

MEMO

To: Mr. David Forbes
Board President
Alameda Unified School District

From: Mandy Tham
Renaissance Leadership Academy

Regarding: Facilities

As we engage more people in conversation about Renaissance Leadership Academy, one recurring question is: Where will you be located? People are looking for more specificity than the west end of Alameda, Alameda Point or Marina Village.

While we are in no position to make an offer on any site at present, we have been working with Don Lindsey, of Gallagher and Lindsey, since December to explore the availability of appropriate types of property in the west end. Most recently, Don Lindsey has asked Mario Mariani of Gallagher and Lindsey to work with us in the search. Both Mario Mariani and Don Lindsey have been realtors for many years, and have an established track record in Alameda for their level of professionalism and ability to advocate for clients in finding suitable property.

Both Mario Mariani and Don Lindsey have been working with the information that we have supplied them. Namely, we are looking for property that:

- Is located in the west end.
- Is handicap accessible.
- Has the potential for six classrooms of approximately 650-700 square feet each (Kindergarten, one, two, three, six, and computer lab/library) and a large multipurpose, general meeting room for indoor lunches and assemblies.
- Has the potential for an administrative area that includes office space for the front office, the business manager, the principal, a copy/supply room, and a faculty lunchroom.
- Has the appropriate outdoor area to allow the students to play, engage in outdoor games, and will support our desire for two gardens.
- Is accessible to walkers.
- Is accessible by public transportation.
- Has parking spaces for staff/visitors as well as parents who drop off and pick up students.

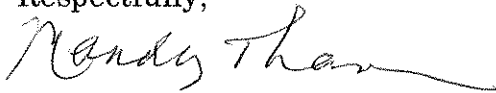
At the time of this memo, Mr. Mariani is pursuing on our behalf the availability and the appropriateness of several pieces of property on the west end:

1. There currently is a piece of property just inside the main gate of Alameda Point (W. Atlantic and Main) that is available. This property has 6000 square feet of space as well as more than one and one half acres of open space.
2. The Coast Guard has property on McKay that may be available.
3. Marina Village has multiple vacancies and has leased to a school in the past.
4. There may be property available within AUSD that is available and will serve our needs.

As we have articulated in our budget, we have allocated slightly more than \$90,000/year for the lease of a facility. This translates to approximately \$7500/month.

We are aware that the monthly lease of any of the properties may exceed our allocation. We are also aware that should we negotiate a lease agreement that is below market value, the property owner may declare that difference as a charitable contribution since we will be a 501(c)3 corporation. We have every confidence that Mario Mariani will be able to negotiate a contract for us that will meet our needs.

Respectfully,



Mandy Tham
Co-Founder, Lead Petitioner