SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

Agenda Item# 13.1p

Meeting Date: June 22, 2023

Subject: **Approve Joint Venture and License Agreement Between Sacramento City Unified School District and A Different Path**

- ☐ Information Item Only
- ☒ Approval on Consent Agenda
- ☐ Conference (for discussion only)
- ☐ Conference/First Reading (Action Anticipated: _____)
- ☐ Conference/Action
- ☐ Action
- ☐ Public Hearing

Division: Facility Support Services

Recommendation: Approve Joint Venture and License Agreement Between Sacramento City Unified School District (SCUSD) and A Different Path.

Background/Rationale: A Different Path (ADP) is a nonprofit that provides a wide array of community services to constituents within the District, including, but not limited to, the following:

- Mental health and education support services to the community at-large, including:
  - Self-awareness and recovery mental health services for youth, ages 12-18;
  - County referrals for mental health and/or a wide range of community services;
  - Anger management, parenting classes, co-parenting supports, and reunification of families through the Sacramento County Courts; and
  - Social services internships with various Northern California colleges and universities.
- Partner with the Sacramento County Sheriff's Department to help alleviate the burden of debt some community members face from traffic violations through community service options.
- Workshops and trainings on restorative justice healing, and inter-personal development.

The nonprofit previously held office space within a vacant portable at Capital City School from December 1, 2015 through July 31, 2022. A Different Path was asked to relocate in order to better fit District programming into the Capital City School location. A Different Path relocated to a vacant portable at the Fruitridge Community Collaborative site beginning in August 2022 and have temporarily reserved the space through the civic permit process. However, ADP would like to formalize a longer-term Agreement with the District to ensure the space will remain available to them, and to confirm a longer-term Agreement to their funders.

Financial Considerations: None

LCAP Goal(s): Family and Community Empowerment; Operational Excellence

Documents Attached:

1. Joint Venture and License Agreement Between Sacramento City Unified School District and A Different Path

Estimated Time of Presentation: NA

Submitted by: Rose Ramos, Chief Business and Operations Officer
Nathaniel Browning, Director I of Facilities

Approved by: Jorge A. Aguilar, Superintendent

JOINT VENTURE AND LICENSE AGREEMENT BETWEEN SACRAMENTO CITY UNIFIED SCHOOL DISTRICT AND A DIFFERENT PATH

THIS JOINT VENTURE AND LICENSE AGREEMENT ("Agreement" or "License") is made and entered into upon approval between the parties below ("Effective Date"), by and between the Sacramento City Unified School District ("District") and A Different Path, a California nonprofit corporation ("A Different Path") (collectively, the "Parties"). The operative date ("Operative Date") shall be the date of occupancy by A Different Path which is estimated to be July 1, 2023 (the "Occupancy Date").

WHEREAS, the District owns property at 4625 44th Street in the City of Sacramento which was previously known as Fruit Ridge Elementary School ("Fruit Ridge"); and

WHEREAS, the Fruit Ridge portable building outlined in this Agreement was previously operated as a preschool, and

WHEREAS, the District and A Different Path desire to enter into a joint venture and license relationship for the use of the premises at Fruit Ridge described below (the "Premises"); and

WHEREAS, the Agreement sets forth the terms and conditions for such use.

NOW, THEREFORE; the Parties agree to the following terms and conditions:

ARTICLE I

JOINT VENTURE AND LICENSE USE

1.1 **Joint Venture and License; Premises.** The Parties enter into a joint venture and license relationship for the use of the Premises. The District, as Licensor, hereby grants to A Different Path, as Licensee, a license (the "License") for the mutual benefit of the community and children served by both the District and A Different Path. Pursuant to the License, A Different Path shall have the right to use, subject to the terms and conditions herein, the Premises surrounding Room 37 at Fruit Ridge as more particularly described in Attachment A incorporated herein by this reference. The Premises, for the purpose of the License, may be adjusted from year to year. The license year shall be the fiscal year from July 1 to June 30 (the "License Year"). For the first year, the License Year is estimated to commence on April 1 and shall end on June 3, 2023. The Premises as described in Attachment A shall be the Premises for the first License Year. Thereafter, from year to year, the Premises may be adjusted by the Parties. During the course of a License Year, the Premises may be increased on the providing of written notice as set forth in section 5.11 below. Any adjustments, as described in the Agreement, shall be negotiated at least 90 days before the end of the License Year (the "Negotiation Period").

1.2 **License Fee.** The initial License Fee shall be $1.88 per square foot per year for the Premises. After the first License Year, any adjustments to the License Fee may not be increased more than 10% above the prior year's License Fee based upon the costs incurred by the District relating to the Premises and other considerations identified by the District. Any decreases to the initial License Fee may be proposed by A Different Path based on such considerations as its enhancements or improvements to the Premises, its repairs to the Premises, and the benefits to the District and the community it serves, including student populations. Nothing herein shall commit the District in reviewing such proposals by A Different Path. The License Fee shall be negotiated each year, after the first License Year during the Negotiation Period. The License Fee shall be paid by the tenth of each

month or be subject to a late payment fee of $50 for each week of delinquency plus a 5% interest charge on the principal of the License Fee. Payment for the initial monthly payment for the first License Year, and assuming occupancy on or about July 1, 2023, A Different Path may pay the initial monthly payment by August 15, and then by the 10th of each month thereafter. For subsequent License Years, monthly payment shall be made. Any quarterly payment shall be subject to the same late payment and interest calculation set forth above. Acceptance of payment of a delinquent License Fee, and late payment fee plus interest, shall not waive other remedies of the District to terminate or revoke the License granted herein.

1.3 **License Deposit.** To assure that A Different Path performs its obligations under the License, and as a source for the payment of any payment of any delinquent License Fee due, Licensee agrees to deposit with the District an amount of $220 (the "License Deposit"). The License Deposit can be paid in full at the onset of the initial Term, or can be paid through five equal installments of $44 on August 15, September 10, October 10, November 10, and December 10. The License Deposit shall be made with the District in a fund which will bear interest at the same rate as District funds pursuant to deposit requirements imposed on public school districts. Any unused License Deposit plus interest earned shall be remitted to A Different Path.

1.4 **Sublicense.** Subject to approval by the District of any sublicense agreement, A Different Path, as the holder of the master license, may sublicense occupancy to other organizations within the Premises that provide services compatible with the goals and policies of the District. The sublicense fee may be collected by either A Different Path, or assigned by A Different Path to the District if consented to in writing by the District. Any such assignment shall serve as a credit against the License Fee unless A Different Path is in breach of the Agreement. Any fees, charges, or costs collected by the sublicensee which are over and above defraying program and related development costs and are conducted at the Premises resulting in a surplus, may be subject to collection by the District. A Different Path shall be responsible to insure that the terms and conditions of any sublease agreement are complied with. A Different Path shall terminate any sublicensee that is in breach of its material obligations of the sublicense. Failure to enforce the obligations of the sublease agreement may be grounds for revocation of A Different Path's License. The sublicense agreement shall not exceed the Term as described in Article II.

1.5 **Repairs and Alterations.** A Different Path accepts occupancy of the Premises in an "as is" condition, except that the District shall ensure that the mechanical systems such as HVAC and plumbing are in working condition prior to the Occupancy Date. Any repairs or improvements (collectively, " A Different Path ") shall be submitted to the District for review and approval. The District reserves the right to require, depending on the nature and scope of A Different Path. 's Improvements, lien releases, bonding requirements, insurance during construction, and compliance with other legal obligations associated with such improvements on school property. In consideration of the payment of the License Fee, the District shall conduct necessary maintenance of the Premises ("District Maintenance") such as repairing leaks, other routine maintenance such as repairing windows, and general maintenance, at the discretion of the District, associated with preserving the structures and other improvements at the Premises. The District shall have the right to recover any costs caused by any licensee committing waste or causing destruction or dilapidation, normal wear and tear excepted.

1.6 **Premises Inspection.** To ensure HIPPA and BBS Code of Ethics Legal Confidentiality requirements, the District may enter and inspect the Premises during normal business hours with a 48 notice for compliance under the License and for compliance by any sublicensee, unless building maintenance emergencies require immediate attention. Such entry shall not unreasonably interfere with the activities being conducted at the Premises. All licensees shall conduct their activities without

causing waste, vandalism, or a nuisance at the Premises. A Different Path waives any claim for damages for injury, inconvenience or interference with A Different Path's activities, or any loss of occupancy or quiet enjoyment, caused by such entry, except to the extent caused by the gross negligence, recklessness or willful misconduct of District or any person under its explicit direction or control. District shall have keys, or key cards, to unlock all doors on the Premises and the right to enter by any means necessary for entry. Any entry to the Premises obtained by District by any means shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into the Premises, or a constructive or actual ejectment of A Different Path from the Premises or any portion thereof.

1.7 **Existing Furniture**. A Different Path has furnished the Premises with their own furniture.

ARTICLE II

TERM OF LICENSE

2.1 **Term.** The term ("Term") of the License and Agreement shall commence on the Effective Date and shall terminate, unless terminated earlier below, on December 31, 2026 ("Termination Date"). Upon mutual consent, in writing between the Parties, the Term may be extended. Notwithstanding the Termination Date, the License and Agreement may be terminated earlier ("Early Termination Date") as follows:

2.2 **Early Termination for Convenience.** The Agreement may be terminated by either Party for convenience. Notice of such termination shall be given at least ninety (90) days before the end of a License Year and shall be effective at the end of the following License Year.

2.3 **Early Termination for Cause.** The Agreement may also be terminated by either Party at any time for cause. "Cause" shall consist of a breach of any non-technical provision of the Agreement, and the failure of the breaching party to cure the breach within sixty (60) days of being notified of the breach, or such other date as the Parties may agree or a reasonable time to cure the breach not to exceed one hundred and twenty (120) days. If District terminates the Agreement for cause, it may bring an action to recover any damages from A Different Path including any unpaid License Fee and to revoke the License.

2.4 **Vacation of Premises.** On or before the Termination Date or Early Termination Date, A Different Path shall return the Premises and the affected portions of the Premises to District in a clean condition, ordinary wear and tear excepted. A Different Path shall be responsible for the cost of any damage caused to the Premises and/or the affected portions of the Premises resulting from A Different Path's surrender of the Premises. On or before the Termination Date or Early Termination Date, A Different Path and A Different Path's agents, officers, employees, volunteers and independent contractors shall immediately vacate the Premises. A Different Path shall have the right to remove furnishings and equipment. Any fixtures may be removed as long as damage is not caused to buildings or other structures.

ARTICLE III

ASSESSMENTS, TAXES, FEES, CHARGES, AND UTILITIES

A Different Path shall pay or cause to be paid, and hold District and the property of District, including the Premises, free and harmless from all assessments, taxes, fees, and charges, including but

not limited to, charges for the furnishing of telephone services and other public utilities, including internet access and use. District shall not be liable in damages or otherwise for any interruption in the supply of any utility services to the Premises nor shall any such interruption constitute any ground for an abatement of A Different Path 's obligations under the Agreement, unless such is the result of the gross negligence or willful misconduct of District. The use of tax exempt property, such as the Premises, may subject persons or entities occupying the Premises to a "possessory interest tax." To the extent A Different Path is subject to a possessory interest tax for its use, the tax shall be paid by A Different Path.

3.1 **Agreement to Meet and Confer**. The Parties will meet and confer, within six months of the Effective Date to negotiate, in good faith, current and future year fees, terms and conditions.

ARTICLE IV

INSURANCE AND SAFETY

Insurance Requirements. A Different Path shall maintain insurance in the minimum amounts as required by the District. For the first License Year, there shall be a minimum of $1,000,000 per occurrence for both Premises liability and personal liability. In subsequent License Years, the insurance requirements may be adjusted depending on the scope of uses by A Different Path and scope of uses by sublicensees. A Different Path shall submit evidence of such insurance and shall name the District as an additional insured prior to occupancy. As an additional insured, A Different Path 's policy requirements shall: (i) name District as an additional insured and be provided on an occurrence basis; (ii) state that such policy is primary, excess, and non-contributing with any other insurance carried by District; (iii) state that the naming of an additional insured shall not negate any right the additional insured would have had as claimant under the policy if not so named; and (iv) state that not less than 30 days written notice shall be given to District before the cancellation or reduction of coverage or amount of such policy.

A certificate issued by the carrier, or carriers, of the policies described herein shall be delivered to District prior to A Different Path 's, its employees, volunteers and/or its independent contractors first entry onto the Premises. Each such certificate shall set forth the limits, coverage, and other provisions required under this section. A renewal certificate for each of the policies described above shall be delivered to District not less than thirty (30) days before the expiration of the term of such policy. Coverage shall be subject to District's approval and shall carry a rating of A:X or higher and the insurance carrier shall be admitted in California to provide insurance coverage and issue policies.

The policy requirements may be made part of a blanket policy of insurance so long as such blanket policy contains all of the provisions required herein and does not reduce the coverage, impair District's rights under the Agreement, or negate, or decrease, A Different Path’s obligations under the Agreement.

4.1 **Safety.** A Different Path shall be solely and completely responsible for conditions of the Premises, including safety of all persons and property. The foregoing shall include but not be limited to ensuring that the installation of any improvements to the Premises are adequately secured by A Different Path to avoid the creation of an attractive nuisance or other hazardous condition. A Different Path, its agents, employees, invitees, volunteers and independent contractors shall fully comply with all state, federal and other laws, rules, regulations, and orders relating to safety. All materials, equipment, and supplies provided for the Premises and services provided shall fully conform to all applicable State, local and Federal safety laws, rules, regulations, and orders.

4.2 **Occurrence of a Casualty.** If at any time during the Term, the Premises and any related

improvements are destroyed in whole or in part by fire, theft, the elements, or any other cause not the fault of District or any person or entity under its explicit direction or control, if caused in whole or in part by A Different Path , its employees, agents, invitees, guests, vendors, or any other person acting under A Different Path 's control or direction, the Agreement shall continue in full force and effect and A Different Path , at its sole cost and expense, shall be responsible for repairing and restoring the damaged Premises and related improvements and shall diligently proceed with such repairs and/or restoration until completion. If at any time the Premises and any related improvements are destroyed in whole or in part by fire, theft, the elements, or any other cause not the fault of A Different Path, its employees, agents, invitees, guests, vendors, or any other person acting under A Different Path's control or direction, then at its option the District may terminate this License upon written notice to Social Good Funds, Inc. and may at its option proceed with repairs and/or restoration of the Premises.

4.3 **Indemnity By A Different Path**. Except to the extent caused by the gross negligence, recklessness or willful misconduct of District or any person or entity under its explicit direction or control, A Different Path shall indemnify and hold District, its officers, agents, employees, members of its Board of Education free and harmless from any and all liability, claims, loss, damages, or expenses resulting from A Different Path 's occupation and use of the Premises, specifically including, without limitation, any liability, claim, loss, damage, or expense arising by reason of:

4.3.1 The death or injury of any person who is an employee, guest, invitee, or agent of A Different Path , or by reason of the damages to or destruction of any property, including property owned by A Different Path or by any person who is an employee or agent of A Different Path , from any cause whatsoever as a direct result of operating the Program Services or A Different Path 's use and/or occupancy of the Premises while that person or property is in or about the Premises or in any way connected with the Premises or with any of A Different Path 's improvements or personal property on the Premises;

4.3.2 The death or injury of any person, including any person who is an employee, guest, invitee, or agent of A Different Path , or by reason of the damage to or destruction of any property, including property owned by A Different Path or any person who is an employee or agent of A Different Path , caused or allegedly caused by either (1) the condition of the Premises or improvements on the Premises; or (2) any act or omission on the Premises by A Different Path or any person in or about the Premises with the permission and consent of A Different Path ;

4.3.3 Any work, including alterations, performed on the Premises or materials furnished to the Premises at the instance or request of A Different Path or any person or entity acting for or on behalf of A Different Path ; and

4.3.4 A Different Path's failure to perform any provision of the Agreement or to comply with any requirement of applicable law or any requirement imposed on A Different Path or the Premises by any duly authorized agency or political subdivision.

4.4 **Limitation of Liability.** Neither District, nor any of its officers, agents, employees, and members of its Board of Education, shall be personally liable in any manner or to any extent under or in connection with the Agreement. A Different Path waives any and all such personal liability against the District and the individuals stated herein.

ARTICLE V

GENERAL TERMS AND PROVISIONS

5.1 **Entire Agreement.** The Agreement constitutes the sole and entire agreement between the Parties with respect to the subject matter dealt with in the Agreement and all understandings, oral or written, with respect to the subject matter of the Agreement are hereby superseded.

5.2 **Future Assurances.** Each Party hereto shall cooperate and take such actions as may reasonably be required by the other Party hereto in order to any out the provisions of the Agreement and the transactions contemplated by the Agreement.

5.3 **Amendment of Agreement.** No modification of, deletion from, or addition to the Agreement shall be effective unless made in writing and executed by both District and A Different Path

Waiver. The failure by either Party to enforce any term or provision of the Agreement shall not constitute a waiver of that term or provision, or any other term or provision. No waiver by either Party of any term or provision of the Agreement shall be deemed or shall constitute a waiver of any other provision of the Agreement, nor shall any waiver constitute a continuing waiver unless otherwise expressly provided in writing.

5.4 **Severability.** In the event any clause, sentence, term or provision of the Agreement shall be held by any court of competent jurisdiction to be illegal, invalid, or unenforceable for any reason, the remaining portions of the Agreement shall nonetheless remain in full force and effect.

5.5 **Construction of Agreement.** The terms and provisions of the Agreement shall be liberally constructed to effectuate the purpose of the Agreement.

5.6 **Governing Law and Venue.** The Agreement shall be governed by and interpreted under the laws of the State of California applicable to instruments, persons, transactions and subject matter which have legal contacts and relationships exclusively within the State of California. Subject to the alternative dispute resolution provision set forth in section 5.12, any action or proceeding seeking any equitable remedies or remedies at law with respect to the provisions of the Agreement shall be brought in the Superior Court for the County of Sacramento.

5.7 **Assignment.** A Different Path shall not have the right to assign the Agreement or any interest in the Agreement, without District's prior written consent. A sublease by A Different Path shall not be considered an assignment. Any assignment made without such prior written consent shall be void, and at the option of District, shall terminate the Agreement. No right under the Agreement, nor claim for any money due or to become due hereunder shall be asserted against District, or persons acting for District, by reason of any assignment of the Agreement without District's written consent. Consent to one assignment, or other transfer shall not be deemed to constitute consent to any subsequent assignment, or other transfer.

5.8 **Binding Effect.** The Agreements, conditions, and provisions contained in the Agreement shall, subject to provisions for assignment, apply to and bind the heirs, executors, administrators, successors, and assigns of the parties to it.

5.9 **Independent Contractor.** A Different Path is an independent contractor, not an officer, employee or agent of District.

5.10 **Notices.** Any notice required or desired to be given pursuant to the Agreement shall be in writing, duly addressed to the Parties below. By written notice in conformance herewith, either Party may change the address to which notices to said party must be delivered. Any notice deposited with the United States Postal Service shall be deemed to have been duly given upon confirmed receipt, if sent by certified or registered mail, postage prepaid, addressed as set forth below or as changed as set forth herein. Notice may also be given by facsimile with proof of transmission, or by express mail with proof of delivery. Notice sent by any other manner shall be effective only upon actual receipt thereof.

District:
Chief Business and Operations Office
Sacramento City Unified School District
5735 47th Avenue
Sacramento, CA 95824
Ph: (916) 643-9233

A Different Path:
A Different Path
5960 S Land Park Drive Ste. 144
Sacramento CA 95822
916-627-6298

If facsimile transmission is made, each Party shall supply a fax number to the other Party.

5.1 **Alternative Dispute Resolution.** In the event of any dispute regarding the provisions of the Agreement, the Parties shall attempt to mediate a resolution. If mediation is not successful, the Parties agree to submit their dispute to binding arbitration with an acceptable third party, or if the Parties cannot agree, with either the American Arbitration Association ("AAA") or JAMS in Sacramento County. Each Party shall share the cost of the mediator/arbitrator and each Party shall bear their respective attorney's fees and costs.

5.2 **Incorporation of Attachments.** Attachment A is incorporated in the Agreement as though set forth fully and at length herein. Any subsequent attachments through amendments shall be deemed to be incorporated herein by reference.

5.3 **Headings and References.** The headings of the Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of the Agreement.

5.4 **Signature In Counterparts.** The Agreement may be executed in any number of counterparts, all of which, taken together, shall constitute the same instrument. A copy, original or facsimile with all signatures appended together shall be deemed a fully executed Agreement. Electronic signatures, and copies of all signatures, shall have the same force and effect as original signatures.

5.5 **Remedies.** The remedies of the District shall not be exclusive but shall be cumulative and in addition to all remedies now or hereafter available at law or in equity.

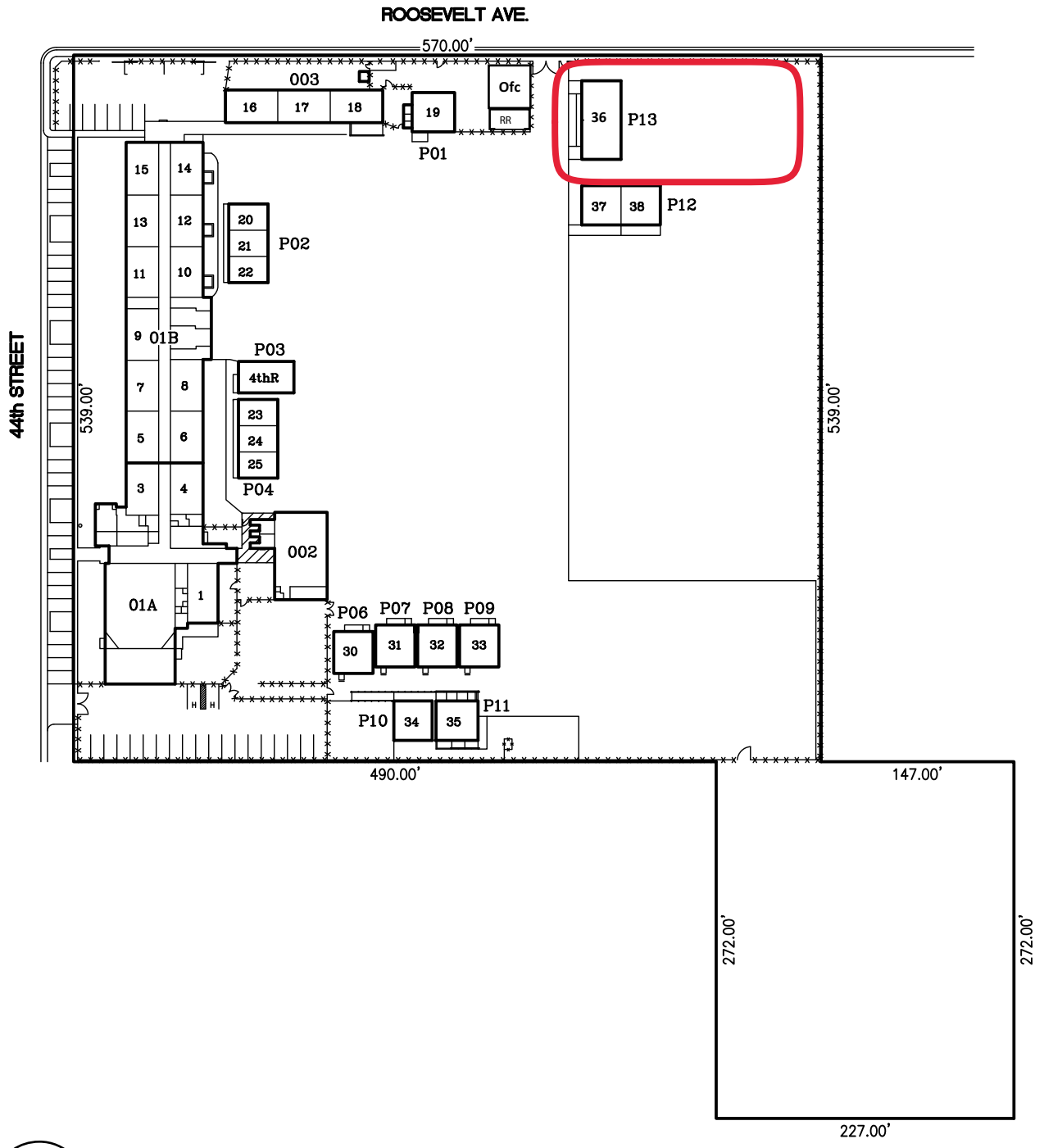
5.6 **Warranty of Authority.** The signatories of A Different Path agree they have full authority to bind the corporation known as A Different Path Counseling Center, Inc. and to execute and deliver the Agreement on behalf of the corporation.

IN WITNESS **WHEREOF,** the Premise have executed the Agreement as of the Effective Date.

DISTRICT:	A DIFFERENT PATH:
_____	_____
Sacramento City Unified School District	A Different Path

ATTACHMENT A

Leased space equals
1,920 square feet



NORTH

Scale 1"=120'

SITE AREA: 8.32 ACRES
A.P.N. 020-0301-001

Fruit Ridge Elementary School (122)
4625 - 44th Street
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

EXISTING SITE DIAGRAM

OCTOBER 2001

ATTACHMENT A

School Name: Fruit Ridge Elementary School
School Code: 122
Site Area: 8.32 Acres
Year Built: 1937
Year Modernized: 1999
A.P.N. 020-0301-001

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
PERMANENT BUILDINGS						
Bldg. 01A	**A1**				1937	2197
					1999	68036
C015	6		Principal	317		
C016	11		Secretary	179		
C017	7 & 8		Office	240		
C018	12		Office-Waiting	257		
C019	13		Supply	91		
C020	10		Nurse	127		
	20		Storage	179		
H008	3 & 4		Corridor	1,183		
H022	14		Corridor	645		
I014	5		Teachers Room	425		
J011	17		Janitor	97		
O001	15	3	Classroom	920		
X002	16	4	Library	918		
S005	21		Chair Storage	113		
S009A			Storage	11		
S009B			Storage	9		
T010	22		Toilet	154		
T012	18		Toilet	23		
T013	19		Toilet	93		
T021	9		Toilet	31		
U006	1		Multi-Purpose	4,853		
Y009	2	1	Classroom	1,065		
	23		Stairway	62		
	24,25,26		Basement	1,912		

BUILDING AREA TOTAL	13,906
COVERED WALKWAYS	112
CLASSROOMS	2

Bldg. 01B	**A2**				1937	2197
					1999	68036
H022	7		Corridor	2,527		

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
H023	10		Corridor	280		
H024	12		Corridor	280		
O003	1	5	Classroom	926		
O004	8	6	Classroom	926		
O005	2	7	Classroom	922		
O006	9	8	Classroom	912		
O007	3	9	Classroom	918		
O008	13	10	Classroom	912		
O009	4	11	Classroom	918		
O010	14	12	Classroom	922		
O011	5	13	Classroom	922		
O012	15	14	Classroom	926		
O015	6	15	Classroom	926		
S027	16		Storage	182		
T025	11		Toilet (Girls)	460		
T026	11		Toilet (Boys)	425		

BUILDING AREA TOTAL	14,288
COVERED WALKWAYS	558
CLASSROOMS	11

Bldg. 002	**B**				1975	37960
J007			Janitor			
K002			Platform			
L001			Multi-Purpose			
M005			Mechanical			
S003			Storage			
T004			Toilet			
T006			Toilet			
T008			Toilet			

BUILDING AREA TOTAL	3,030
COVERED WALKWAYS	0
CLASSROOMS	0

Bldg. 003	**C**				1953	9270
					1999	68036
ONA1	3	16	Classroom	960		
ONA2	2	17	Classroom	960		
ONA3	1	18	Classroom	960		

BUILDING AREA TOTAL	2,880
COVERED WALKWAYS	1,325
CLASSROOMS	3

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
Permanent Building Area				**34,104**		
Permanent Covered Walkways				**1,995**		
Permanent Classrooms				**16**		

PORTABLE BUILDINGS

P01	**D**				1957	14699
					1999	68036
T001	2		Toilet	53		
T002	2		Toilet	53		
YNA4	1	19	Classroom	975		
BUILDING AREA TOTAL				1,081		
COVERED WALKWAYS				536		
CLASSROOMS				1		

P02					1997	67170
O0P1		20	Classroom	640		
O0P2		21	Classroom	640		
O0P3		22	Classroom	640		
BUILDING AREA TOTAL				1,920		
COVERED WALKWAYS				300		
CLASSROOMS				3		

P04					1998	02-100257
	P4	23	Classroom	640		
	P5	24	Classroom	640		
	P6	25	Classroom	640		
BUILDING AREA TOTAL				1,920		
COVERED WALKWAYS				300		
CLASSROOMS				3		

~~**P05**~~	MOVED TO PHOEBE HEARST SUMMER 2012				~~1999~~	~~02-101090~~
		~~26~~	~~Classroom~~	~~960~~		
		~~27~~	~~Classroom~~	~~960~~		
~~BUILDING AREA TOTAL~~				~~1,920~~		
~~COVERED WALKWAYS~~				~~300~~		
~~CLASSROOMS~~				~~2~~		

P06						
OSA6	G	30	Classroom	960	1967	27784
BUILDING AREA TOTAL				960		
COVERED WALKWAYS				0		
CLASSROOMS				1		

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
P07						
OSA5	H	31	Classroom	960	1987	48943

BUILDING AREA TOTAL	960
COVERED WALKWAYS	0
CLASSROOMS	1

P08						
OSA2	I	32	Classroom	960	1989	51735

BUILDING AREA TOTAL	960
COVERED WALKWAYS	0
CLASSROOMS	1

P09						
OSA1	J	33	Classroom	960	1990	53491

BUILDING AREA TOTAL	960
COVERED WALKWAYS	0
CLASSROOMS	1

P10						
OSA3	F	34	Classroom	960	1955/1999	3158/68036

BUILDING AREA TOTAL	960
COVERED WALKWAYS	536
CLASSROOMS	1

P11						
OSA4	E	35	Classroom	960	1967	28948

BUILDING AREA TOTAL	960
COVERED WALKWAYS	536
CLASSROOMS	1

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
P12					2000	02-102064
		37	Classroom	960		
		38	Classroom	960		

BUILDING AREA TOTAL	1,920
COVERED WALKWAYS	300
CLASSROOMS	2

Office						02-110173
		Office	Classroom	960		

BUILDING AREA TOTAL	960
COVERED WALKWAYS	0
CLASSROOMS	1

P13					1998	02-100257
		36	Classroom	1,920		

THIS SPACE USED BY A Different Path

BUILDING AREA TOTAL	1,920
COVERED WALKWAYS	300
CLASSROOMS	1

~~**P15**~~	MOVED TO PHOEBE HEARST SUMMER 2012				~~1989~~	~~51735~~
		~~41~~	~~Classroom~~	~~960~~		

~~BUILDING AREA TOTAL~~	~~960~~
~~COVERED WALKWAYS~~	~~0~~
~~CLASSROOMS~~	~~1~~

~~**P16**~~	MOVED TO PHOEBE HEARST SUMMER 2012				~~1989~~	~~51735~~
		~~42~~	~~Classroom~~	~~960~~		

~~BUILDING AREA TOTAL~~	~~960~~
~~COVERED WALKWAYS~~	~~0~~
~~CLASSROOMS~~	~~1~~

Portable Building Area	**15,481**
Covered Walkways	**2,808**
Portable Classrooms	**16**
TOTAL BUILDING AREA	**49,584**
TOTAL COVERED WALKWAYS	**4,803**
TOTAL CLASSROOMS	**32**

NON-SCUSD PORTABLES

P03						

Bldg/Room Code	Bldg/Room No.	Classroom No.	Room Use	Area	Year Built	DSA #
			Classroom	960	1998	02-100132

TOTAL BUILDING AREA	960
COVERED WALKWAYS	150
CLASSROOMS	1
NON SCUSD TOTAL BUILDING AREA	**960**
NON SCUSD TOTAL COVERED WALKWAYS	**150**
NON SCUSD TOTAL CLASSROOMS	**1**