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**ACTION MEMORANDUM**

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**TO:** SPCSA Authority Board  
**FROM:** Mark Modrcin, Director of Authorizing, SPCSA  
Danny Peltier, Management Analyst III, SPCSA  
**SUBJECT:** **Pinecrest Academy of Nevada – Charter Amendment Request to**  
• **Operate at a temporary facility beginning in 2023 – 24, and**  
• **Adjust the enrollment cap and grade levels served while operating at the temporary facility.**  
**DATE:** January 27, 2023

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**Summary of Request and Recommendation**

Pinecrest Academy of Nevada (PAN) has submitted an amendment application requesting that the State Public Charter School Authority (SPCSA) grant a Good Cause Exemption and approve the school to operate a temporary facility for the new Pinecrest Springs campus and adjust the enrollment cap and grade levels served for the Pinecrest Springs campus while operating at the temporary facility. The amendment application states these requested amendments would apply for the first two years (2023 – 24 and 2024 – 25) this new campus is operating based on the capacity of the proposed temporary facility. The amendment notes that the school still anticipates primarily serving students in the 89102, 89106, 89107, 89108, and 89146 zip codes as the proposed temporary facility is still located within one of the priority zip codes that was originally approved by the SPCSA for this expansion campus.

SPCSA staff has reviewed the application and recommends that the Authority grant the Good Cause Exemption and conditionally approve the amendment request. A proposed motion along with conditions can be found on page 5 of this memo.

**Background and Overview of the Amendment**

Pinecrest Academy of Nevada (PAN) opened its first campus in 2012 serving students in Grades K-7. Today, the PAN network has grown to six campuses serving grades K-12 across the Las Vegas Valley. The school is currently operating under a charter that was entered into in 2018 and will expire in 2024.

According to the 2022 Validation day information the PAN network served 7,426 students. At the October 7, 2022<sup>1</sup> SPCSA board meeting, PAN was approved to open a seventh campus. The Springs campus was approved to open in the 89107 zip code and primarily serve the 89102, 89106, 89107, 89108, and 89146 zip codes. The initial facility proposed for the Springs campus was located at 4000 Meadows Lane, Las Vegas, Nevada 89107. According to the amendment application, this location is no longer feasible due to PAN being unable to secure a lease. As such, PAN is seeking approval to operate in a different, temporary facility, located at 6151 W. Charleston Blvd., Las Vegas, Nevada 89146 for its first two years.

Additionally, according to the amendment application, PAN is seeking to reduce its projected enrollment during the initial school year of 2023-24 from 645 students in grades K-6 to 257 students in grades K-3, and to further reduce the enrollment cap, and grade levels served, in subsequent years. This request is due to the fact that the new location does not offer the space needed for the initial plan that was approved by the Authority on October 7, 2022.

The amendment application did note that this new proposed facility is still located within one of the primary zip codes that was originally approved by the SPCSA for this expansion campus and PAN still intends to serve the same zip codes that were approved as part of the original submission. The new facility at 6151 W. Charleston Blvd., Las Vegas, Nevada, 89146 is about 2.8 miles from the previously approved facility at 4000 Meadows Lane Las Vegas, NV 89107.

If approved, the enrollment cap and grades offered for the Springs campus will be *(italics represent years, and grades, beyond the current charter contract term, and beyond the 2-year temporary facility proposal)*:

Grade Level	Number of Students				
	2023 – 24	2024 – 25	2025 – 26	2026 – 27	2027 – 28
Kindergarten	75	75	75	75	75
1 <sup>st</sup> Grade	78	78	78	78	78
2 <sup>nd</sup> Grade	78	78	78	78	78
3 <sup>rd</sup> Grade	26	78	78	78	78
4 <sup>th</sup> Grade		26	78	78	78
5 <sup>th</sup> Grade			26	78	78

<sup>1</sup> [October 7, 2022 SPCSA Recommendation memo](#)

6 <sup>th</sup> Grade				26	78
7 <sup>th</sup> Grade					26
8 <sup>th</sup> Grade					
9 <sup>th</sup> Grade					
10 <sup>th</sup> Grade					
<b>TOTAL</b>	<b>257</b>	<b>335</b>	<b>413</b>	<b>491</b>	<b>569</b>

According to the amendment application, the Springs campus is proposing to continue to operate at the temporary facility in Year 2 and will accommodate the increase in enrollment by using a four room portable classroom. Specifically, according to the application, in Year 1, PAN anticipates that approximately 13,000 total square feet will be available for use by up to 257 students for an average of 52 square feet per pupil. In Year 2, PAN anticipates that approximately 15,000 total square feet will be available for use by up to 335 students for an average of 46 square feet per pupil.

According to the amendment application, the temporary facility used to be home to Trinity United Methodist Church and Trinity Methodist Church will remain the landlord of the facility. According to the amendment application, PAN expects a building permit for the proposed improvements in early April 2023. PAN stated that this project will not require offsite improvements or extensive renovations to the interior of the building. PAN expects the renovations to be completed in ninety days from April 4, 2023 through July 7, 2023, and to secure the temporary certificate of occupancy (TCO) on or about July 7, 2023.

The original approval for the Springs campus included conditions to ensure the PAN team remained focused on reaching out to, and enrolling, students who primarily reside in the identified zip codes. The first condition of that approval was for the PAN team to provide a detailed plan, approved by the PAN governing board, to reach an additional 500 students who reside in the zone of attendance of a 1- or 2-star school within the identified zip codes. This condition was met as Pinecrest submitted a plan to SPCSA staff on November 29, 2022 and according to the amendment application, PAN has held a number of events, and continued with grassroots outreach since the approval in October. These events have included Trunk or Treat, distribution of flyers at local community events, a Thanksgiving Giving event, a Christmas event at the Heinrich YMCA, and door-to-door outreach in identified communities.

According to the application, the proposed educational model will not change due to the new location, and PAN expects to still provide innovative learning methods and strategies. PAN also does not expect foresee any significant impact on operations or finances with the reduction in enrollment at the new facility. Because the facility is smaller, the lease will not be as much as the original proposal, and the PAN team provided a 6-year budget reflecting these changes.

The amendment application also notes that the leadership structure will remain unchanged, and Michael O’Dowd will serve as principal, and Steven Albrecht will serve as Assistant Principal.

### **Legal Authority**

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. In the case of PAN, SPCSA staff finds the school to be meeting academic, financial and organizational performance expectations. The elementary, middle, and high school programs across the PAN network are operating at 4 and 5-star levels under the NSPF ratings for the 2018-19 school year, and all campuses either met or exceeded standards according to the 2021-2022 SPCSA Academic Performance results. If NSPF ratings were issued for the 2021-2022 school year, all campuses would have been rated at least 3-stars. Specific campus academic ratings are included on page 14 of this memo.

Additionally, the school earned 97 points (out of 100) points 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.’ PAN has also been found to ‘Meeting Standards’ on the most recent 2021 SPCSA Financial Performance Framework.

SPCSA staff has reviewed the request submitted by PAN and is supportive. Overall, the fundamentals of the expansion remain unchanged. The temporary facility is still located in one of the identified zip codes from the original submission, and the school still proposes serving students primarily in the 89102, 89106, 89107, 89108, and 89146 zip codes. Also, as previously noted in this memo, PAN was able to meet the first condition of the October 7, 2022<sup>2</sup> approval by the December 1, 2022 deadline. PAN has held numerous outreach events, has plans to hold additional events in the coming weeks, and continues to focus on grassroots efforts by going door-to-door in the identified communities. SPCSA staff recommends the additional condition due February 1, 2023, which requires evidence that PAN has reached the additional 500 students who reside in the in the zone of attendance of a 1- or 2-star school within the identified zip codes, remain in place and is included as part of the motion below.

As previously noted, PAN expects the renovations to be completed in ninety days from April 4, 2023 through July 7, 2023, and to secure the temporary certificate of occupancy (TCO) on or

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<sup>2</sup> [October 7, 2022 SPCSA Recommendation Memo](#)

about July 7, 2023. SPCSA staff finds this timeline reasonable. PAN Springs proposes beginning school on August 14, 2023 and obtaining the TCO by July 7, 2023 would meet the 30-day requirement. SPCSA staff would highlight that any delays in obtaining the TCO would jeopardize an August 14 opening, and SPCSA staff will expect updates on progress throughout the pre-opening process.

Finally, SPCSA staff expects PAN to continue to seek a permanent facility for the Springs campus in time for the 2025-2026 school year. Staff is recommending that the school provide a viable plan for the permanent facility no later than October 1, 2024 and is including that requirement as a condition of this approval.

For these reasons, SPCSA staff recommends that the Authority approve the temporary location for Pinecrest Springs to successfully start the 2023 – 24 school year. Staff recommends that the Authority attach a condition to this request that a copy of a fully executed lease be provided to the SPCSA, and that the school complete the pre-opening process, which includes all required permits and a Certificate of Occupancy be provided to the SPCSA prior to occupying the facility located at 6151 W. Charleston Blvd., Las Vegas, Nevada, 89146.

**Proposed Motion: Grant the Good Cause Exemption Request and approve Pinecrest Academy of Las Vegas’ request to occupy a temporary facility located at 6151 W. Charleston Blvd., Las Vegas, Nevada 89146 through at least the 2024-2025 school year as presented in the amendment submission with the following conditions:**

**1. That by February 10, 2023 the school provide:**

- **Evidence that it has reached the additional 500 students (per condition #1 of the October 7, 2022 recommendation memo) who reside in the zone of attendance of a 1- or 2-star school within the targeted zip codes at least one month prior to the lottery to select students for the 2023-24 school year;**

**2. By February 10, 2023, PAN provides a signed attestation by both the lessor and the PAN Board Chair confirming that the proposed temporary facility and organization will not exercise any control over the educational program of the charter school, pursuant to NRS 388A.090. Additionally, the attestation will confirm the school will comply with any statutes, regulations or guidelines related to any public school operating out of a religious facility.**

**3. That by February 15, 2023 the school provide a fully executed lease for the 6151 W. Charleston Blvd. facility**

**4. That by October 1, 2024 the school provide a final plan for a permanent facility to be implemented for the 2025-2026 school year**

**5. That the school complete the SPCSA pre-opening process for new schools and campuses for occupation of the temporary facility located at 6151 W. Charleston Blvd Las Vegas, Nevada, 89146.**

**Pinecrest Current Enrollment Caps** (*source: contract in Epicenter*)

<b>School Year</b>	<b>2022-23</b>	<b>2023-24</b>
<b>Cadence</b>		
Grade Levels	K-12	K-12
Enrollment	2,040	2,040
<b>Horizon</b>		
Grade Levels	K-5	K-5
Enrollment	910	910
<b>Inspirada</b>		
Grade Levels	K-8	K-8
Enrollment	1,090	1,090
<b>Sloan Canyon</b>		
Grade Levels	K-12	K-12
Enrollment	1,900	2,025
<b>St. Rose</b>		
Grade Levels	K-8	K-8
Enrollment	1,010	1,010
<b>Virtual Academy</b>		
Grade Levels	6-10	6-11
Enrollment	80	170
<b>Springs</b>		
<i>Grade Levels</i>	<i>N/A</i>	<i>K-6</i>
<i>Enrollment</i>	<i>N/A</i>	<i>645</i>
Total	7,030	7,890
Enrollment		

**Pinecrest Proposed Enrollment Caps if the Springs campus reduction in Enrollment is Approved**

School Year	2022-23	2023-24
Cadence		
Grade Levels	K-12	K-12
Enrollment	2,040	2,040
Horizon		
Grade Levels	K-5	K-5
Enrollment	910	910
Inspirada		
Grade Levels	K-8	K-8
Enrollment	1,090	1,090
Sloan Canyon		
Grade Levels	K-12	K-12
Enrollment	1,900	2,025
St. Rose		
Grade Levels	K-8	K-8
Enrollment	1,010	1,010
Virtual Academy		
Grade Levels	6-10	6-11
Enrollment	80	170
Springs <sup>3</sup>		
<i>Grade Levels</i>	<i>N/A</i>	<i>K-3</i>
<i>Enrollment</i>	<i>N/A</i>	<i>257</i>
Total Enrollment	7,030	7,502

<sup>3</sup> If the school is renewed at the end of the current charter contract, the Springs Campus will ultimately grow to serve 1,440 students in grades K – 12.

**School Demographic Change since 2017 – Pinecrest Academy**

**Pinecrest Cadence**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
17-18	1261	5.2%	6.5%	53.0%	25.3%	0.2%	8.5%	0.9%	11.4%	*	18.0%
18-19	1628	5.8%	7.2%	49.2%	26.9%	0.3%	8.7%	1.5%	11.6%	*	30.8%
19-20	1814	5.4%	7.2%	48.3%	27.9%	0.4%	8.9%	1.5%	12.5%	*	30.8%
20-21	1941	5.4%	7.7%	45.7%	28.9%	0.5%	9.5%	2.0%	12.1%	*	28.8%
21-22	2078	5.5%	6.0%	44.5%	30.6%	0.4%	10.6%	2.1%	13.7%	*	32.3%
22-23	2209	6.6%	6.3%	42.1%	32.0%	0.3%	10.4%	1.9%	13.1%	*	31.7%

**Pinecrest Horizon**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
17-18	866	3.8%	8.1%	55.1%	25.2%	0.3%	6.0%	1.1%	11.2%	*	17.6%
18-19	703	4.5%	5.1%	51.6%	29.8%	0.2%	7.8%	0.7%	10.2%	*	27.7%
19-20	771	3.6%	7.2%	47.4%	31.6%	0.3%	8.6%	0.9%	12.0%	*	31.1%
20-21	816	3.9%	7.1%	45.7%	33.3%	0.3%	8.7%	0.8%	9.9%	*	32.3%
21-22	871	3.5%	6.7%	45.5%	33.2%	0.2%	9.4%	1.1%	11.1%	*	32.3%
22-23	871	2.7%	6.7%	45.5%	34.0%	0.1%	9.7%	0.9%	11.7%	*	33.0%

**Pinecrest Inspirada**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
17-18	1017	10.4%	3.9%	52.0%	18.5%	0.6%	12.8%	1.4%	9.6%	*	*
18-19	1099	10.6%	4.5%	50.3%	19.1%	0.3%	13.2%	1.6%	8.4%	*	11.0%
19-20	1193	12.0%	4.5%	49.8%	18.4%	0.4%	12.9%	1.7%	9.0%	*	9.8%
20-21	1224	12.7%	4.2%	47.7%	19.9%	0.3%	13.2%	1.7%	8.3%	*	12.5%
21-22	1186	13.4%	3.7%	45.9%	21.0%	0.3%	13.3%	2.0%	9.1%	*	13.3%

<b>22-23</b>	1197	14.2%	3.7%	45.3%	22.1%	0.1%	12.4%	1.8%	9.1%	*	13.7%
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**Pinecrest St. Rose**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
<b>17-18</b>	982	12.0%	5.2%	44.7%	23.0%	0.4%	10.4%	4.0%	7.3%	*	8.2%
<b>18-19</b>	992	13.2%	5.0%	42.1%	23.8%	0.2%	11.6%	3.8%	8.5%	*	19.5%
<b>19-20</b>	980	15.8%	6.6%	34.1%	27.5%	0.2%	12.6%	2.9%	8.5%	*	26.0%
<b>20-21</b>	1007	15.0%	7.7%	33.5%	28.0%	0.1%	11.8%	3.5%	8.1%	*	26.0%
<b>21-22</b>	1008	13.9%	8.1%	34.8%	27.1%	0.1%	12.7%	2.8%	7.3%	*	28.0%
<b>22-23</b>	1023	14.2%	6.2%	33.6%	29.8%	0.0%	13.0%	2.9%	8.1%	*	31.0%

**Pinecrest Sloan Canyon**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
<b>17-18</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>18-19</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>19-20</b>	1236	14.0%	4.9%	38.4%	25.8%	0.1%	14.4%	2.1%	8.8%	*	17.0%
<b>20-21</b>	1473	15.1%	4.4%	37.2%	25.9%	0.3%	14.7%	2.1%	9.0%	*	17.5%
<b>21-22</b>	1706	15.8%	5.0%	36.2%	25.3%	0.2%	14.8%	2.2%	10.0%	*	17.3%
<b>22-23</b>	2048	15.2%	5.7%	35.8%	26.3%	0.1%	14.4%	2.2%	10.3%	*	19.7%

**Pinecrest Virtual**

<b>Year</b>	<b>Enrollment</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>H</b>	<b>I</b>	<b>M</b>	<b>P</b>	<b>IEP</b>	<b>ELL</b>	<b>FRL</b>
<b>22-23</b>	78	5.1%	5.1%	29.4%	32.0%	1.2%	21.7%	5.1%	12.8%	*	24.3%

A – Asian

B – Black

C - White

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

\* - Suppressed data due to n-count

### **Pinecrest Academy Charter School Financial Performance**

<b>Year</b>	<b>Rating</b>
2019 – 2020	Meets the Standard
2020 – 2021	Meets the Standard

### **Pinecrest Academy Charter School Organizational Performance**

<b>Year</b>	<b>Rating</b>
2019 – 2020	Meets the Standard
2020 – 2021	Meets the Standard
2021 – 2022	Meets the Standard

### **Pinecrest Academy Academic Performance**

<b>Year</b>	<b>Pinecrest Cadence</b>	<b>Pinecrest Horizon</b>	<b>Pinecrest Inspirada</b>	<b>Pinecrest St. Rose</b>	<b>Pinecrest Sloan Canyon</b>	<b>Pinecrest Virtual</b>
2017 – 2018	E.S – 5 stars M.S – 5 stars H.S – Not Rated	E.S – 5 stars	E.S – 5 stars M.S – 5 stars	E.S – 5 stars M.S – 5 stars	N/A	N/A
2018 – 2019	E.S – 4 stars M.S – 5 stars H.S – Not Rated	E.S – 4 stars	E.S – 5 stars M.S – 5 stars	E.S – 4 stars M.S – 5 stars	N/A	N/A
2019 – 2020 <sup>4</sup>	E.S – 4 stars M.S – 5 stars	E.S – 4 stars	E.S – 5 stars M.S – 5 stars	E.S – 4 stars M.S – 5 stars	N/A	N/A

<sup>4</sup> 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.

	H.S – Not Rated					
2020 – 2021 <sup>5</sup>	E.S – 4 stars M.S – 5 stars H.S – Not Rated	E.S – 4 stars	E.S – 5 stars M.S – 5 stars	E.S – 4 stars M.S – 5 stars	N/A	N/A

### **Pinecrest Academy of Nevada 2021-22 SPCSA Academic Performance Results<sup>6</sup>**

<b>Campus</b>	<b>2021-22 SPCSA Academic Framework Score</b>	<b>2021-22 SPCSA Academic Framework Rating</b>	<b>2021-22 NSPF Index Score</b>
Pinecrest Cadence ES	82.8	EXCEEDS STANDARD	83.0
Pinecrest Cadence MS	77.6	MEETS STANDARD	71.0
Pinecrest Cadence HS	85.3	EXCEEDS STANDARD	87.2
Pinecrest Horizon ES	71.3	MEETS STANDARD	80.5
Pinecrest Inspirada ES	85.6	EXCEEDS STANDARD	92.7
Pinecrest Inspirada MS	90.3	EXCEEDS STANDARD	97.2
Pinecrest Sloan Canyon ES	86.5	EXCEEDS STANDARD	92.5
Pinecrest Sloan Canyon MS	81.6	EXCEEDS STANDARD	84.4
Pinecrest Sloan Canyon HS	Not Rated	Not Rated	N/A
Pinecrest St Rose ES	81.1	EXCEEDS STANDARD	83.5
Pinecrest St Rose MS	88.6	EXCEEDS STANDARD	94.4

<sup>5</sup> Due to COVID-19, the Nevada Department of Education (NDE) applied for and was granted a 2020 – 21 school year waiver from the US 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 Nevada School Performance Framework (NSPF) school ratings for the 2020 – 21 school year.

<sup>6</sup> 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%20Manual%202021-22%20School%20Year.pdf>