



MINUTES

Francophone Charter School of Oakland Facilities Committee Regular Meeting

6701 Chabot Road, Oakland, CA
Wednesday, September 7, 2016 at 7:00pm

1. OPENING ITEMS

- a. Call to Order at 7:13PM.
- b. Roll Call

Committee Member Name	Present	Absent
Randy Schmidt	X	
Nathan Dison	X	
Sam Castle-Scott		X
Mathilde Andrejko	X	
Frédéric Boulay	X	
Adoubou Traoré		X

A parent joined the meeting, interested in joining the committee.

- c. Approval of Agenda

2. PUBLIC COMMENT

There were no public comments.

3. ACTION AND DISCUSSION ITEMS

a. Review Facilities Development Options with Pacific Charter School Development

James Heugas introduced himself and Pacific Charter School Development.

James is a civil engineer. He worked in Oakland and San Francisco for 8 years. He has a Master's in Business (was interested in work in low income housing). He has been with PCSD for 4 years.

PCSD can assist in setting goals for a location, acquiring land, purchase, etc. They can take lead to identify options, make recommendations. They work in partnership with schools. They have done scope of work, for instance if a school ready to look for a facility but just want to get a sense of feasibility. Or if the school wants to go through process of looking for property, they have done site searches. They operate under a grant in bay area, which can save schools ½ million dollars in developer's time.

If a school has all their ducks in a row, the process takes 24 months.

The minimum size of school to make it affordable 360-400 students. A facility typically costs 1200-1500 dollars per year per student in rent or debt service. It's best to have a financial structure in place for 2-3 years.

E.g. A school in Richmond just opened new school in Vallejo with 360 students right away to have the financial flexibility/stability.

PCSD can help because they have relationships with local and national CDFIs. They know about bond programs, tax credits, etc. They can look at our financials, academics, etc. and advise on how to be a strong lender.

It is possible to do some capital improvement on a district site with a long-term 30-year lease. The problem is locking ourselves in, if the site isn't quite what the school needs in the long-term. It's important to have a good relationship with the district.

E.g. Education for Change is currently doing this with the Lazear campus. KIPP just moved into Lafayette Elementary. They got the support of the district rep for that area.

Of the 53 projects done by PCSD, more than half were refits of existing buildings.

There are schools with a slow growth model like ours, for instance one in Boston.

Based on the group's calculation, the school will require a site of approximately 23000 sqft in 2019-20, not including the recess area.

Other possible strategies discussed:

- District property:
 - Talk to the district about long-term lease
 - Discussions with district on sites to build on.
- Research non-governmental organizations that have facilities.
Eg. ITT. There is an Oakland campus and they are folding. 1200 Clay is the address. *We should look at this. May involve a change in lease, but we should have a look anyway.
E.g. Patten University is another site. Education for Change and Lighthouse moved their facilities to the former site of Patten. This is a good type of option to look at.
E.g. Caltrans facilities -- some headaches associated with this, but land would be cheap.
- Look at split campus for TK/K--working as a feeder
 - TK/K at Les Petits Francophones?
 - More central spaces?
 - Need to calculate cost of a split campus
- Share site with a district school
- Share site with a charter school
- Use SB740 funds. SB740 typically covers about \$750/student or 75% of rent/lease cost.
- Multi Purpose Room turned into two classrooms, with a structure outside for lunch.
- Look out for what becomes available via Prop 39

Action items:

- **Talk to other schools**
 - Look into Aspire thinking of consolidating and leaving their church space.
 - Share site with charter schools
 - Look out for what becomes available via Prop 39
- **Research non-gov sites:**
 - ITT, 1200 Clay. May involve a change in lease, but we should have a look anyway.
 - Universities such as Patten University, Mills College
- **Talk to Oakland City Manager**
- **Research the tent option for outside lunch space**
- **Discuss enrollment strategies with school administration:**

- Only offer K, not TK, to drive in-district numbers up, and save a classroom next year
- Find out % of FRL.
- **Confirm SB 740 parameters with YMC and Edtec:**
 - Would it work for portables?
 - What would 75% get us? Rent \$170,000 (Randy will put together numbers)
 - Look into using SB740 for long-term lease of district property. If other entity holds the master lease that would work.
 - Sustainability of SB740?
 - Disbursement schedule (in relation to making an offer on a lease)?
- **Get access to CCSA's map of district schools**
- **Build connections in the charter school financing world:**
 - Reach out to Delphine at Aspire, Virginie at Capital Impact--DONE
- **Research whether in the long-term it would be more advantageous for us to be a county-approved school.**
 - Ask Yu Ming If approved by county, would this change anything for us for Oakland Unified?

b. Review Revised Facility Needs Assessment

Tabled

c. Discuss Proposition 39 Process, Scenarios for This Year, and Next Steps

Action items:

- Contact David Montes to ask for a meeting
- Develop talking points for meeting with district
 - Review potential open sites that could accommodate the school
 - Talk to the district about long-term lease
 - Discussions with district on sites to build on.
 - Share site with district school, and offer our resources to the school
 - Come up with a way to demonstrate we need 8 classrooms (Frédéric will put his calculations in writing)
- Go over enrollment projections (Frédéric)
- Overall the school needs to engage more with the district

d. Review Interested Student Forms Collection and Outreach Strategies

Tabled

e. Discuss Private Facilities Options

Action items:

- Talk to Edtec:
 - estimation of rent with SB 740
 - Develop idea of cost before finance committee meeting for fallback (Frédéric/Randy)
- Find a broker (pro bono if possible) - Mathilde

f. Review Timeline and Plan for Material Revision

Action items:

- Ask Young Minney and Corr again about SB 740

g. Outline Next Steps and Related Action Items

- Eric will work on the letter outlining the rationale for being centrally located with Claudine

h. Review of Agenda Items for Next Meeting(s)

- Next meeting: review draft of Prop 39 application

i. Meeting Evaluation: What Went Well? What Can Be Improved?

Tabled

4. ADJOURNED AT 10:21PM