

2019/20 PRELIMINARY FACILITIES OFFER TO BULLIS CHARTER SCHOOL

Los Altos School District
January 28, 2019 Board Meeting

BACKGROUND

Background

- 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
	1,058

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
Total	1,058

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

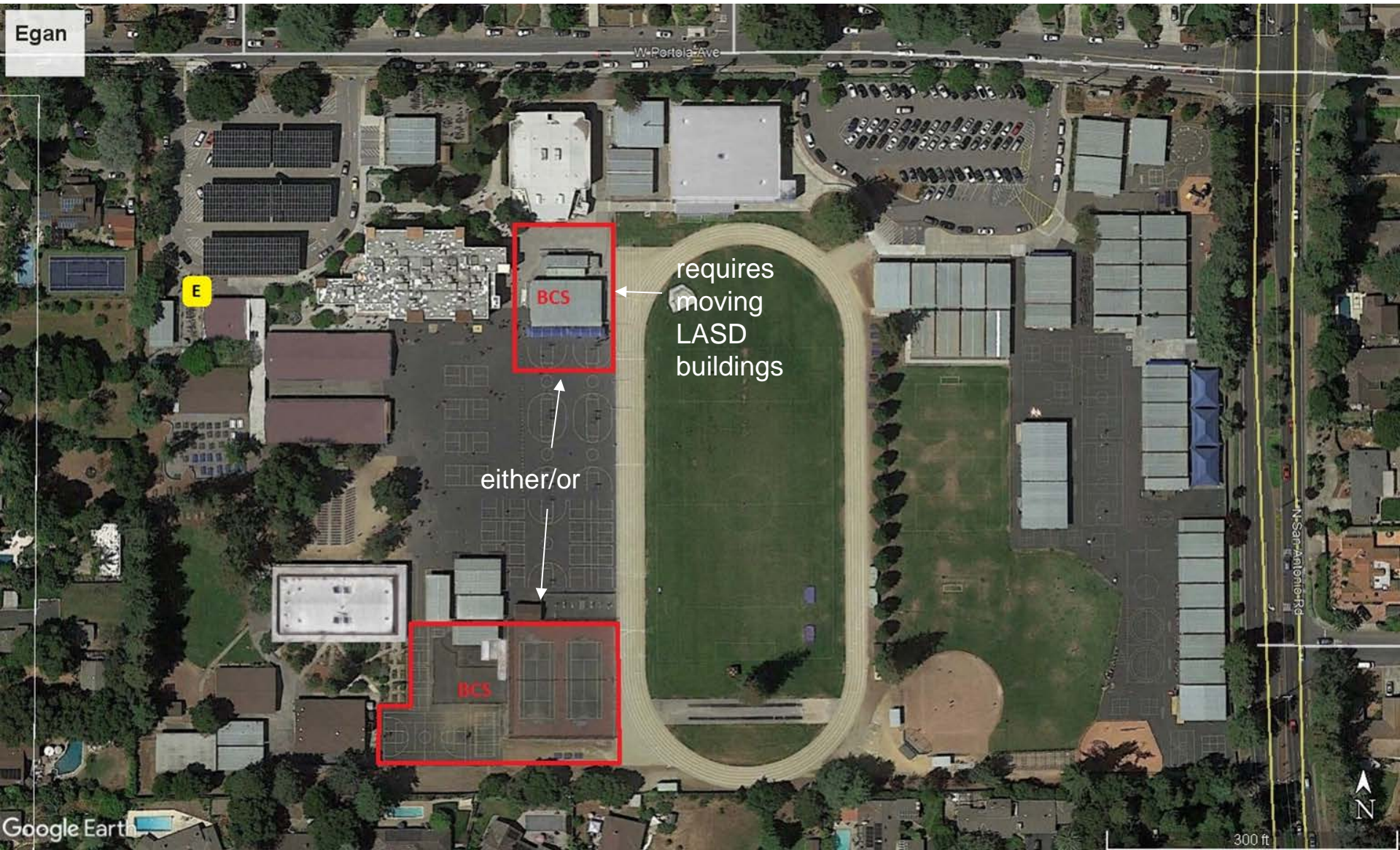
Option 1:

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

N

300 ft

Google Earth



Blach

Covington Rd

Meir Way

Google Earth

E

BCS

flood plain
area; very
costly

locating buildings on this side of
campus entails reconfiguring
athletic fields

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

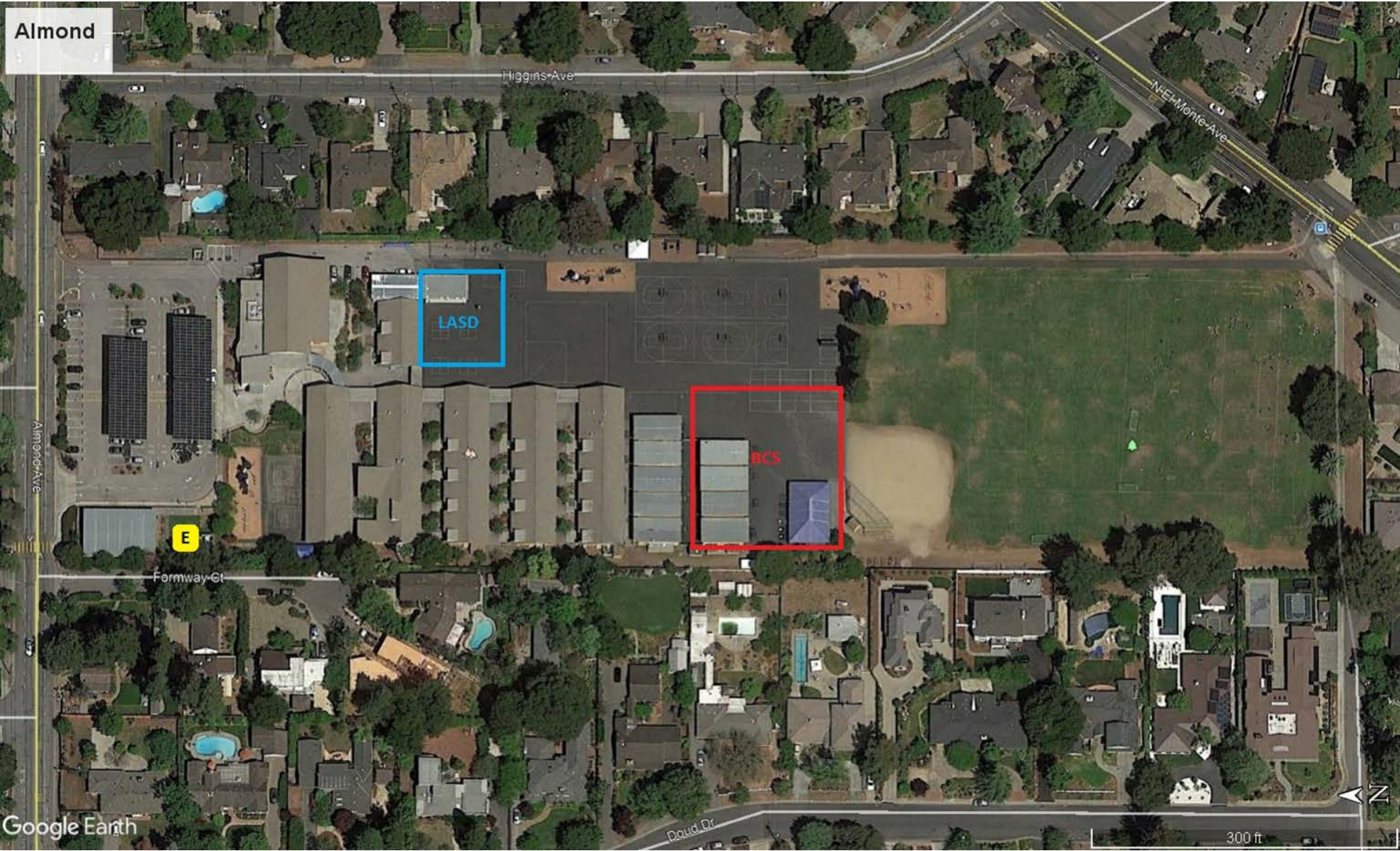
Criteria for Evaluating Site Options

- 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

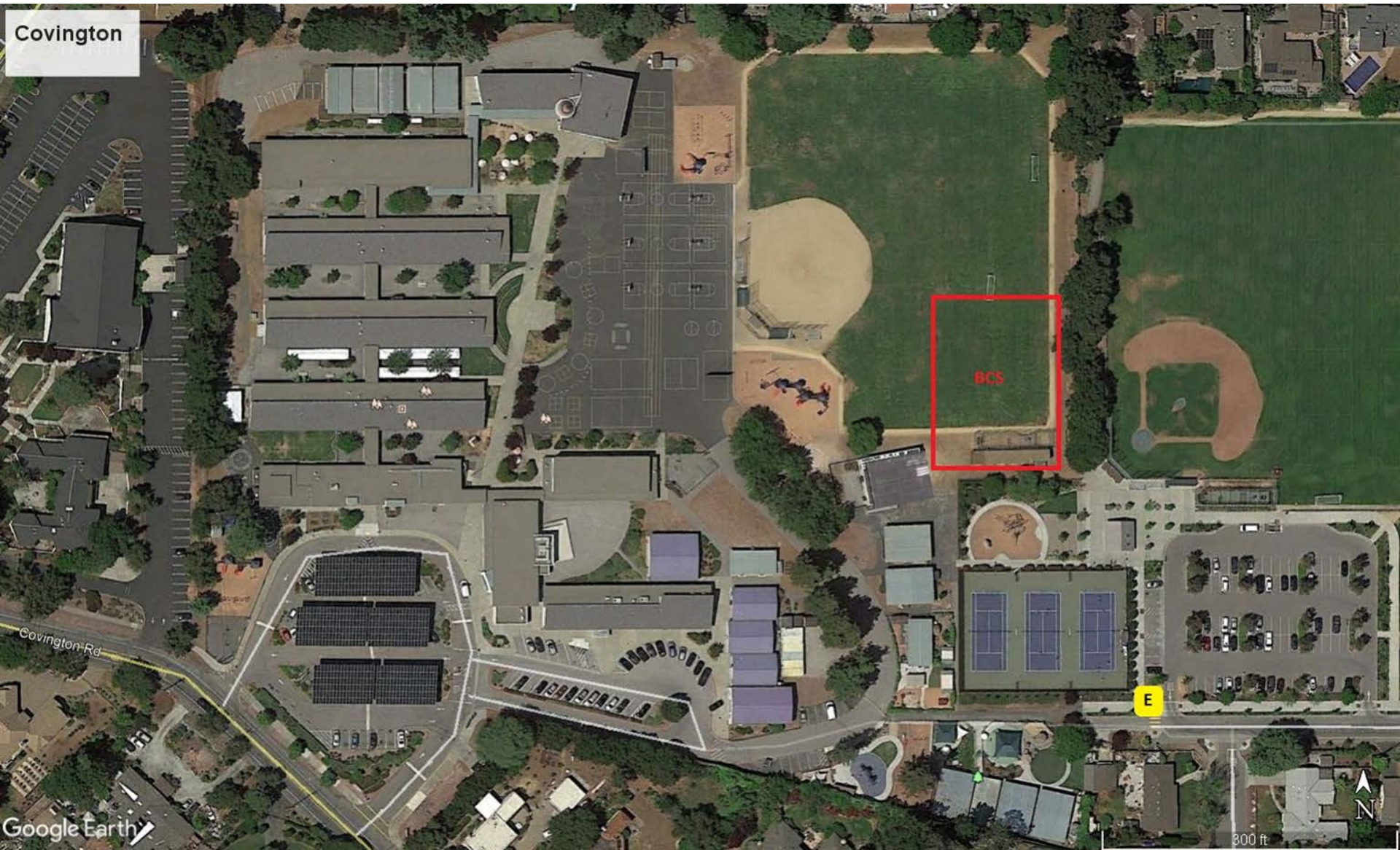
Almond



Google Earth

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

Covington Rd

Google Earth

N

300 ft

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



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

E

Brentwood St

Golden Way



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

E

Oak Ave

either/or

BCS

BCS

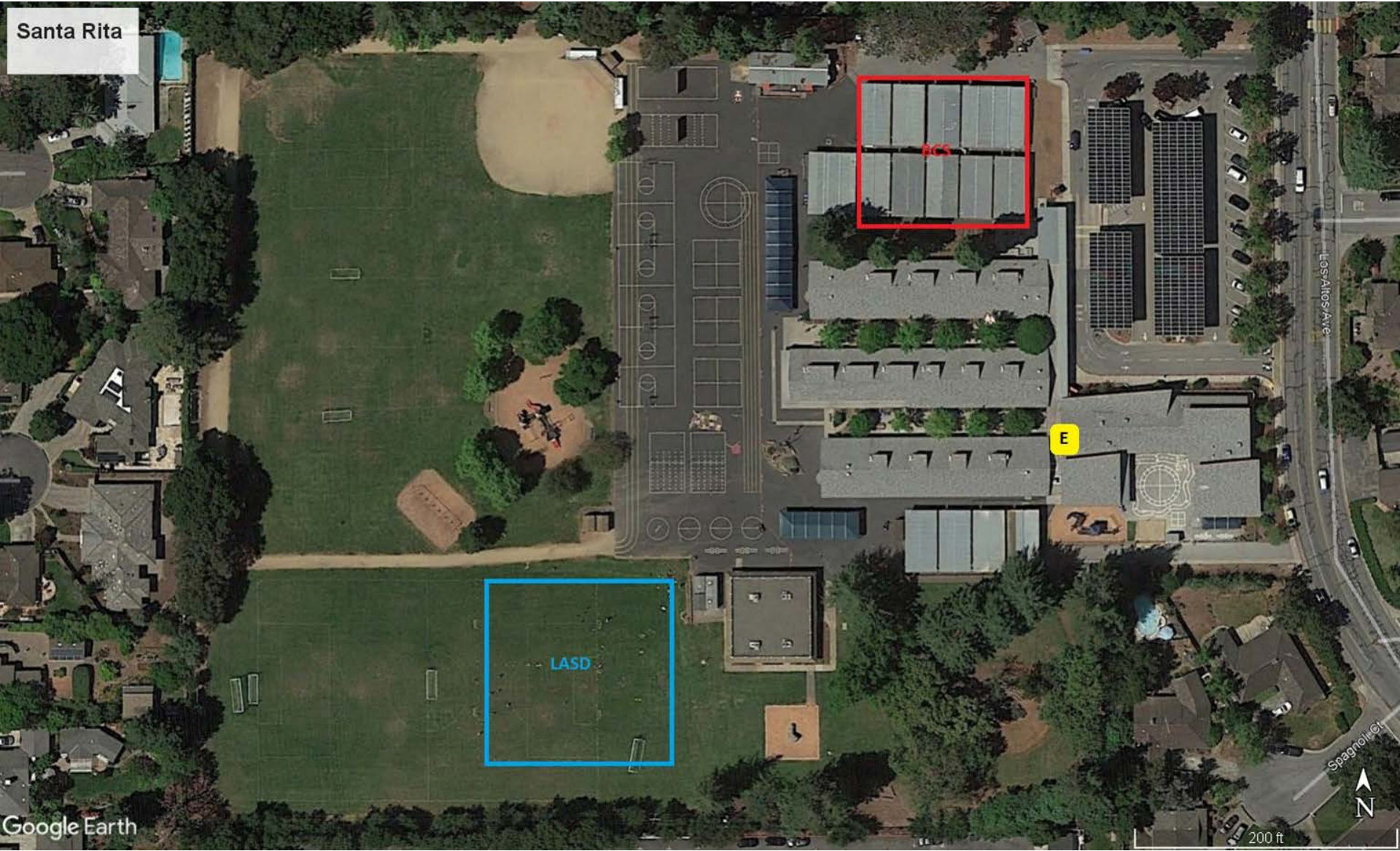
Google Earth

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



E

Los Altos Ave

Spangmoor Ct

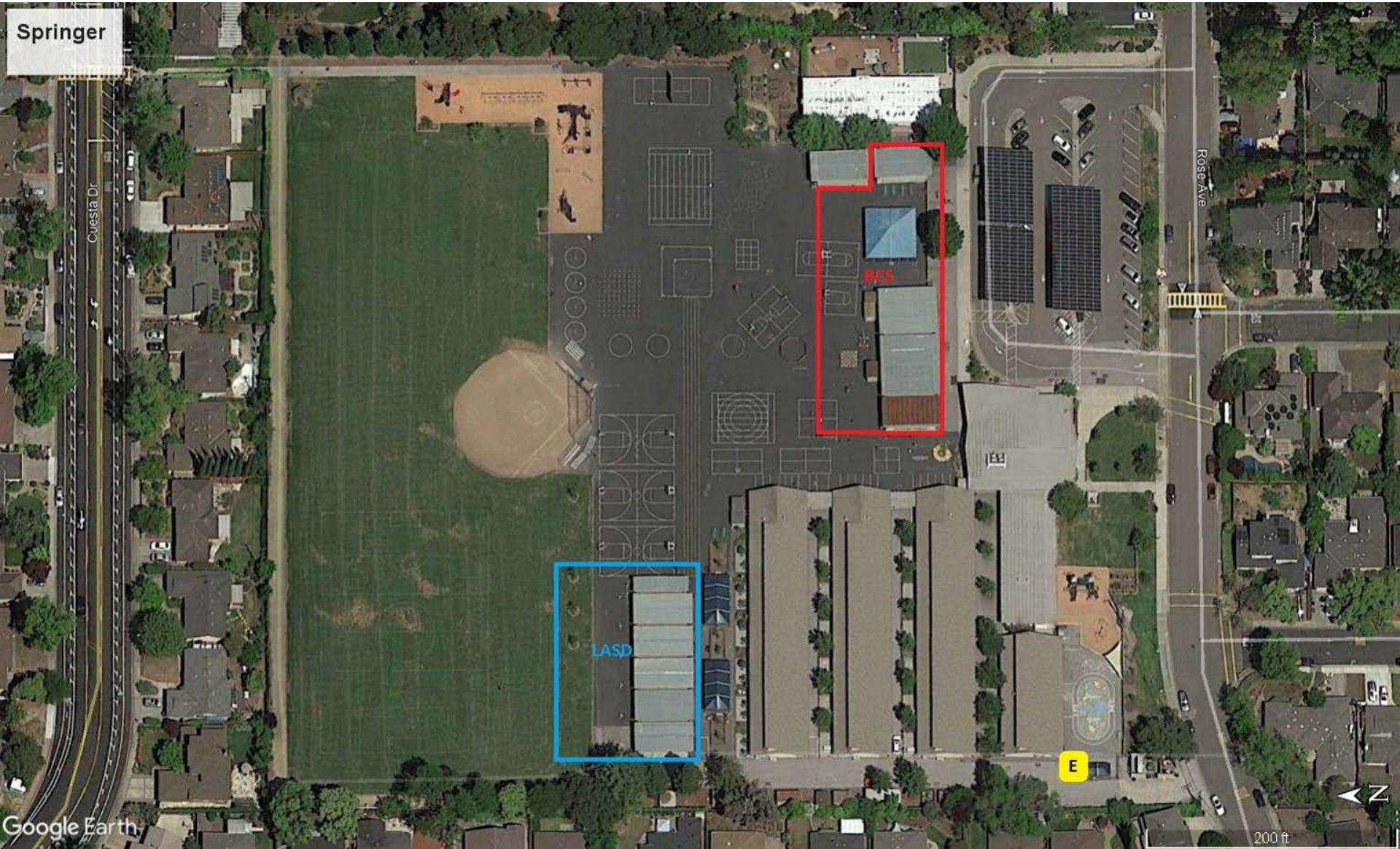


200 ft

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



Google Earth

200 ft

FINALIZING THE PRELIMINARY OFFER

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