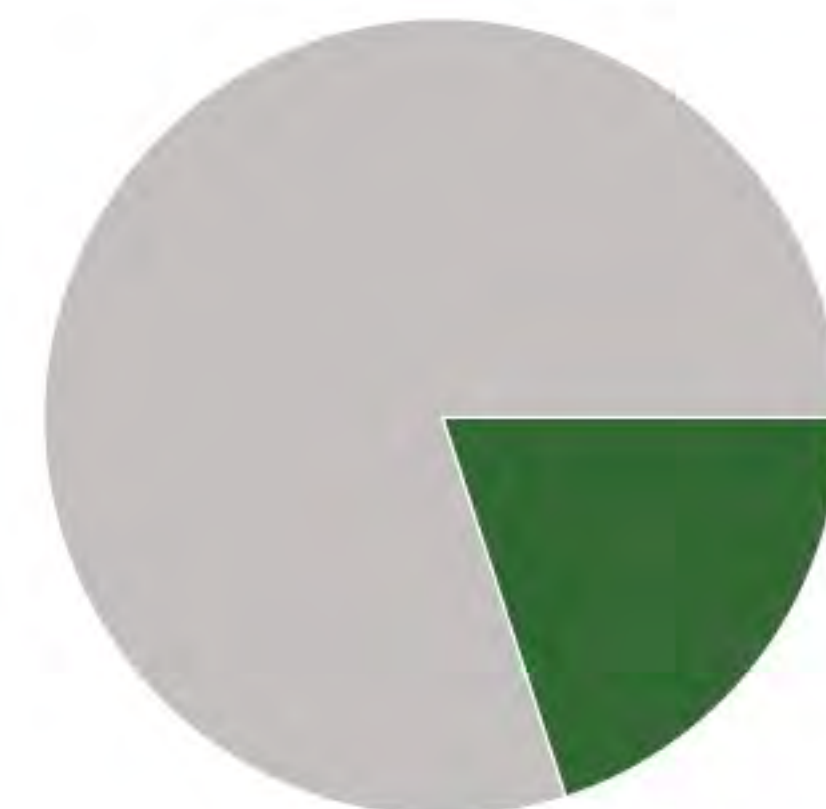
- Play structure ●
- Basketball hoops ●●●●
- Swimming pool
- Soccer/football field
- Volleyball court
- Track
- Baseball field
- Tennis court

### Qualitative Assessment

#### Transit Accommodations



### Open Space



Paved 80% 20% Green

# Prescott Elementary School

Building Records

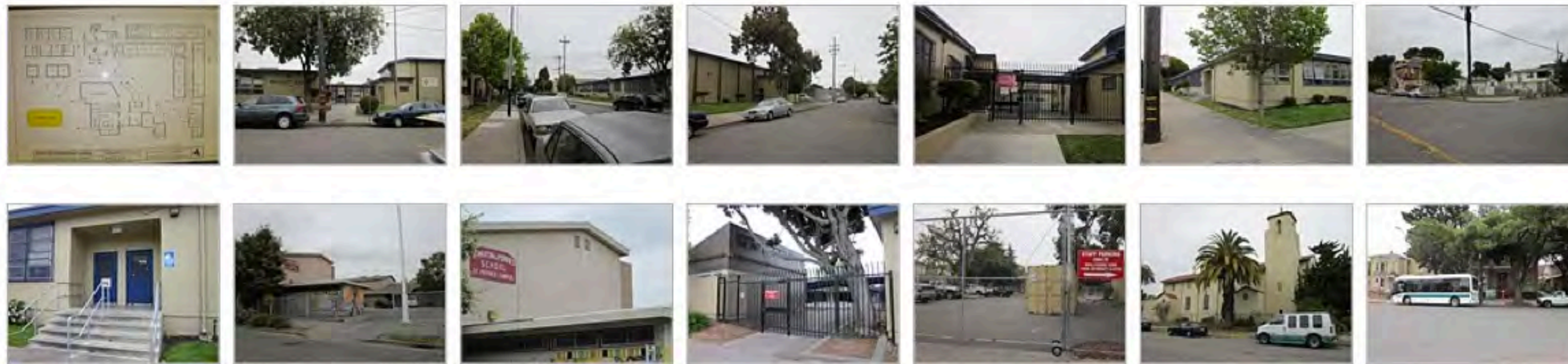
Site ID 147

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

Physical Condition



Circulation & Wayfinding

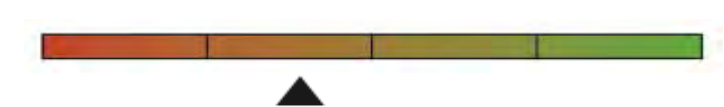


INTERIOR

Physical Condition



Circulation & Wayfinding



#### ROOM SUMMARY

NO. OF CLASSROOMS

4

NO. OF OFFICES

NO. OF STUDENT COMPUTERS

62

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

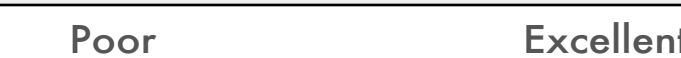
FOUNDATION  
Strip footings (under structural walls)

VERTICAL RESISTANCE  
Wood stud walls

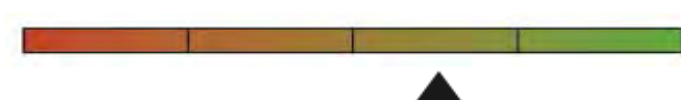
#### QUALITATIVE BUILDING ASSESSMENT

EXTERIOR

Physical Condition

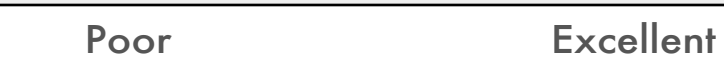


Circulation & Wayfinding

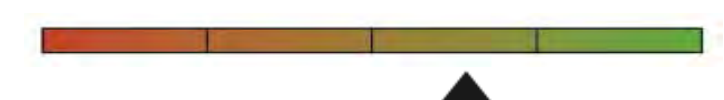


INTERIOR

Physical Condition



Circulation & Wayfinding



#### 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

Physical Condition

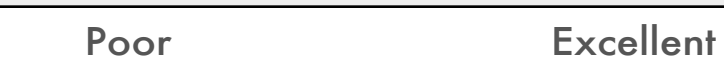


Circulation & Wayfinding

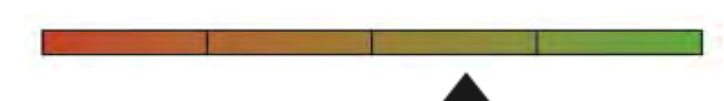


INTERIOR

Physical Condition



Circulation & Wayfinding



#### 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

| <b>BUILDING K</b>                      |  | BUILDING AREA (SQFT): 4,016  |   | CONSTRUCTED: 1977  |                       |
|--|--|--|---|--|-----------------------|
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Plywood on wood joists  | FOUNDATION<br>Spread footings (under interior posts); strip footings (under structural walls) | VERTICAL RESISTANCE<br>Wood stud walls   |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition:  Excellent<br>Circulation & Wayfinding: |   | <b>INTERIOR</b><br>Physical Condition:  Excellent<br>Circulation & Wayfinding: |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>3   | NO. OF OFFICES<br>1   | NO. OF ADMIN ROOMS<br>1  | NO. OF RESTROOMS<br>3 |
|  |  | NO. OF STUDENT COMPUTERS<br>3  | NO. OF ADMIN WORKSTATIONS   | ADDITIONAL ADMIN SPACES<br>Teachers' Lounge                                    |                       |

| <b>BUILDING M</b>                      |  | BUILDING AREA (SQFT): 19,252   |   | CONSTRUCTED: 1957  |                       |
|--|--|--|---|--|-----------------------|
| <b>STRUCTURAL ELEMENTS</b>             |  | ROOFING<br>Plywood on wood joists  | FOUNDATION<br>Strip footings under structural walls | VERTICAL RESISTANCE<br>Wood stud walls   |                       |
| <b>QUALITATIVE BUILDING ASSESSMENT</b> |  | <b>EXTERIOR</b><br>Physical Condition:  Excellent<br>Circulation & Wayfinding: |   | <b>INTERIOR</b><br>Physical Condition:  Excellent<br>Circulation & Wayfinding: |                       |
| <b>ROOM SUMMARY</b>                    |  | NO. OF CLASSROOMS<br>9   | NO. OF OFFICES<br>5                                 | NO. OF ADMIN ROOMS<br>7  | NO. OF RESTROOMS<br>4 |
|  |  | NO. OF STUDENT COMPUTERS<br>21   | NO. OF ADMIN WORKSTATIONS<br>11                     | ADDITIONAL ADMIN SPACES<br>Conference Room<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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<br>(SQUARE FOOTAGE) | CLASSROOM<br>COMPUTERS | ADMIN<br>WORKSTATIONS | MARKED<br>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 - \$65 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)                                   | 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  
3/16/18 Revised

| Object Codes                          | As of 11/28/17 BUDGET | 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 - SUPV/ADM SALARIES              | 932,907               |                       |
| 2405 - CLERICAL SALARIES              | 95,152                |                       |
| 2450 - CLERICAL SUBSTITUTES           | -                     |                       |
| <b>3. Employee Benefits</b>           | <b>3,281,634</b>      |                       |
| 3102 - STRS CLASSIFIED                | 30,522                |                       |
| 3202 - PERS CLASSIFIED                | 1,031,388             |                       |
| 3302 - SOCSECMEDIAL TSS 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 - VEHICLE         | 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>     | <b>70,324</b>         |

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

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

---

**END OF DOCUMENT**

© 2017 Thomson Reuters. No claim to original U.S. Government Works.

# 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. 1617-0009: Finding that Charter Schools Could not be Accommodated at a Single Site and Written Statement of Reasons Explaining the Finding 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>