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ACTION MEMORANDUM

TO: SPCSA Authority Board
FROM: Danny Peltier, Management Analyst III
SUBJECT: **Oasis Academy – Charter Amendment Request to Construct and Relocate the High School Program to a Campus (no impact to enrollment)**
DATE: August 25, 2023

Summary of Request and Recommendation

Oasis Academy (Oasis) is requesting that the State Public Charter School Authority (SPCSA) grant a Good Cause Exemption request and approve the school to construct a new facility that will house high school students. This request will not affect the approved enrollment cap.

SPCSA staff has reviewed the application and recommends that the Authority grant the Good Cause Exemption and approve the amendment request. A proposed motion, with conditions, can be found on page of 3 this memo.

Background and Analysis

Oasis is located at 920 W Williams Ave, Fallon, NV 89406 and serves 735 students in grades K – 12 as of the 2022 Validation Day. According to the amendment application, Oasis 9th and 10th grade students attend school in the Pinion Building of the Western Nevada College Campus (WNC). In the fall of the 2022-23 school year, WNC informed Oasis that it would be adding an allied health program to the campus and that Oasis would need to vacate the Pinion Building at the conclusion of the 2023-24 school year. As such, the Oasis Governing Board, along with school leadership, decided to build a new high school on 8.9-acre of land adjacent to the K-8 campus. According to the amendment application, Oasis expects the new building will be open and operational for the 2024-25 school year.

Furthermore, according to the amendment application, Oasis had previously purchased its K-8 building located at 920 West Williams Ave. in Fallon, Nevada and, in February of 2021, Oasis purchased the 8.9 acres of land just north of the K-8 and WNC campuses for \$276,246. Oasis noted in their amendment application that its board of directors, specifically Frank Woodliff, has extensive experience in managing build-out and renovations. Mr. Woodliff has worked on several public works projects, including schools in Churchill County, over the course of his career. In September 2022 Oasis's governing board established a building committee which included CEO Melissa Mackedon, CFO Dusty Casey, and Mr. Woodliff.

In the application, Oasis explained that it has been setting aside money for a facility since the school opened in 2011. In November of 2022, the school applied for, and was awarded, a grant from the William N. Pennington Foundation of \$3,736,499.00. Oasis will contribute \$3,562,685, which includes the \$276,685 purchase of the land, from the school's facilities set aside account. According to the application, the total cost for the project is estimated at \$7,299,184, which includes site work and the construction of a 12,750 square foot instructional building.

Oasis also noted in the amendment application that this site was chosen because of the proximity to the existing K-8 campus. According to the amendment application, the majority of 11th and 12th grade students take most classes at the WNC campus and will continue to do so, and 9th and 10th grade students will occupy the new site. Finally, as part of the amendment application, Oasis said there are two contingency plans in place in the event there are delays with construction. In the amendment application, Oasis confirmed WNC President Kyle Dalpe indicated the school could use space on the WNC campus in the event the school was unable to move into the new facility at the start of the 2024-25 school year. Additionally, the second contingency plan contemplates 10,000 Square feet of empty space in Oasis's 920 West Williams property which can be used by the school if necessary.

Legal Authority and Requirements Related to Amendment Requests

Existing charter schools that are sponsored by the SPCSA may submit a charter school contract amendment application to the SPCSA – which is reviewed by SPCSA staff and presented for SPCSA Board action – in order to, among other things, increase enrollment, add grade levels above and beyond what the charter school is approved to serve, or add a new campus. When determining whether to approve an amendment request, the sponsor considers the charter school's compliance with applicable local, state and federal laws and regulations and evidence relating to the academics, finance and organization of the charter school. (See NAC 388A.400(8) and NRS 388A.276).

Analysis and Staff Recommendation

When reviewing an amendment application, SPCSA staff reviews the academic, financial, and organizational performance of the applicant charter school. Oasis has consistently performed at, or above, standards on all SPCSA framework metrics. As of the 2018-19 NSPF ratings, Oasis's elementary, middle, and high schools were rated as 5-stars. Moreover, the Oasis elementary school received 79.0 points on the 2021-22 SPCSA Academic Performance Framework and was rated as Meets Standard, the middle school received 82.9 points and was rated as Exceeds Standard, and the high

school received 92.0 points and was rated as Exceeds Standard.

Oasis earned 100 points (out of 100) under the SPCSA Organizational Performance Framework for the 2021 – 22 school year as approved by the Authority on December 16, 2022. As such, SPCSA staff finds the school to be ‘Meeting Standards.’ Oasis has also been found to ‘Meet the Standards’ on the most recent 2022 SPCSA Financial Performance Framework, which was approved at the March 3, 2023 SPCSA board meeting.

SPCSA staff is supportive of Oasis’s request to construct a new campus and relocate its 9th and 10th graders beginning in the 2024-25 school year. Oasis provided SPCSA staff with a reasonable plan for project completion which included supporting materials that included the parcel map, escrow documents, and architecture plans. Oasis also described the bidding process for the architecture firm. Oasis published an RFQ, interviewed five firms and ultimately selected Frame Architecture. In addition, Oasis submitted supporting documents confirming the 3,736,499.00 grant from the Pennington Foundation which will allow the school to complete this project with minimal financial risk. Oasis also provided SPCSA staff with contingency plans in the event of construction delays and SPCSA staff found those contingency plans to be both reasonable and realistic.

SPCSA staff also notes this request does not affect the school approved enrollment cap nor will it have the school’s academics or operations. SPCSA recommends the Authority approve, with conditions, Oasis’s amendment request.

Proposed Motion:

Grant Oasis Academy a Good Cause Exemption and approve the request of the school to construct a new facility and occupy the new facility beginning in the 2024-25 school year with the following conditions:

- **That by October 1, 2023, Oasis provide a final copy of construction/renovation schedule demonstrating that school will have a TCO or COO in place 30 days before the first day of school.**
- **That Oasis provides SPCSA staff with Certificate of Occupancy or Temporary Certificate of Occupancy demonstrating compliance with NRS 388A.360, which requires a school facility to be inspected at least 30 days prior to occupancy.**
- **That the school complete the SPSCA pre-opening process for new schools and campuses for occupation of the facility.**

The approved enrollment cap for Oasis Academy is:

School Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Grade Levels	K-12	K-12	K-12	K-12	K-12	K-12	K-12	K-12	K-12
Enrollment	800	825	850	875	875	875	875	875	875

Historical Performance and Demographic Information – Oasis Academy

School Total Enrollment and Demographics since 2017

Year	Enrollment	A	B	C	H	I	M	P	IEP	ELL	FRL
17-18	572	3.4%	1.5%	75.0%	11.7%	4.1%	3.4%	0.5%	9.7%	<5.0%	14.1%
18-19	612	3.7%	1.4%	72.8%	13.8%	3.7%	3.7%	0.4%	9.8%	<5.0%	19.9%
19-20	639	3.2%	1.2%	70.2%	16.4%	3.2%	5.0%	0.4%	10.0%	<5.0%	22.6%
20-21	694	2.5%	1.7%	68.1%	18.7%	3.1%	5.3%	0.2%	11.6%	<5.0%	26.9%
21-22	714	2.2%	2.3%	65.6%	20.0%	2.2%	7.1%	0.2%	11.7%	<5.0%	28.4%
22-23	735	2.3%	1.2%	66.1%	20.0%	1.6%	8.5%	0.1%	11.0%	<5.0%	32.7%

- A – Asian
- B – Black
- C – Caucasian
- H – Hispanic
- I – American Indian/Alaskan Native
- M – Two or more races
- P – Pacific Islander
- IEP – Individualized Education Plan – A student with a disability/special education student
- ELL – English Language Learner
- FRL – A student who qualifies for Free or Reduced-Price Lunch

Oasis Academy Charter School Financial Performance

Year	Rating
2021 – 2022	Meets the Standard
2020 – 2021	Meets the Standard
2019 – 2020	Meets the Standard

Oasis Academy Charter School Organizational Performance

Year	Rating
2021 – 2022	Meets the Standard
2020 – 2021	Meets the Standard
2019 – 2020	Meets the Standard

Oasis Academy Academic Performance

School Year	NSPF Rating
2021 - 2022 ¹	<ul style="list-style-type: none"> - Elementary: 75.0 - Middle: 81.6 - High: 95.0
2020 – 2021 ²	<ul style="list-style-type: none"> - Elementary: 5 – stars - Middle: 5 – stars - High: 5 – stars
2019 – 2020 ³	<ul style="list-style-type: none"> - Elementary: 5 – stars - Middle: 5 – stars - High: 5 – stars
2018 – 2019	<ul style="list-style-type: none"> - Elementary: 5 – stars - Middle: 5 – stars - High: 5 – stars
2017 – 2018	<ul style="list-style-type: none"> - Elementary: 3 – stars - Middle: 5 – stars - High: 5 – stars

Oasis 2021-22 SPCSA Academic Performance Framework Results⁴

Campus	2021-22 SPCSA Academic Framework Score	2021-22 SPCSA Academic Framework Rating
Oasis ES	79.0	MEETS STANDARD
Oasis MS	82.9	EXCEEDS STANDARD
Oasis HS	92.0	EXCEEDS STANDARD

¹ According to the NSPF technical guide released by the Nevada Department of Education, star ratings were not calculated for the 2021 – 2022 school year in accordance with flexibility offered in the U.S. Department of Education’s addendum to Nevada’s consolidated state plan due to COVID-19. Star ratings will resume in 2023

² Due to COVID-19, the Nevada Department of Education (NDE) applied for and was granted a 2020-21 school year waiver from the U.S. Department of Education for certain requirements established by the Every Student Succeeds Act (ESSA). Nevada statewide assessments were administered in the 2020-21 school year, but the NDE did not calculate new Nevada School Performance Framework (NSPF) school ratings for the 2020-21 school year.

³ Due to COVID-19, the Nevada Department of Education (NDE) applied for and was granted a 2019 – 20 school year waiver from the US Department of Education for certain assessment, accountability, school identification, and reporting requirements established by the Every Student Succeeds Act (ESSA). Accordingly, for the 2019 – 20 school year, Nevada statewide assessments were not administered and the NDE did not calculate Nevada School Performance Framework (NSPF) school ratings.

⁴ The Nevada Department of Education (NDE) calculated NSPF index scores for the 2021-22 school year but did not calculate corresponding star ratings (shown as N/A). 2021-22 NSPF details and rules can be found at: <http://nevadareportcard.nv.gov/DI/MoreDownload?filename=Nevada%20School%20Performance%20Framework%20Mannual%202021-22%20School%20Year.pdf>