



Roseland Charter School

2021-2022

Facility Development Report

Board of Directors Meeting
February 9, 2022

INTRODUCTION: PRESENTATION AGENDA

1. Roseland Charter Schools - enrollment trends
2. School Analysis
 - a. Land and location
 - b. Buildings
 - c. Long term occupancy costs (annual expenses)
 - d. Facility assessment, recommendations and next steps
3. Summary of one-time Charter facilities funding available for projects
4. Discussion & questions/answers

ROSELAND CHARTER SCHOOL SITES & PROGRAMS

Schools:

- Roseland University Prep (RUP)
- Roseland Collegiate Prep (RCP) – High School (HS) and Middle School (MS)
- Roseland Accelerated Middle School (RAMS)



Programs:

- Roseland Charter Elementary (embedded in District sites)
- Roseland Charter Home Study

ENROLLMENT TRENDS

<u>Site</u>	<u>Grades Served</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>
RUP	9-12	464	480	472
RCP – High	9-12	336	354	354
RCP - Middle	7-8	120	120	111
RAMS	7-8	358	359	355
Charter Elementary	(varies - phase out)	181 (grades 4,5,6)	120 (grades 5, 6)	60 (grade 6)
Home Study (Independent Study)	TK - 8	--	6	8
Total Enrollment – With Charter Elem		1459	1439	1360
Total Enrollment – Without Charter Elem		1278	1319	1300

ROSELAND UNIVERSITY PREP (RUP):



Land and location characteristics:

- Co-located adjacent to Sheppard Elementary School
 - Separate entrances, parking lots, buildings

Building/Facilities characteristics:

- Two-story classroom and admin building opened 2016-17
- Two portables
- 21 Classrooms in the main building and portables
- “Big Room” (MPR - gathering space, cafeteria)
- New “Counseling, College and Career Center” (old RAMS admin office)
- Basketball courts – recreational
- Access to Big Gym and regulation soccer field
- Outdoor covered eating area

RUP: LONG TERM OCCUPANCY COSTS



School Facility Program (SFP) lease for new construction of RUP two story building funded in 2016 – total funding was \$13.2M

- \$6.0M – Grant: no payback required
- \$7.2M – Loan: payback required over 30 year term
 - \$322K – Annual debt service payment to SFP through 2046-47
 - \$465K -- Final year's payment in 2047-48

RUP: FACILITY ASSESSMENT



Facility Needs:

- Deferred maintenance and repairs for main building
- Improved and increased access to athletic facilities
- Additional classroom and office capacity

Recommendations and Next Steps:

- Develop and implement deferred maintenance plan for site
- Complete transition to the new “Counseling, College and Career Center” (former RAMS admin office)
- Begin transition to four classrooms that were formerly occupied by RAMS

ROSELAND COLLEGIATE PREP (RCP)



Land and location characteristics:

- Middle and high school co-located on same site
- Located near Mark West area, just north of Fountain Grove
- Adjacent to Cardinal Newman private school
- Campus was severely impacted by Tubbs Fire in October 2017
 - 12-classroom building, gym and pool and were lost in the fire

Building/Facilities characteristics:

- Main classroom and admin building
- Multipurpose Room with attached full production kitchen
- Brescia Hall
 - Classroom wing includes 6-7 non-standard size classrooms
 - Former dormitory wing includes 15-20 small and midsize office rooms
- Outdoor covered eating area

*Access to Big Gym and soccer field located adjacent to RUP/Sheppard

RCP: LONG TERM OCCUPANCY COSTS



Roseland Charter Foundation purchased land and all existing facilities from the Ursuline Sisters in 2020 for \$6.6M.

- Ursuline Sisters are carrying mortgage for the purchase through 2027
- Annual mortgage payments escalate each year
- Foundation pays all occupancy costs (mortgage, insurance, misc. fees) and then charges rent to the Roseland Charter School to offset these costs.
- California School Finance Authority (SFA) subsidizes a portion of the rent that is paid by the Roseland Charter School – we apply annually for this benefit.

<u>Year</u>	<u>Total Rent to Foundation (est.)</u>	<u>SFA Rental Reimbursement (est.)*</u>	<u>Net Annual Costs to Charter School (est.)</u>
<u>2021-22</u>	\$415K	\$280K	\$135K
<u>2022-23</u>	\$470K	\$280K	\$190K
<u>2023-24</u>	\$520K	\$280K	\$240K
<u>2024-25</u>	\$575K	\$280K	\$295K
<u>2025-26</u>	\$620K	\$280K	\$340K

**SFA Rental reimbursement eligibility and amount determined each year – flat projection included in this example.*

RCP: FACILITY ASSESSMENT



Facility Needs:

- Increased classroom capacity
- Increase small office capacity
- Athletic facilities
- Brescia Hall modernization and ADA compliance upgrades
- Landscaping, irrigation

Recommendations and Next Steps:

- Modernization of Brescia Hall dorm wing to create additional small office capacity (no room reconfiguration)
- Modernization of Brescia Hall classroom wing to create additional small classroom space (no room reconfiguration)
- Replacement landscaping in Brescia courtyard and new landscaping in portions of hillside
- Site Master Planning to define long term facilities initiatives that will meet campus programming needs

ROSELAND ACCELERATED MIDDLE SCHOOL (RAMS)



Land and location characteristics:

- Co-located adjacent to Roseland Creek Elementary School campus
 - Shared parking lots
 - Separate building entrances and buildings
 - Shared MPR
 - Shared playfields and playground facilities

Building/Facilities characteristics:

- Two-story classroom and admin building (occupancy January 2022)

*Access to Big Gym and soccer field located adjacent to RUP/Sheppard

RAMS: LONG TERM OCCUPANCY COSTS



School Facility Program (SFP) has allocated multiple leases for construction of RAMS two story building. Funding was allocated for new construction and modernization:

Modernization:

- \$986K funded (funded in two allocations – one in 2015 and the other in 2020)
 - 494K of modernization funds will be required to be paid back as a loan
 - 492K of modernization funds are a grant that do not require payback

New Construction:

- \$15.8M allocated (funded in two allocations – one in 2015 and the other in 2020)
 - \$7.9M of new construction funds will be required to be paid back as a loan
 - \$7.9M of new construction funds are a grant that do not require payback
 - \$1.5M of this allocation still available after completing current construction

Loan payback debt service will occur over 30 years, beginning after occupancy.

Annual debt service estimated to be \$450K.

RAMS FACILITY ASSESSMENT



Facility Needs:

- MPR for all-campus gathering space, indoor eating area, athletics
- Outdoor covered eating area
- Increased and improved access to athletic facilities

Recommendations and Next Steps:

- Construct new MPR

CHARTER FACILITIES FUNDING: ONE TIME FUNDS

Ending Fund (Ending Net Position):

RCP Classroom Expansion Setaside	\$ 670,000
RAMS/RUP Construction Overage Setaside	\$ 2,750,000
Maintenance Reserve (Deferred Maintenance)	\$ 1,550,000
Total Funds in Ending Fund	\$ 4,970,000

RAMS Construction Project – SFP Combined Grant/Loan

- Funds still available - \$1.5M

NEXT STEPS AND Q/A

- Continued enhancement and refinement of program vision charter-wide and at each school site
- Continued and ongoing assessment of and planning for facility development needs as our program vision is enhanced and refined
- Development of solutions that will provide improved and increased access to athletic facilities to all schools
- Ongoing deferred maintenance at all schools to ensure safe and sound facilities
- Grant applications, fundraising and budget development to ensure funding availability for short and long term facility enhancement and maintenance