

# 2019/20 PRELIMINARY FACILITIES OFFER TO BULLIS CHARTER SCHOOL

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Los Altos School District  
January 28, 2019 Board Meeting

# BACKGROUND

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- 5 year agreement expires at end of this school year
  - BCS enrollment cap of 900 in-district students
  - Facilities stability from enrollment certainty
- LASD wants a new long term agreement
  - Enrollment cap necessary
- BCS and LASD met several times in 2018 re: long term agreement
- BCS submitted Prop. 39 Facilities Request for 2019-20 school year on November 1
  - Unilateral enrollment increase to 1,058 in-district students
  - Requests exclusive use of Egan

# Timeline

- November 1 – BCS submits facilities request
- December 1 – Deadline for District objections (if any) to enrollment projections
- January 2 – Deadline for BCS response to District objections
- **February 1 – Preliminary Offer due**
- March 1 – BCS response to Preliminary Offer
- April 1 – Final Offer due

# BCS Facilities Request

- Enrollment Projection
  - BCS projects 1,058 in-district students for 2019-20
    - 220 more in District students than current year (26% growth in one year)
    - Numbers provided to LASD on November 1, 2018 with Prop. 39 request
  - 877 K-6 students and 181 grade 7/8 students
  - Assumes 2 additional K classes and 1 additional class in grades 1-5
- Location Preference
  - BCS identifies entire Egan campus as preferred location, on an exclusive basis (not shared)

## BCS projection of enrollment

Grade	BCS Projection
K	146
1	126
2	124
3	122
4	124
5	124
6	111
7	99
8	82
	<b>1,058</b>

## Where the students come from

North Side of District (Almond, Santa Rita, Gardner Bullis, Egan)	536
Covington	162
South Side of District (Springer, Loyola, Oak, Blach)	360
<b>Total</b>	<b>1,058</b>

# Feasibility/Timing

- All public school buildings go through a rigorous review process before they are built (and/or installed, if portables)
- Public schools are accountable to the state, not the local municipality
  - Thus the review process is governed by a state agency—the Division of State Architects (DSA)
  - Public school students can only be housed in DSA approved buildings, except charter schools can opt to use other facilities
- The typical review process for permanent buildings takes 9 months to a year
- The review process for portable buildings can take as little as 5 – 6 months because the structures are pre-approved
  - Thus portables are a good option when time is a factor

# Criteria for Preliminary Offer

- The board may take into account many factors regarding BCS location
- Key criteria include
  - Cost
  - Feasibility/Timing (can we implement in time for start of school)
  - Traffic
  - Minimize disruption to school and/or community
  - Same consideration for all students (LASD and BCS)
  - Will this option work beyond 1 year (for growth to 1,200 students or more)

# Options for 2019/20

1. BCS Request: Place BCS on Egan campus and relocate Egan students to other campuses (BCS Request)
2. Continue co-locating BCS at Egan and Blach campuses
3. BCS configured across 3 or 4 LASD campuses

# Option 1:

## BCS Exclusive Use of Egan

- Where would LASD's Egan students go to school next year?
  - NEC site not available before Fall 2023
  - Moving all Egan students to Blach would be too crowded
  - Moving to an elementary school(s) requires adding Grade 7/8 specialized spaces, long state approval timeline
  - Prop. 39 does not require LASD to add specialized space; obligation is to share existing facilities
- Cost: adding specialized space costs 1.5 to 2 times cost of regular classrooms
- Feasibility: insufficient time to implement
- Disruption: Overpopulated elementary school site
- Traffic: Increase at elementary; increase of BCS student travel by car to Egan campus from geographically large area

# Option 2: Egan & Blach (status quo)

- Add classrooms and any needed ancillary space to existing BCS campuses
- Cost:
  - Single story portables low cost
  - 2 story portables cost at least 1.5 times more per SF than single story
  - Adding buildings at Blach in flood plain area is costly due to DSA requirements
- Feasibility: sufficient time to implement; may not accommodate BCS growth to 1200+ students
- Disruption: over-crowds both campuses
- Traffic: increases traffic at already heavily impacted sites



Egan

W Portola Ave

E

BCS

requires moving LASD buildings

either/or

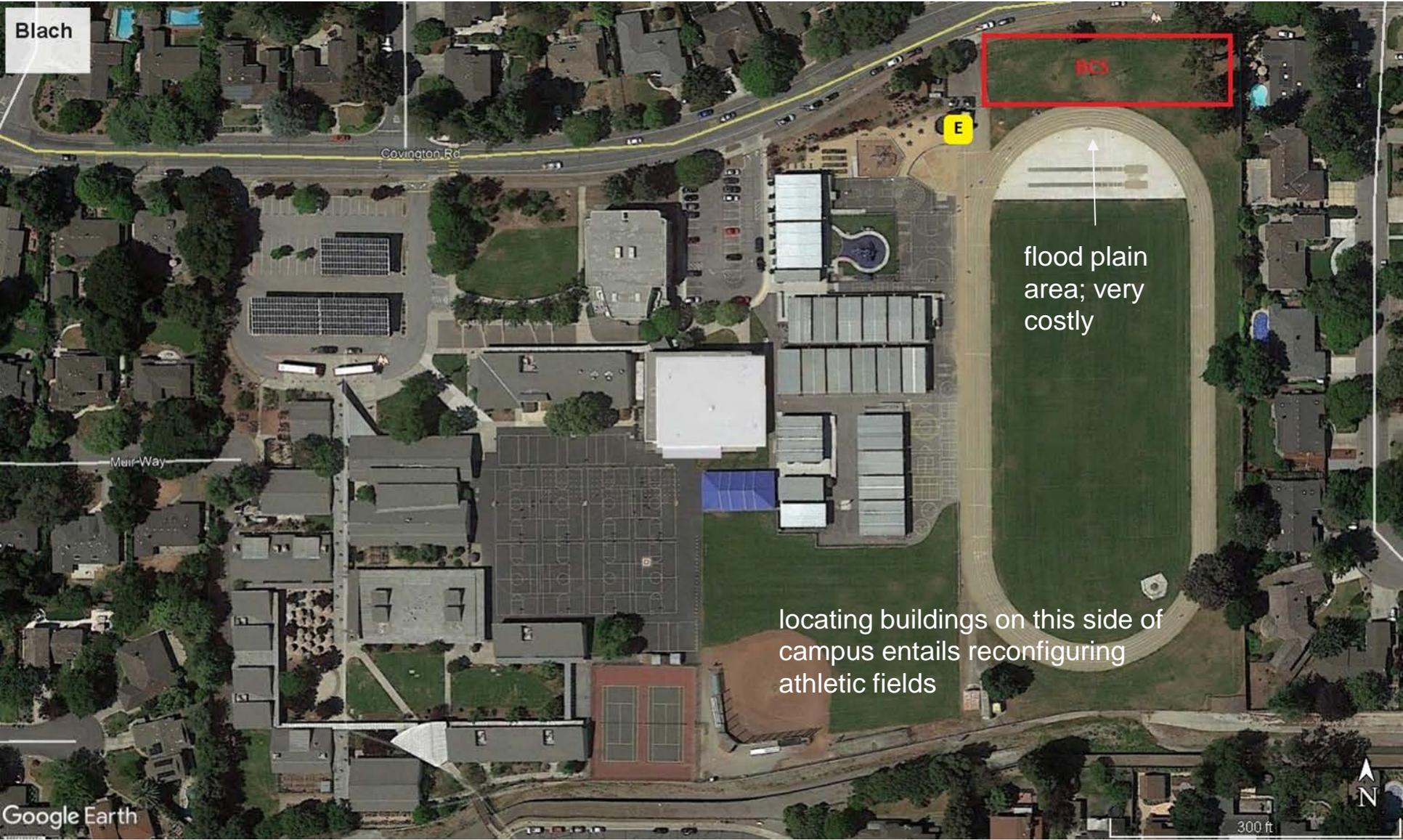
BCS

N San Antonio Rd



300 ft

Google Earth



Blach

Covington Rd

BCS

E

flood plain area; very costly

locating buildings on this side of campus entails reconfiguring athletic fields

Meir Way

Google Earth



300 ft

# Option 3: Egan/Blach + 1 or 2 Elementary Sites

- Utilizes 5 Year Facilities Agreement (at Egan/Blach) and expands BCS footprint to 1 or 2 additional sites
- Cost: likely lowest cost option, entails less new construction
- Feasibility: sufficient time to implement
- Traffic: increase at elementary site(s)
- Disruption: less disruptive than other options; may create overpopulated elementary school site(s)
  
- **Staff recommends Option 3**

# Elementary Site Analysis: Pros and Cons of Each Site

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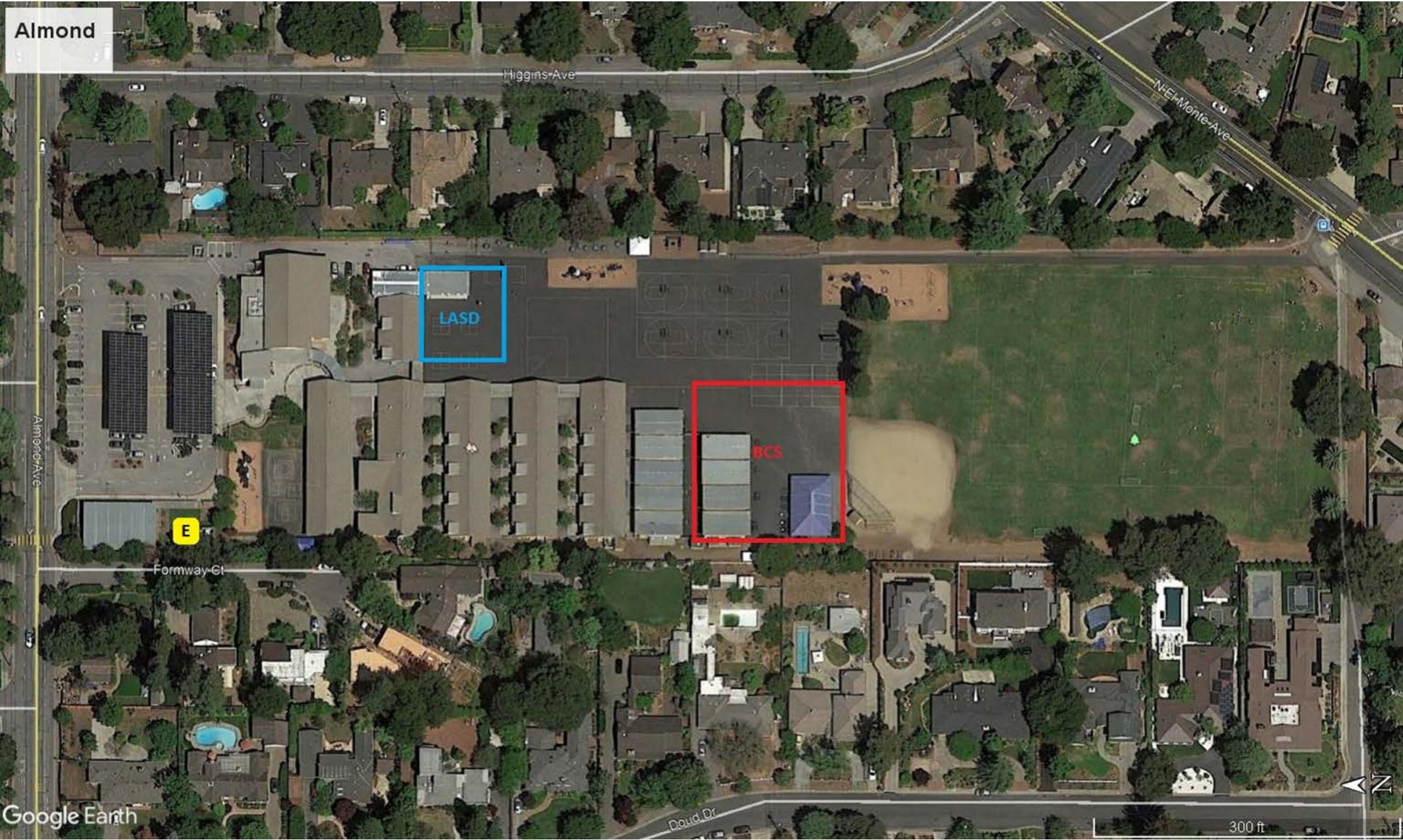
# Criteria for Evaluating Site Options

- Similar consideration for students
- Traffic
  - multiple entrances/exit
  - where students might live/proximity
- Disruption
- Cost
- Multi-year solution
  - can the site accommodate 1200 or more students?

# Almond as 3rd site

- Cost: has 1 - 2 extra rooms available for BCS use; requires adding 2nd most number of new buildings
- Feasibility: relatively easy to implement time-wise; may not be able accommodate additional BCS growth over next few years without reconfiguring baseball field
- Disruption: likely to over-crowd the campus; creates logistical sharing issues
- Traffic: increases traffic along roadway to Los Altos High; may create more traffic issues along El Monte or side entrance off Edith
- Projected 2019/20 enrollment: 465

Almond



Higgins Ave

NE Monte Ave

LASD

BCS

E

Formway Ct

Doud Dr

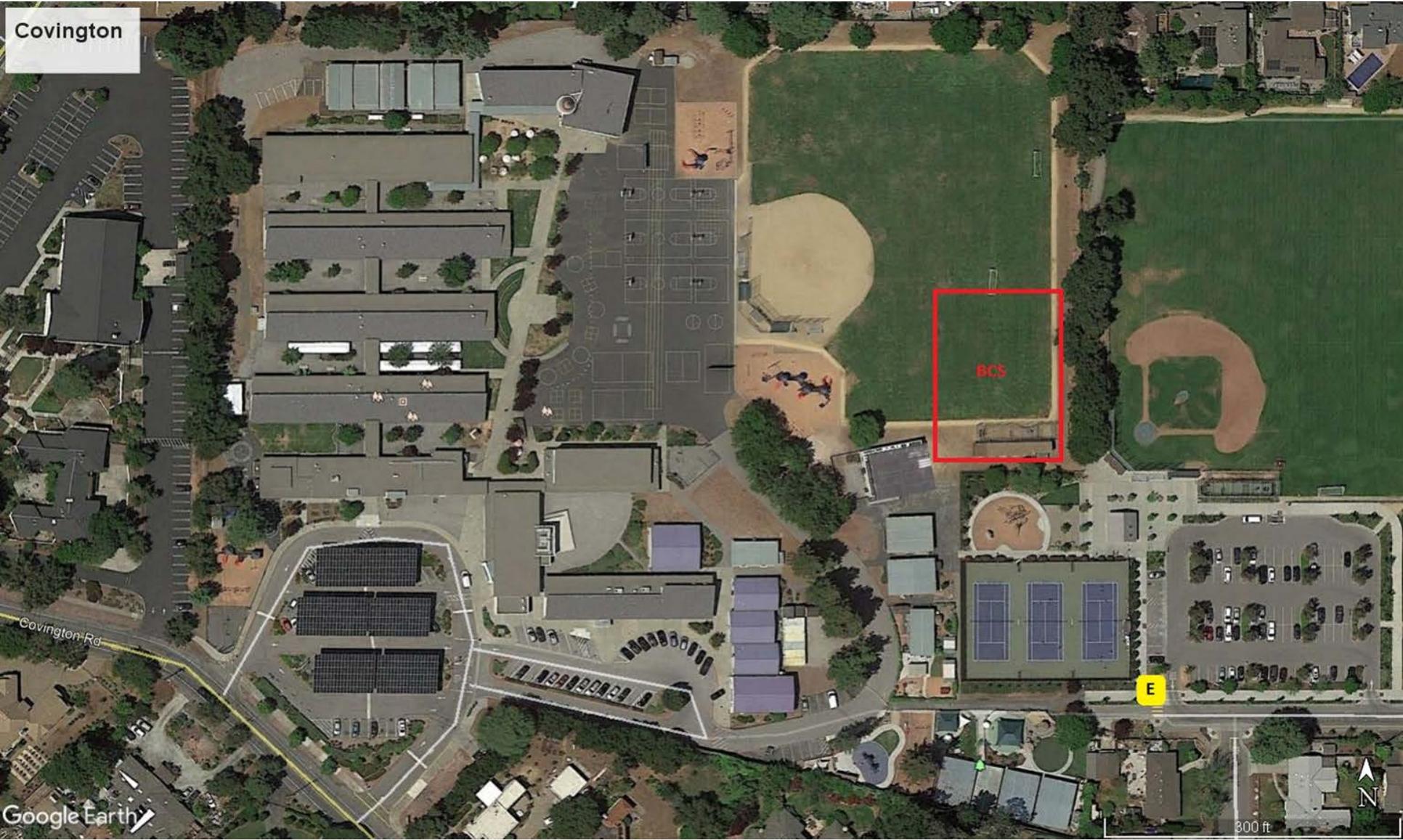
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300 ft

# Covington as 3rd site

- Cost: has no extra rooms available for BCS use; requires adding most number of new buildings
- Feasibility: able to implement in short time frame
- Disruption: likely to over-crowd the campus; loss of field space; may not be able accommodate additional BCS growth over next few years; creates logistical sharing issues
- Traffic: increases traffic at already heavily impacted site; separate access available off Rosita
- Projected 2019/20 enrollment: 541

Covington



BCS

E



300 ft

Google Earth

Covington Rd

# Gardner Bullis as 3rd site

- Cost: has no extra rooms available for BCS use; requires adding most number of new buildings; distance from power source increases cost
- Feasibility: able to implement in short time frame; campus with least available space and thus may not be able accommodate additional BCS growth over next few years
- Disruption: displaces blacktop play area for both LASD and BCS students; creates some logistical sharing issues
- Traffic: increases traffic at site already highly impacted
- Projected 2019/20 enrollment: 295

Gardner Bullis



BCS

E

Fremont Pines Ln

Google Earth



200 ft

# Loyola as 3rd site

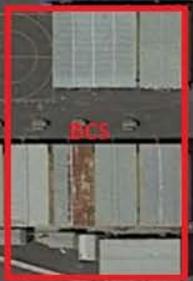
- Cost: has the most extra rooms available for BCS use (likely 4 - 5), thus requiring adding the fewest number of new buildings; reasonable access to utilities
- Feasibility: able to implement in short time frame; able to accommodate BCS growth in next few years
- Disruption: creates some logistical sharing issues
- Traffic: increases traffic around a site already impacted
  
- Projected 2019/20 enrollment: 373

Loyola

Brentwood St

Golden Way

E



Google Earth

200 ft



# Oak as 3rd site

- Cost: has 1 - 2 extra rooms available for BCS use; close access to utilities if located on Secret Garden area, otherwise long utility run
- Feasibility: able to implement in short time frame; able to accommodate BCS growth in next few years but would require reconfiguring of athletic fields
- Disruption: possible loss of Secret Garden; creates some logistical sharing issues
- Traffic: increased traffic around a site already impacted, especially with Mountain View High traffic; back entrance currently available
- Projected 2019/20 enrollment: 367



Oak

BCS

E

either/or

BCS

Oak Ave

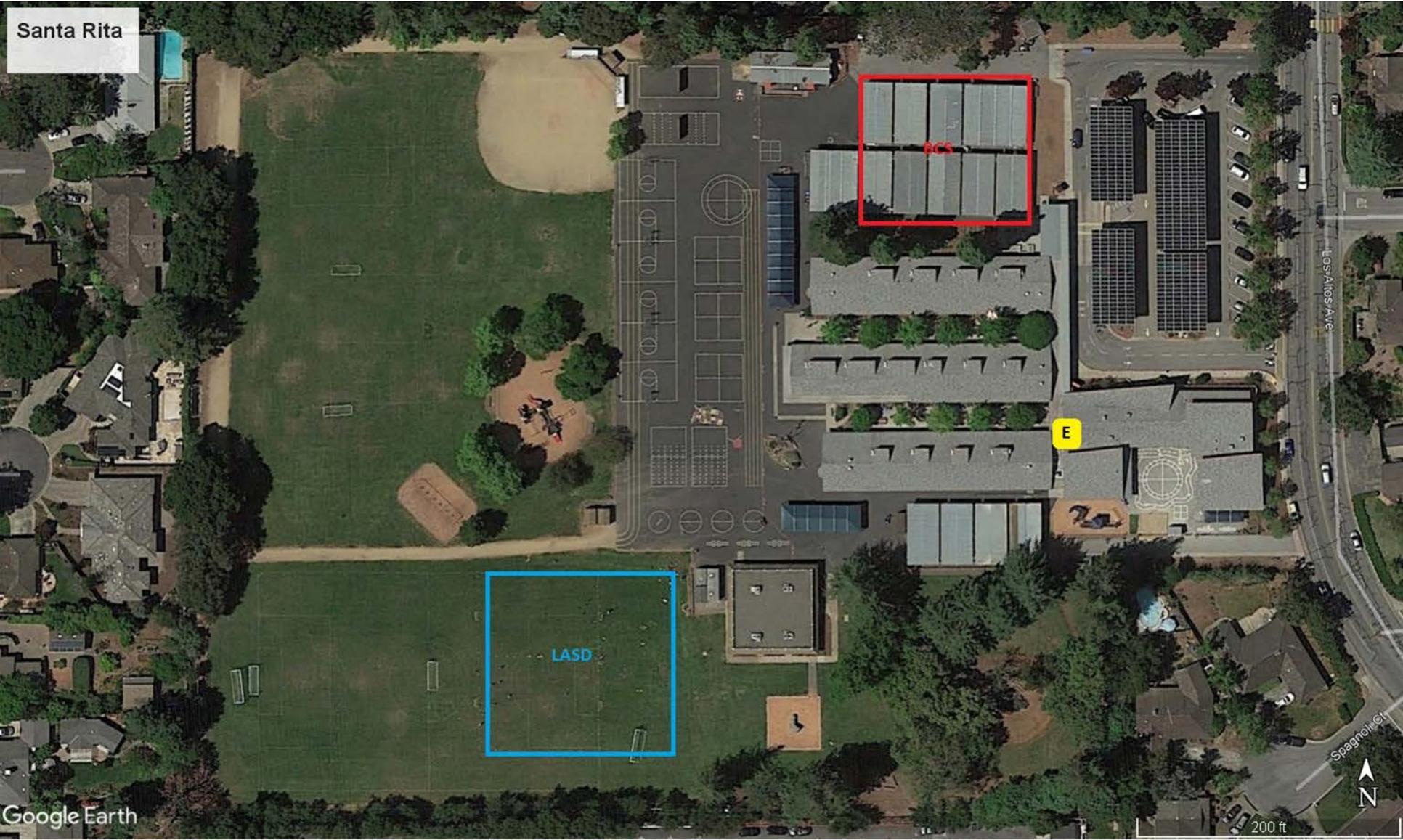
Google Earth

200 ft

# Santa Rita as 3rd site

- Cost: has no extra rooms available for BCS use, thus more buildings need to be added compared to some other sites; may include long run for utilities depending on location of new buildings
- Feasibility: able to implement in short time frame; possible separate access for BCS along side of campus; may not be able accommodate additional BCS growth over next few years
- Disruption: creates some logistical sharing issues
- Traffic: increased traffic around a site already impacted
- Projected 2019/20 enrollment: 489

Santa Rita



Google Earth

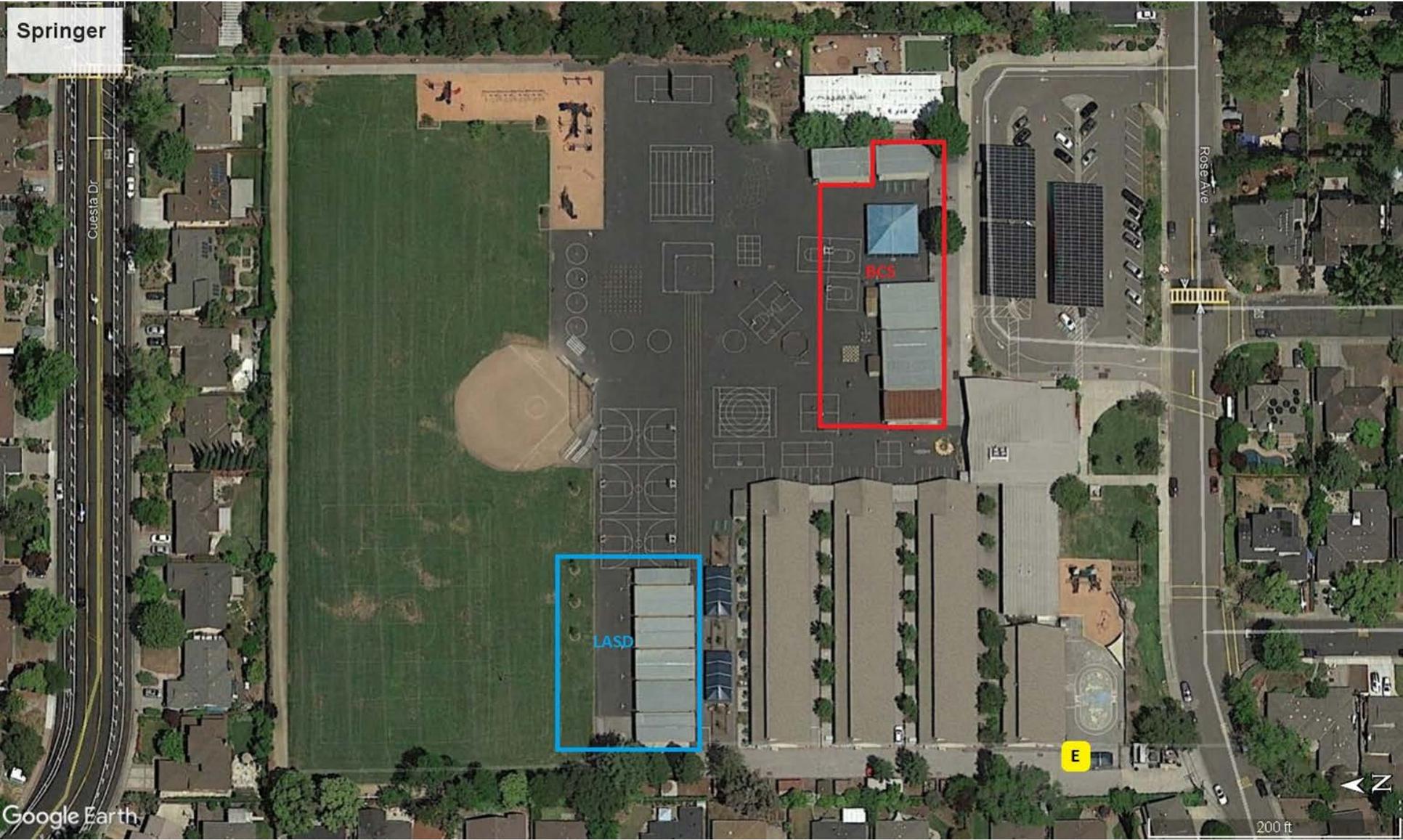
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# Springer as 3rd site

- Cost: has 1 - 2 extra rooms available for BCS use; utilities in close proximity to where new buildings might be located
- Feasibility: able to implement in short time frame; able to accommodate BCS growth in next few years
- Disruption: creates some logistical sharing issues
- Traffic: increased traffic around a site already impacted; access available through back of campus (Cuesta)
  
- Projected 2019/20 enrollment: 457

Springer



Cuesta Dr

Rose Ave

LASD

BCS

E

Google Earth

200 ft

# FINALIZING THE PRELIMINARY OFFER

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# Staff Recommendation

- Board should consider BCS projected growth to 1200+ students and plan for multiple years, not just 2019-20
- Option 1: not feasible for 2019-20
- Option 2: may be feasible for one year, but not if BCS grows to 1200 or more

# Staff Recommendation (cont.)

- Option 3: staff recommended option (Egan/Blach + 1 - 2 elementary sites)
  - Location of new buildings at Covington, Gardner Bullis, and Oak likely requires significant reconfiguration of play space
  - Almond and Santa Rita have stable populations over next few years and potential growth since on north side of district
  - Springer and Loyola seem to be best options in terms of where to locate buildings for charter school and space to accommodate additional growth of BCS over next 3 years
  - Loyola has most available buildings (lowest cost) and declining population, thus staff recommends using Loyola as 3rd site for BCS

# Sharing Across the 3 Sites

- Requires close coordination between school administrators and teaching staffs
- Scheduling is key so program is not overly impacted
- Sharing includes facility and not materials or supplies

# Sharing - Egan

- Computer Lab
- Student and Adult Restrooms
- Library
- Multi-Purpose Room
- Turf
- Blacktop
- Track
- Gym
- Parking

# Sharing - Blach

- Computer Lab
- Student and Adult Restrooms
- Library
- Multi-Purpose Room
- Turf
- Blacktop
- Track
- Gym
- Parking
- Science Lab
- Tennis Courts

# Sharing - elementary school

- Student and Adult Restrooms
- Library
- Multi-Purpose Room
- Turf
- Blacktop
- Parking
- Outdoor Stage
- Playground

# Long Term Agreement Desired

- In parallel of Prop. 39 process, we should continue to pursue a long term agreement with BCS
- LASD Long Term Agreement Goals
  - LASD and community want peace, no litigation
  - BCS enrollment cap is key to any long term agreement
    - Enrollment certainty=stability in facilities for all
  - Same consideration for all students (LASD and BCS)
  - Avoid annual Proposition 39 disputes
    - Divisive, expensive
  - Agreement will require difficult compromises for both parties

# Next Steps

- Jan 28 – tonight
  - Staff presentation
  - Board to direct staff to prepare preliminary offer
    - What additional information does board need?
    - Board decision re staff recommendations
- Feb 1 - Deadline for submitting Preliminary Offer to BCS
- March 1 – BCS response to Preliminary Offer
- April 1 – Final Offer due