

## **Appendix B**

### **Facts and Attractiveness of a Red Hill In Lieu Agreement Alternative to the Prop 39 Request for Manor Space**

As mentioned above, the Charter School proposes to the District, along with its Prop. 39 Request, that the District and the Charter School enter into a Prop 39 In Lieu agreement for the District to lease nine to twelve classrooms at Red Hill to the Charter School to meet its obligation to provide reasonably equivalent facilities to the Charter School. This would be truly hopefully for the 2015-16 school year.

The Red Hill campus is more centrally located for a district-wide charter school than Manor. It is a closed school facility with 13 classrooms and a multi-purpose room. These 13 classrooms include three portables. There are two other pads for portables that have already been prepared and the District has two portables at Wade Thomas that are in good shape and will need to be moved next year under current plans to add 4 classrooms at Wade Thomas. Currently the San Anselmo Montessori School rents two classrooms and the Marilyn Izdebski dance studio rents the multi-purpose room at Red Hill, and the Charter School is interested in exploring options that would avoid the displacement of either tenant.

The Red Hill campus is attractive to the Charter School because it would have its own site with far less crowded conditions than a 450-500-student Manor campus with 21 classes of students.

The Charter School believes that this option might be attractive to the District for several reasons:

- It provides a central location and thus a meaningful choice for families residing throughout the District boundaries to attend a school aligning with their educational values.
- It allows for meeting the previously unmet student/family demand for MAP by enabling expansion of the current program (adding a third strand) without the need to build more classrooms at Manor School.
- It avoids overcrowding at Manor and other current District school sites.
- It eliminates all the recurring issues that arise with two programs on one campus, including the sharing of the multi-purpose room, special education space, outside areas, and other specialized and non-teaching spaces.
- It enables Manor School to shape its own identity as a single community, something which has proved challenging with two programs on one campus.
- It will provide much needed additional classroom space for District students at a fraction of the per classroom cost of the planned new construction.
- It would free up classrooms at Manor School thereby allowing the District to change boundaries to allow more Fairfax families to attend Manor.

## **The Financial Implications for Measure A of an In Lieu Agreement For The Red Hill School Site**

- The District is currently tentatively planning to build 2 classrooms at Manor for a total projected cost of \$1.25 million, or \$625,000 per classroom<sup>1</sup>.
- There are 8 classrooms at Red Hill in the two permanent buildings that are not currently rented other than for storage space. And there are 3 DSA approved portable classrooms there and enough developed portable pad space for two more classrooms that need to be removed from Wade Thomas when that construction is completed next year. If the District spent that \$1.25 million bringing the 11 Red Hill classrooms that the Charter School would eventually like to rent up to “reasonably equivalent” status, that would be around \$114,000 per classroom (rather than \$625,000), and would yield around five times as many classrooms for district resident students to occupy.
- Taking advantage of such efficiencies would please Ross Valley voters, who would appreciate the efficient use of the bond monies they voted for.
- This could be done without any impact on the District’s plans for Hidden Valley.
- The Charter School has received contractor estimates for Red Hill improvement items that the District listed in its 2013 estimates of what it would take to reopen Red Hill as a regular public school. These are attached as Appendix D. The total is less than the \$1.25 million planned for two new classrooms at Manor. What the Charter School would accept as acceptable rental conditions would have to be negotiated but might well be less than this.
- The Charter School has had conversations with San Anselmo Zoning and Public Works Departments to assess their requirements.
- There are traffic issues that would have to be resolved on Sir Francis Drake but the San Anselmo Town Council has expressed a willingness to jointly look at this issue with the District.

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<sup>1</sup> See Appendix C