

# 2024 Alpine Academy REQUEST FOR AMENDMENT TO CHARTER CONTRACT APPLICATION

For the: **Alpine Academy Charter High School**

Date Submitted: April 30, 2024

Current Charter Contract Start Date: July 1, 2021

Charter Contract Expiration Date: June 30, 2027

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Date of School Board approval of this application: April 18, 2024

This Request For Amendment (RFA) is submitted to request a contract amendment regarding the following (identify which RFA changes you are requesting approval for).

1.  [Add Distance Education](#)
2.  [Add Dual-Credit Program](#)
3.  [Change Mission and/or Vision](#)
4.  [Eliminate a Grade Level or Other Educational Services](#)
5.  [EMOs: Entering, Amending, Renewing, Terminating Charter Contract with an EMO](#)
6.  [Enrollment: Expand Enrollment in \*\*Existing\*\* Grade Level\(s\) and Facilities](#)
7.  [Enrollment: Expand Enrollment in \*\*New\*\* Grade Levels](#)
8.  [Facilities: Acquire or Construct a New or Additional Facility that will not affect approved enrollment](#)
9.  [Facilities: Occupy New or Additional Facility](#)
10.  [Facilities: Occupy a Temporary Facility](#)
11.  [Facilities: Relocate or Consolidate Campuses](#)
12.  [RFA: Transportation](#)
13.  [Change of Incorporation Status](#)
14.  [Other changes](#)

## A. Executive Summary

1. Alpine Academy is a tuition-free public charter high school serving students in grades 9 through 12. The school is situated in a single campus at 605 Boxington Way, Suite 112, Sparks, NV 89434, conveniently located near Downtown Sparks and close to the Sparks Marina. Alpine's current enrollment cap is set at 160 students, and as of the most recent quarter (2023-2024 school year), ADE was recorded at 160.4 students.

Established in 2007, Alpine Academy was founded with a mission to provide a strong focus on career and college readiness for high school students. Over the years, the school has experienced steady growth, evolving from an initial enrollment of fewer than 100 students to its current full capacity. Alpine Academy prides itself on offering a diverse array of quality core subjects led by qualified and dedicated staff, as well as providing dual-credit enrollment opportunities in partnership with TMCC (Truckee Meadows Community College). Additionally, the school offers a variety of engaging electives designed to enhance the educational journey and achievements of its students.

A unique aspect of Alpine Academy is its competitive Archery program, which recently achieved an impressive ranking of 19th out of 116 schools at the National Tournament in Salt Lake City in April.

The oversight of the school is provided by a dedicated board of educators, parents, and business professionals. This ensures a balanced and well-rounded approach to the management and governance of Alpine Academy. The leadership team includes a well-trained and devoted Executive Director/Principal who is committed to guiding the school's growth and success. Their dedication contributes to the overall achievement and progress of the students and staff at Alpine Academy.

### 2. Mission:

At Alpine Academy, our mission is to provide students with a comprehensive and quality education that equips them with the essential skills and knowledge to thrive in an ever-changing world. We strive to nurture the whole student by utilizing diverse teaching methods and a supportive, inclusive

learning environment. Our commitment to fostering meaningful communication with students, staff, and guardians ensures that each student's unique needs are addressed, enabling them to excel academically and personally. Through our holistic approach, we empower students to reach their full potential and achieve success in their educational and post-graduation pursuits.

## Vision:

Our vision at Alpine Academy is to be a leading educational institution that inspires and prepares students to become lifelong learners, critical thinkers, and responsible global citizens. We aim to cultivate a culture of excellence and innovation where every student is challenged and supported to explore their passions, embrace diversity, and develop the skills necessary to navigate the complexities of the modern world. By fostering a community of collaboration and respect, we envision our graduates making a positive impact on society and leading fulfilling, purposeful lives.

3. The Board of the above named charter school, operating under a current contract with a start date of July 1, 2021 and a six-year expiration date of June 30, 2027 requests that the SPCSA approve this request to amend its charter school contract with the SPCSA regarding the following:
  1. Dual-Credit Programs
  2. EMOs: Amend charter contract with an EMO or CMO
  3. Enrollment: Expand enrollment in existing grades and facilities
  4. Enrollment: Expand enrollment in new grade levels
  5. Enrollment: Eliminate a grade level or other educational services
  6. Facilities: Acquire or construct a new or additional facility that will not affect approved enrollment
  7. Facilities: Occupy additional sites
  8. Facilities: Relocate or consolidate campuses
  9. Facilities: Occupy a temporary facility
  10. Other (specify): \_\_\_\_\_
  
4. Alpine Academy is seeking approval for a specific requested change involving the relocation of the school and an increase in the enrollment cap. For years, the school has been operating in a leased section of an industrial building that has been converted into a school setting. However, this current location has become outdated and inadequate in terms of size and accommodations for a well-performing educational institution.

The school has been actively seeking opportunities to relocate to a new location that better suits the school's needs and aligns with its budget constraints and the community's requirements. After an extensive search, Alpine Academy has identified an existing building located less than a quarter of a mile from the current location. This new building is well-suited to host a school as a tenant, providing modern facilities and the potential for growth.

Relocating to this new facility would offer Alpine Academy a larger and more appropriate space to enhance the educational experience for students. This move would also allow the school to expand its enrollment cap, thereby supporting additional students in the Sparks area and meeting the community's educational needs more effectively.

Alpine Academy respectfully seeks approval from the Nevada State Public Charter School Authority (NSPCSA) for this relocation and expansion request, believing it will significantly benefit students, staff, and the surrounding community.

5. The proposed target model and target communities for Alpine Academy's expansion and relocation focus on enhancing educational opportunities and resources for students in the Sparks area.

#### Target Model:

**State-of-the-Art Facilities:** The new facility will offer modern, spacious classrooms and advanced technological resources to support student learning. These upgrades will improve the overall educational environment.

**Enhanced Curriculum and Programs:** The expanded space will allow for a broader range of educational programs, electives, and extracurricular activities, such as the successful archery program, and CTE courses. This expanded curriculum will foster student engagement and academic excellence.

**Community Partnerships:** Alpine Academy will continue to build relationships with local businesses, community organizations, and higher education institutions (e.g., TMCC and

UNR) to provide students with unique opportunities for internships, mentorships, and dual-credit courses.

**Inclusive and Diverse Environment:** Alpine Academy is committed to creating a welcoming and supportive environment that celebrates diversity and promotes inclusion. The target model prioritizes meeting the needs of all students, including those with special requirements, by providing personalized support and resources.

**Strong Family and Guardian Engagement:** Communication and collaboration with students' families and guardians will remain a top priority. The new facility will offer spaces for family meetings, workshops, and other events to strengthen these relationships and support student success.

Target Communities:

**Sparks and North Valleys Area:** Alpine Academy primarily serves students and families in the Sparks and North Valleys communities. The school aims to cater to the diverse population in the area, including various socioeconomic backgrounds and cultural heritages, expanding outreach to the Reno-Sparks Indian Colony (RSIC), ELLs, and families qualifying for FRL.

**Surrounding Communities:** By expanding its enrollment cap, Alpine Academy can support students from neighboring areas, offering a wider range of students access to quality education.

**Underrepresented and Underserved Populations:** Alpine Academy strives to reach underrepresented and underserved populations within the target communities, providing equitable opportunities and resources for all students.

**Local Businesses and Organizations:** By collaborating with local businesses and community organizations, Alpine Academy aims to create mutually beneficial partnership that support student learning and development. Examples include Chamber of Commerce, other local schools, sports leagues, Boys and Girls Club, Boy Scouts, Girl Scouts, etc.

In summary, the proposed target model and target communities emphasize providing high-quality, inclusive education while fostering strong connections with families, local businesses, and the community. This approach will enable Alpine Academy to continue its mission of preparing students for success in life and academics.

6. Alpine Academy aims to achieve several key outcomes through its expansion and relocation efforts. These outcomes align with the mission to provide quality education and ensure student success.

**Improved Academic Performance:** By offering enhanced facilities and resources, Alpine Academy anticipates an increase in students' academic achievements across all campuses. This includes higher standardized test scores, improved graduation rates, and increased college acceptance rates.

**Broader Access to Education:** With the expansion of enrollment capacity, Alpine Academy aims to serve a larger number of students from diverse backgrounds, including those from underrepresented and underserved communities. This will contribute to equitable access to quality education in the Sparks area.

**Enhanced Student Engagement:** Through a wider range of programs and extracurricular activities, Alpine Academy expects to see greater student engagement and participation. This will foster a more vibrant school community and promote holistic student development.

**Strengthened Community Partnerships:** Alpine Academy aims to establish and maintain strong relationships with local businesses, organizations, and higher education institutions. These partnerships will provide students with valuable opportunities for internships, mentorships, and dual-credit courses, enhancing their learning experience and preparing them for future careers.

**Supportive and Inclusive Learning Environment:** Alpine Academy strives to create welcoming and inclusive environments that cater to the needs of all students, including those with special needs. This supportive atmosphere will help students feel valued and encouraged to reach their full potential.

**Increased Family and Guardian Involvement:** Alpine Academy will continue to prioritize strong communication and collaboration with students' families and guardians. This will lead to better support systems for students, contributing to their academic and personal success.

**Professional Development for Staff:** By investing in the growth and development of its staff, Alpine Academy expects to maintain high standards of teaching quality. This will result in a more motivated and effective faculty, benefiting students and the school community.

**Positive Impact on the Community:** As Alpine Academy expands, it aims to have a positive impact on the surrounding communities by providing educational opportunities, fostering local talent, and contributing to the overall well-being of the area.

In summary, Alpine Academy expects to achieve improved academic performance, broader access to education, and enhanced student engagement, among other outcomes. These goals are designed to support the overall growth and success of students, staff, and the surrounding community.

7. Alpine Academy's educational model for the expanded school is designed to provide a comprehensive and dynamic learning experience for all students. The key components of the model are as follows:

**Rigorous Curriculum:** Alpine Academy offers a challenging and engaging curriculum that emphasizes core academic subjects such as English, mathematics, science, and social studies. The curriculum is designed to prepare students for college and career readiness, fostering critical thinking and problem-solving skills.

**Diverse Electives and Programs:** In addition to core subjects, Alpine Academy provides a wide range of electives and specialized programs, including arts, technology, and career and college readiness. These options allow students to explore their interests and develop valuable skills for future careers.

**Dual-Credit Opportunities:** The school collaborates with higher education institutions such as Truckee Meadows Community College (TMCC) to offer dual-credit courses. This allows students to earn college credits while still in high school, giving them a head start on their post-secondary education.

**Personalized Learning:** Alpine Academy's educational model emphasizes personalized learning approaches to meet the unique needs and learning styles of each student. This includes differentiated instruction, small group learning, and individualized support.

**Inclusive and Supportive Environment:** The expanded school will foster an inclusive and supportive environment that promotes diversity and equity. This includes providing resources and accommodations for students with special needs and creating a welcoming atmosphere for all students.

**Strong Student-Teacher Relationships:** The school prioritizes strong relationships between students and teachers to support academic and personal growth. This involves mentorship, open communication, and collaboration to ensure students receive the guidance and support they need.

**Engaging Extracurricular Activities:** Alpine Academy offers a variety of extracurricular activities such as sports, clubs, and performing arts programs. These activities enhance students' social and emotional development and encourage teamwork and leadership skills.

**Technology Integration:** The educational model incorporates modern technology to support teaching and learning. This includes access to digital resources, online learning platforms, and interactive tools that engage students and enhance their educational experience.

**Community Engagement and Partnerships:** The school actively engages with the local community and forms partnerships with businesses, organizations, and higher education institutions. These collaborations provide students with valuable real-world experiences such as internships, job shadowing, and community service opportunities.

**Continuous Professional Development:** Alpine Academy invests in the professional growth of its staff by providing ongoing training and development opportunities. This ensures that teachers and staff are equipped with the latest teaching methods and best practices to support student success.

In summary, Alpine Academy's educational model for the expanded school focuses on providing a rigorous and personalized learning experience, fostering strong relationships, and engaging students in a



variety of academic and extracurricular opportunities. This approach aims to prepare students for success in their future academic and career endeavors.

8. Alpine Academy is committed to practicing restorative justice principles to create a safe, supportive, and equitable learning environment for all students. The school's plan to ensure proper restorative justice practices and monitor for potential disproportionate discipline practices includes the following key elements:

**Restorative Justice Training:** All staff, including teachers, administrators, and support personnel, receive ongoing training in restorative justice principles and practices. This training equips staff with the skills needed to facilitate conflict resolution, promote empathy, and encourage positive behavior.

**Restorative Practices in Action:** Alpine Academy integrates restorative practices into its daily operations, including classroom management and conflict resolution. This includes techniques such as restorative circles, mediation, and collaborative problem-solving, which encourage open communication and mutual understanding. Additionally, Alpine is seeking to improve operations in the areas of alternatives to suspension, including Accountability Projects, In School Suspension, Structured Day, PBIS, and MTSS.

**Proactive Behavior Management:** The school adopts a proactive approach to behavior management by implementing clear expectations and guidelines for student conduct. Positive reinforcement and recognition of good behavior are used to foster a respectful and inclusive school culture.

**Individualized Support:** For students who struggle with behavior issues, Alpine Academy provides personalized support plans that address the root causes of the behavior. This may include counseling, mentorship, or other interventions tailored to the student's needs.

**Fair and Consistent Discipline:** The school follows a fair and consistent discipline policy that aligns with restorative justice principles. When disciplinary actions are necessary, Alpine Academy focuses on repairing harm and restoring relationships rather than punitive measures.

**Data Collection and Analysis:** Alpine Academy maintains thorough records of disciplinary actions, including details about the incident, the students involved, and the outcomes of any interventions.

This data is analyzed regularly to identify patterns or trends that may indicate disproportionate discipline practices.

**Monitoring for Disproportionate Discipline:** The school monitors disciplinary data by disaggregating it based on factors such as race, ethnicity, gender, and special education status. This allows Alpine Academy to assess whether certain groups of students are being disproportionately impacted by disciplinary actions.

**Adjustments and Interventions:** If potential disparities are identified, Alpine Academy takes immediate action to address them. This may involve revising discipline policies, providing additional training for staff, or implementing targeted interventions to support affected students.

**Stakeholder Engagement:** The school actively involves students, families, and community stakeholders in discussions about discipline policies and restorative justice practices. This collaboration helps ensure that the school's approach aligns with the needs and values of the community.

**Transparency and Accountability:** Alpine Academy maintains transparency in its discipline policies and practices by regularly reporting to the school board and the community. This includes sharing data on discipline outcomes and the steps taken to address any disparities.

By prioritizing restorative justice principles and actively monitoring for potential disproportionate discipline practices, Alpine Academy aims to create a fair, inclusive, and supportive school environment that fosters student success and well-being.

9. Alpine Academy is committed to promoting enrollment diversity and equity that reflects the demographics of the neighborhoods and zip codes it serves. To achieve this, the school has developed a comprehensive plan that includes strategies to close proficiency gaps among diverse student groups and foster strong family and community engagement.

## Enrollment Diversity and Equity:

**Outreach and Recruitment:** Alpine Academy conducts targeted outreach and recruitment efforts in the surrounding neighborhoods and zip codes to ensure a diverse applicant pool. This includes community events, informational sessions, and partnerships with local organizations to reach underrepresented groups.

**Lottery and Enrollment Policies:** The school uses a fair and transparent lottery system for student enrollment, ensuring equal opportunities for all applicants. The policies comply with state and federal laws and prioritize siblings and returning students.

**Access to Support Services:** Alpine Academy provides comprehensive support services, such as transportation and counseling, to ensure that students from diverse backgrounds can access and benefit from the school's educational programs.

**Language Access and Communication:** The school offers multilingual communication materials and translation services for families who speak languages other than English. This helps to bridge language barriers and ensure that all families can engage with the school effectively.

### Closing Proficiency Gaps:

**Data-Driven Instruction:** Alpine Academy uses data to identify proficiency gaps among diverse student groups and tailor instruction accordingly. Regular assessments and progress monitoring help teachers adjust their teaching strategies to meet individual student needs.

**Targeted Interventions:** The school provides targeted interventions and support programs for students who are struggling academically, including tutoring, mentoring, and academic coaching. These interventions are designed to close proficiency gaps and promote student success.

**Culturally Responsive Teaching:** Alpine Academy emphasizes culturally responsive teaching practices to ensure that the curriculum and instructional approaches are inclusive and relevant to students' diverse backgrounds.

**Specialized Programs and Accommodations:** The school offers specialized programs and accommodations for students with specific needs, such as students with disabilities (IEP), English learners (EL), and those eligible for free or reduced lunch (FRL). This ensures equitable access to educational opportunities.

## Family and Community Engagement:

**Open Communication:** Alpine Academy maintains open lines of communication with families through regular newsletters, parent-teacher conferences, and online portals. This helps keep families informed and involved in their child's education.

**Family Workshops and Events:** The school hosts family workshops and events on topics such as academic support, college and career readiness, and student well-being. These opportunities empower families to actively participate in their child's education.

**Community Partnerships:** Alpine Academy collaborates with local businesses, community organizations, and higher education institutions to provide students with enriching experiences and resources. These partnerships also help connect families to additional support services.

**Parent Advisory Committees:** The school establishes parent advisory committees to involve families in decision-making processes and gather feedback on school policies and programs. This collaborative approach strengthens the school's relationship with the community.

By implementing these strategies, Alpine Academy aims to ensure enrollment diversity and equity, close proficiency gaps among diverse student groups, and promote strong family and community engagement. This comprehensive plan supports the school's mission to provide a high-quality, inclusive education for all students.

10. Alpine Academy's leadership team is dedicated to upholding the school's core values and mission, ensuring that students receive a high-quality education and have the opportunity to thrive academically and personally. The team's values, approach, and accomplishments reflect a strong commitment to student success and community engagement.

## Values:

**Integrity:** The leadership team leads by example, promoting honesty, transparency, and ethical behavior in all aspects of the school's operations.

**Respect:** The team fosters a culture of respect for all students, staff, and families, valuing diversity and promoting inclusivity in the school community.

**Collaboration:** The leadership team believes in the power of collaboration and actively involves teachers, students, families, and community partners in decision-making processes.

**Innovation:** The team encourages innovative teaching methods and creative solutions to enhance the educational experience and support student success.

**Equity:** The leadership team is committed to ensuring equitable access to educational opportunities and resources for all students, regardless of their background.

## Approach:

**Student-Centered Focus:** The leadership team prioritizes the needs and well-being of students in all decisions, ensuring that they have the support and resources necessary to succeed.

**Data-Driven Decision Making:** The team uses data to inform instructional practices and school policies, aiming to continuously improve outcomes for students.

**Professional Development:** The leadership team supports ongoing professional development for teachers and staff, fostering a culture of growth and excellence.

**Community Engagement:** The team actively engages with families and community partners to strengthen relationships and enhance the school's impact on the community.

**Open Communication:** The leadership team maintains open and transparent communication with all stakeholders, providing updates and opportunities for feedback.

## **Accomplishments:**

**Academic Excellence:** Under the leadership team's guidance, Alpine Academy has consistently demonstrated strong academic performance and student achievement.

**Program Development:** The team has expanded the school's curriculum and extracurricular offerings, including a successful archery program and dual-credit opportunities.

**Facilities Improvement:** The leadership team has overseen plans to relocate the school to a modern facility, enhancing the learning environment and accommodating future growth.

**Equity Initiatives:** The team has implemented initiatives to close proficiency gaps and ensure equitable access to educational resources for all students.

**Community Partnerships:** The leadership team has established strong partnerships with local businesses, organizations, and higher education institutions to provide students with valuable learning experiences and resources.

**Family Engagement:** The team has fostered strong relationships with families through workshops, events, and advisory committees, empowering them to take an active role in their child's education.

In summary, Alpine Academy's leadership team upholds values of integrity, respect, collaboration, innovation, and equity. Through a student-centered approach, data-driven decision-making, and community engagement, the team has achieved significant accomplishments in academic excellence, program development, and facilities improvement. These efforts contribute to the overall success and well-being of the school community.

11. Alpine Academy's expansion and continued success rely on the support and contributions of various key supporters, partners, and resources. These relationships play a vital role in enhancing the educational experience and opportunities available to students.

**Local Businesses and Employers:** Partnerships with local businesses provide students with opportunities for internships, job shadowing, and real-world experiences. These connections also offer potential employment pathways for graduates and insights into current industry trends.

**Higher Education Institutions:** Collaboration with institutions such as Truckee Meadows Community College (TMCC) allows the school to offer dual-credit courses, giving students the chance to earn college credits while in high school. These partnerships also facilitate transitions to post-secondary education.

**Community Organizations:** Alpine Academy works closely with community organizations that support education, youth development, and family services. These partnerships offer students access to additional resources and support systems.

**Local Government and Agencies:** Support from local government agencies can provide Alpine Academy with resources such as funding, grants, and policy guidance. This collaboration also helps the school stay informed about community needs and priorities.

**Nonprofit Organizations:** Alpine Academy partners with nonprofit organizations that specialize in areas such as education, youth development, and community health. These collaborations offer students access to programs and services that complement their learning.

**Family and Guardian Engagement:** The active involvement of families and guardians is crucial to the success of the expanded school. Alpine Academy encourages open communication and collaboration with families through workshops, events, and advisory committees.

**Professional Networks and Associations:** Alpine Academy's leadership team and staff participate in professional networks and associations that focus on education and youth development. These connections provide valuable insights, resources, and opportunities for professional growth.

**Donors and Sponsors:** Financial support from donors and sponsors helps the school expand its programs and facilities. These contributions can fund scholarships, equipment, and other resources that enhance the learning environment.

**Technology Providers:** Partnerships with technology providers enable the school to integrate modern educational tools and resources into the classroom. These partnerships ensure students have access to cutting-edge technology for learning.

**Mentorship Programs:** Alpine Academy collaborates with mentorship programs that connect students with experienced professionals in various fields. These mentors provide guidance, support, and career insights to students.

By leveraging the support and resources of these key partners, Alpine Academy can provide a comprehensive, high-quality education that prepares students for success in their academic and professional lives. These collaborations contribute significantly to the school's ability to serve its diverse student population and achieve its mission.

## B. Meeting the Need

### A. Targeted Plan

- a. As Alpine Academy seeks to expand and relocate its school, the community it wishes to serve encompasses both the neighborhoods surrounding its current building on Boxington Way and the new location on Pullman. This broader community includes a mix of residential areas, parks, and apartment communities, providing a diverse range of residents that Alpine Academy is committed to serving.

#### i. Community Description:

1. **Geographic Area:** The target community includes the current area around Boxington Way and the new area around Pullman. Both locations are situated in Sparks, Nevada, and encompass residential neighborhoods, apartment complexes, and local amenities such as parks.



2. **Demographics:** The combined community is diverse, with residents of various racial and ethnic backgrounds, income levels, and family structures. This diversity is reflected in the student population, which includes students from different cultural backgrounds and language groups.
3. **Community Needs:** Families in both areas seek quality educational opportunities and support services for their children. There is a need for equitable access to educational resources and programs that address the diverse needs of students, including those with special needs and English learners.

## ii. Interest in Serving the Community:

1. **Commitment to Equitable Education:** Alpine Academy is dedicated to providing a high-quality education to all students, regardless of their background. By expanding in Sparks, the school aims to increase access to quality education for students in both the Boxington and Pullman areas.
2. **Community Engagement:** Serving these communities allows Alpine Academy to engage with families and community stakeholders in both areas. The school collaborates with local organizations and residents to support student success and strengthen community ties.
3. **Addressing Local Needs:** The expansion enables Alpine Academy to better meet the needs of the local community by offering additional resources, support services, and educational opportunities tailored to the diverse student populations around both locations.
4. **Utilizing Local Amenities:** The new building on Pullman is in close proximity to a park and various residential options, including houses and apartment communities. This allows Alpine Academy to integrate local amenities into the educational experience, providing students with opportunities for outdoor learning and community involvement.
5. **Enhancing Economic and Career Opportunities:** By providing students with quality education and career-oriented programs, the school contributes to the long-term economic development of the area and prepares students for success in the workforce.

6. **Building a Strong School Culture:** Serving these specific communities allows Alpine Academy to continue building a strong school culture based on its values of respect, collaboration, and inclusivity. This culture fosters a positive and supportive learning environment for students.
7. **Fulfilling Community Aspirations:** The school's expansion aligns with the aspirations of the local community for improved educational options and outcomes. Alpine Academy aims to contribute to the overall well-being and growth of both areas.

By expanding and relocating within the Sparks area, Alpine Academy demonstrates its commitment to serving the community in proximity to the new building on Pullman as well as the current community surrounding its building on Boxington. The school aims to provide students with the education and support they need to succeed academically and personally in both locations.

## B. Growth Rate and Rationale

- a. Alpine Academy is committed to a thoughtful and strategic approach to its expansion plan, recognizing the potential risks associated with growth. To ensure the school's success and sustainability, Alpine Academy has identified key risks and implemented measures to mitigate them. These risks, along with the steps taken to minimize their impact, are detailed below:

- i. Key Risks and Mitigation Strategies:

1. **Inability to Secure Facilities/Facilities Financing:**

- a. **Risk:** Securing suitable facilities for the expansion, including leasing and financing, can be challenging.
- b. **Mitigation:** Alpine Academy has conducted thorough market research to identify potential facilities near the current location. The school has established relationships with real estate agents and property owners to explore various options. Contingency plans include considering phased development if immediate expansion is not feasible.

2. Difficulty Raising Philanthropic Funding:

- a. **Risk:** Raising funds to support expansion and maintain financial stability can be a challenge, especially in a competitive funding environment.
- b. **Mitigation:** Alpine Academy has developed a diversified fundraising strategy, including grant applications, community partnerships, and alumni engagement. The school also maintains a reserve fund to cushion against potential shortfalls.

3. Insufficient Talent Pipeline/Difficulty Recruiting Faculty:

- a. **Risk:** Finding and retaining qualified teachers may be difficult as the school expands.
- b. **Mitigation:** Alpine Academy invests in teacher recruitment and retention through competitive compensation packages, professional development opportunities, and a supportive work environment. The school partners with local universities to attract recent graduates and established educators.

4. Insufficient Leadership Pipeline/Difficulty Recruiting School Leaders:

- a. **Risk:** Identifying strong leaders for new sites can be challenging and may impact school culture and performance.
- b. **Mitigation:** Alpine Academy invests in leadership development programs for potential internal candidates and maintains a network of experienced leaders in the education sector. The school is prepared to bring in external leaders with proven track records if necessary.

5. Misalignment Between the Founding School and New Campus:

- a. **Risk:** Potential changes in school culture, values, and expectations between shifting from the founding to new campus.
- b. **Mitigation:** Alpine Academy emphasizes consistent training and communication across all areas. Regular meetings and collaborative initiatives help ensure alignment of mission and vision.

6. Ambiguous Student Performance Outcomes and Need to Curtail Expansion if Performance Drops:

- a. **Risk:** If student performance declines, the expansion plan may need to be adjusted.
- b. **Mitigation:** Alpine Academy uses data-driven decision-making to monitor student performance and assess program effectiveness. The school regularly evaluates instructional practices and interventions. If performance issues arise, Alpine Academy is prepared to pause or adjust expansion plans as needed.

ii. Additional Strategies:

1. **Community Engagement:** Alpine Academy actively engages with families, community leaders, and stakeholders to gather feedback and ensure the expansion aligns with local needs and expectations.
2. **Compliance and Regulations:** The school stays informed about state and local regulations to ensure compliance and avoid potential legal and operational issues.
3. **Sustainability Planning:** Alpine Academy integrates sustainability into its expansion plan, considering long-term impacts on finances, operations, and the environment.

By proactively addressing these risks and implementing comprehensive strategies, Alpine Academy aims to achieve a successful and sustainable expansion that benefits students and the broader community. The school's careful planning and adaptive approach will enable it to navigate challenges effectively and continue providing high-quality education.

- b. Alpine Academy's leadership team has drawn on lessons learned from past replication efforts, as well as experiences from other schools and organizations in similar expansion endeavors. These insights have informed the planning and execution of Alpine Academy's proposed growth and relocation. Below are some of the key challenges encountered during past replication efforts and the steps taken to address them:

## i. Lessons Learned and Mitigation Strategies:

### 1. Challenge: Maintaining Consistent School Culture

- a. Lesson Learned:** Replication efforts can lead to variations in school culture and practices across different campuses.
- b. Approach:** Alpine Academy emphasizes consistent training and clear communication of its values and mission across all campuses. Regular meetings and collaborative initiatives help align staff and ensure a shared vision.

### 2. Challenge: Identifying Suitable Facilities

- a. Lesson Learned:** Securing facilities that meet the school's needs and align with budget constraints can be challenging.
- b. Approach:** Alpine Academy conducts thorough market research and collaborates with local real estate experts to identify potential facilities. Planning ahead and maintaining flexibility in terms of facility options helps secure appropriate spaces.

### 3. Challenge: Recruiting and Retaining Qualified Staff

- a. Lesson Learned:** Finding and keeping talented educators and staff can be difficult, especially when expanding to new locations.
- b. Approach:** Alpine Academy invests in competitive compensation packages, professional development opportunities, and a supportive work environment to attract and retain high-quality staff. Partnerships with local universities also help build a pipeline of qualified candidates.

### 4. Challenge: Financial Stability and Funding

- a. Lesson Learned:** Expansion can strain financial resources, making it crucial to maintain stability and secure funding for new campuses.

**b. Approach:** Alpine Academy diversifies its funding sources, including grants, partnerships, and community support. The school also maintains a reserve fund to address potential financial challenges during expansion.

5. Challenge: Navigating Regulatory Compliance

**a. Lesson Learned:** Expansion often involves navigating complex regulations and policies, which can vary by jurisdiction.

**b. Approach:** Alpine Academy stays informed about state and local regulations and works closely with legal and compliance experts. Proactive planning and open communication with regulatory authorities help ensure smooth expansion.

6. Challenge: Community Engagement and Support

**a. Lesson Learned:** Building strong relationships with the local community is essential for the success of new campuses.

**b. Approach:** Alpine Academy prioritizes community engagement through regular outreach, events, and collaboration with local organizations. This helps foster trust and support among residents and stakeholders.

7. Challenge: Ensuring Student Success and Performance

**a. Lesson Learned:** Student success and performance must be closely monitored during expansion to ensure educational quality.

**b. Approach:** Alpine Academy employs data-driven decision-making to assess student performance and program effectiveness. The school adapts instructional practices and interventions as needed to support students. By learning from past experiences and implementing these strategies,

Alpine Academy is better equipped to navigate the challenges of expansion and replication. The school remains committed to providing high-quality education while maintaining its core values and mission across all campuses.

## C. Parent and Community Involvement

- a. Alpine Academy recognizes the importance of engaging parents, neighborhood, and community members in the proposed expansion of the school. This approach not only strengthens relationships with local stakeholders but also enhances the school's capacity to meet the needs of students and families effectively. Here is an overview of Alpine Academy's strategies for engagement and partnership with the community during the expansion process and beyond:

- i. Role of Parents, Neighborhood, and Community Members in the Proposed Expansion:

1. **Parent and Community Involvement:** Alpine Academy has actively engaged parents, neighborhood, and community members in discussions about the proposed expansion, including informational meetings, surveys, and open forums. Their input has been valuable in shaping the school's expansion plans and identifying key community needs.
      2. **Ongoing Communication:** The school maintains open lines of communication with parents and community members, providing regular updates on the expansion process and seeking feedback to address concerns and gather insights.

- ii. Strategies for Engaging Stakeholders from Approval to Opening:

1. **Outreach and Information Sessions:** Upon approval of the expansion, Alpine Academy will host additional informational sessions and workshops to keep parents and community members informed and involved in the transition process.
        2. **Surveys and Focus Groups:** The school will conduct surveys and focus groups to learn more about parent priorities and concerns during the transition process and post-opening.
        3. **Community Meetings:** Regular community meetings will be held to discuss the expansion and gather input on how the school can best serve students and families.

### iii. Plans for Building Family-School Partnerships:

- 1. Parent Volunteer Opportunities:** Alpine Academy will offer parents opportunities to volunteer at the school in various capacities, including assisting with events, mentoring, and supporting classroom activities.
- 2. Parent-Teacher Organization (PTO):** The school will encourage the establishment of a PTO to foster collaboration between parents and staff, providing a platform for parents to share ideas and contribute to school initiatives.
- 3. Family Education Workshops:** Alpine Academy will offer workshops on topics such as academic support, college and career planning, and student well-being to empower parents to support their children's learning and development.

### iv. Community Resources and Partnerships:

- 1. Local Organizations and Businesses:** The expanded school will establish partnerships with local organizations and businesses to provide students and families with access to resources such as tutoring, counseling, internships, and extracurricular activities.
- 2. Educational Institutions:** Alpine Academy will strengthen existing partnerships with local colleges and universities for dual-credit programs and other educational opportunities.
- 3. Partnership Agreements:** The school will formalize partnerships through memoranda of understanding and contracts, outlining the nature, purposes, terms, and scope of services provided by each partner.

### v. School's Ties to the Target Community:

- 1. Community Engagement Initiatives:** Alpine Academy has a history of engaging with the community through events, service projects, and collaborations with local organizations. The school will continue these initiatives to strengthen ties with the community.
- 2. Feedback and Input:** The school values ongoing feedback and input from the community to continuously improve programs and services for students and families.



#### vi. Partner Organizations and Consultants:

1. **Partnerships in Planning and Expanding the School:** Alpine Academy has collaborated with educational consultants and community organizations to inform planning and expansion efforts. These partners contribute expertise and resources to support the school's development.
2. **Local Collaborations:** Partnerships with local schools, businesses, and non-profits provide opportunities for mentorship, career exploration, and enrichment programs for students.

By actively engaging parents, neighborhood, and community members throughout the expansion process, Alpine Academy aims to build strong family-school partnerships that support student success and enhance the school's ability to serve its target community effectively.

### C. Academic Plan

- a. There will be no change to the Academic Plan of Alpine Academy as the result of relocating our campus or increasing our cap enrollment.

### D. Financial Plan

- a. Alpine Academy is committed to maintaining strong and transparent financial management systems and processes to ensure the school's financial health and compliance with regulations. The school employs sound accounting, purchasing, payroll, and audit practices to support its operations and expansion. Additionally, Alpine Academy may contract administrative services to enhance efficiency and focus on its core mission of providing quality education.

#### b. Financial Management Systems and Processes:

##### i. Accounting:

1. **System:** Alpine Academy uses an established accounting software platform for efficient management of financial transactions, including accounts payable and receivable, general ledger, and financial reporting.

2. **Processes:** The school follows generally accepted accounting principles (GAAP) and adheres to state and federal regulations. Regular reconciliations and internal audits ensure accuracy and compliance.

ii. Purchasing:

1. **Procedures:** Alpine Academy follows a formal procurement process, including competitive bidding for major purchases and services. The school adheres to state and local procurement laws and policies.
2. **Documentation:** All purchasing decisions are documented for transparency, with records maintained for audits and reviews.

iii. Payroll:

1. **System:** Payroll is managed through a secure, reliable software platform that ensures accurate and timely payments to staff.
2. **Compliance:** The school ensures compliance with all applicable tax, labor, and employment regulations. Payroll reports are regularly reviewed for accuracy.

iv. Audits:

1. **Annual Audits:** Alpine Academy undergoes annual independent audits to ensure compliance with financial regulations and accuracy in reporting.
2. **Response to Findings:** The school addresses any audit findings promptly and implements corrective actions as needed.

c. Contracted Administrative Services:

- i. **Expected Services:** Alpine Academy may contract administrative services such as human resources, accounting, and IT support to enhance efficiency.
- ii. **Selection Criteria:** Contractors are selected based on experience, qualifications, cost-effectiveness, and references. The school follows a formal procurement process, including a request for proposals (RFP) and interviews with potential contractors.
- iii. **Monitoring and Accountability:** The board oversees contracted services by setting clear expectations and performance standards. Regular check-ins and evaluations ensure contractors meet agreed-upon terms and quality standards.

## d. Board Oversight and Accountability:

- i. **Governance:** The board of trustees provides oversight and ensures financial transparency and accountability. The board reviews financial reports and audit findings regularly.
- ii. **Risk Management:** The board monitors risks associated with financial management and takes proactive measures to mitigate them.
- iii. **Contractor Performance:** Contractors are held accountable through regular performance evaluations and adherence to service agreements. Any performance issues are addressed promptly.

## e. Internal Controls:

- i. **Segregation of Duties:** Alpine Academy implements segregation of duties in financial processes to reduce the risk of fraud and errors.
- ii. **Approval Processes:** The school establishes clear approval processes for expenditures and financial transactions to ensure compliance and accountability.

By maintaining robust financial management systems and contracting administrative services as needed, Alpine Academy ensures effective and efficient operations while focusing on its primary mission of providing quality education. The school's commitment to transparency and accountability upholds the trust of stakeholders and supports its long-term sustainability.

## Six-Year Development Plan:

Alpine Academy's six-year development plan outlines the annual and cumulative fundraising needs at both the network and school levels, as well as the resources devoted to development. The plan includes a history of the school's fundraising outcomes and identifies funds that have already been committed toward fundraising goals. It also highlights the role of board members, methodologies for allocating funds, and campus, school, and management organization responsibilities in financial management.

### ❖ Fundraising Overview:

- **Annual and Cumulative Needs:** Alpine Academy aims to raise funds annually to support its expansion and ongoing operations. Fundraising goals focus on enhancing academic programs, facilities, and student support services.

- **History of Outcomes:** The school has a track record of successful fundraising campaigns, including grants, donations from local businesses, and community events. Fundraising outcomes have supported educational initiatives and facility improvements.

#### ❖ Fundraising Goals:

- **Year 1-2:** Focus on securing funds for facility enhancements and expansion. Goals include grants, community fundraisers, and corporate sponsorships.
- **Year 3-4:** Emphasize building endowment funds and long-term partnerships with donors and sponsors. Plan to launch major gift campaigns and alumni outreach.
- **Year 5-6:** Expand fundraising efforts to support new programs, technology upgrades, and scholarship funds. Seek grants for specialized projects and new academic initiatives.

#### ❖ Staff Devoted to Development:

- **Development Team:** The school's development team consists of a Development Director and supporting staff, responsible for planning and executing fundraising initiatives.
- **Board Support:** Board members play a key role in fundraising by leveraging their networks, providing guidance, and participating in campaigns.

#### ❖ Board Role and Give/Get Requirements:

- **Board Contributions:** All board members are expected to contribute personally and/or facilitate fundraising through their networks. Give/get requirements help ensure board engagement and commitment.
- **Alignment with Expectations:** The board aligns fundraising efforts with the school's mission and strategic goals, providing oversight and support.
- **Fund Allocation:**
  - **Methodology:** Funds raised are allocated based on the school's strategic priorities and operational needs. Decisions are made in consultation with the board and senior leadership.

## Financial Management and Oversight:

### ❖ Campus, School, and Management Organization Roles:

- **Campus:** Responsible for daily financial operations, including budgeting, purchasing, and payroll. Implements internal controls and adheres to financial policies.
- **School:** Oversees overall financial health, including budgeting, financial reporting, and audit compliance. Ensures transparency and accountability.
- **Management Organization:** Provides support and oversight for financial management, including policy development, risk management, and resource allocation.

### ❖ Key Financial Information Communication:

- **Frequency:** Financial information is communicated monthly to the board and senior leadership through reports and meetings.
- **Review Process:** Financial reports, including income statements, balance sheets, and cash flow statements, are reviewed regularly by the board and leadership team.
- **Transparency:** Open and transparent communication ensures informed decision-making and alignment with the school's goals.

By following this development plan and financial management structure, Alpine Academy aims to achieve its fundraising goals and maintain strong financial health while supporting the growth and success of its students and the school community.

## E. Operations Plan

### ❖ Staffing

- RFA Staffing & Enrollment Worksheets Excel file attached

### ❖ Student Recruitment and Enrollment

- Alpine Academy is committed to providing equal access and opportunity for all students to attend the school, including those from diverse backgrounds and students with special needs. The school's student recruitment and marketing plan for the new campuses focuses on

reaching out to underserved and at-risk populations and providing an inclusive environment for all students. Alpine Academy will adhere to the requirements of SB208 (2015 session) and other relevant regulations.

❖ **Recruitment and Marketing Plan:**

➤ **Community Outreach:**

- **Families in Poverty:** Alpine Academy will collaborate with local organizations and community centers to conduct outreach to families in low-income areas. The school will provide information about educational opportunities and support services available to students from low-income families.
- **Academically Low-Achieving Students:** The school will target students who may struggle academically and offer interventions programs and support services to help them succeed.
- **Students with Disabilities:** Alpine Academy is committed to serving a broad spectrum of students with disabilities. The school will promote its inclusive programs and specialized services for students with disabilities.
- **Youth at Risk of Academic Failure:** The school will work with local community organizations to identify and support at-risk youth, providing targeted interventions and resources.

➤ **Enrollment Calendar:**

- Alpine Academy held a lottery on April 5, 2024. Students were admitted based on our current enrollment cap, and the remaining students were waitlisted. Alpine Leadership eagerly anticipates notifying waitlisted families of their enrollment into Alpine Academy upon approval of our proposed cap enrollment increases.
- **Subsequent Years:** The enrollment window will open in January each year, lasting approximately eight weeks. The lottery, if necessary, will be conducted at the end of the enrollment window.

➤ **Enrollment Targets and Monitoring:**

- **Enrollment Targets:** The school sets enrollment targets based on historical data, community demographics, and program capacity. Enrollment progress is monitored by the school's leadership team and reported to the board.
- **Re-Enrollment Rate:** The target re-enrollment rate is set at 95% based on historical trends and community feedback. The school aims to retain students by providing a supportive, inclusive learning environment.

➤ **Programmatic and Recruitment Strategies:**

- **Community-Based Campaign:** Alpine Academy will engage in grassroots outreach, including door-to-door efforts, community events, and partnerships with local organizations.

- **Weighted Lottery:** The school may implement a weighted lottery to provide additional opportunities for target populations, consistent with state and federal law.
    - **Inclusive Practices:** The school will continue to expand programs to meet the needs of a diverse student population, including special education, English language learning, and advanced academic opportunities.
  - **Staff Training:**
    - **Legal Compliance:** Staff members receive regular training on legal enrollment requirements for special populations and servicing particular student needs. This training ensures that staff can answer parent inquiries in compliance with state and federal law.
  - **Communication and Materials:**
    - **Languages:** Marketing materials will be available in multiple languages spoken by more than 5% of families in the community.
    - **Transparency:** Alpine Academy will provide clear and accessible information about the enrollment process, including dates, requirements, and support services.
    - Alpine Academy's student recruitment plan will continue to be dynamic and responsive to the needs and demographics of the community once the school has opened. The plan will differ from the pre-opening year in terms of the strategies, activities, events, persons responsible, and milestones. It will also address the backfilling of vacancies in existing grades as needed.
- ❖ **Post-Opening Student Recruitment Plan:**
  - **Ongoing Recruitment:**
    - **Community Engagement:** Alpine Academy will maintain strong ties with community organizations, hosting events such as open houses, block parties, carnivals, information sessions, and school tours to attract new families and showcase the school's offerings.
    - **Local Partnerships:** The school will collaborate with local businesses, non-profits, and educational institutions to promote educational opportunities and recruit students from the surrounding areas.
    - **Events and Activities:** Alpine Academy will participate in local events such as fairs, festivals, and other community gatherings to raise awareness about the school's programs and achievements.
  - **Marketing Strategies:**
    - **Targeted Outreach:** Marketing campaigns will focus on reaching underrepresented and underserved populations, including families in poverty, academically low-achieving students, and students with disabilities.





2) **Planned Enrollment**

| Grade Level | Number of Students |         |         |         |         |
|-------------|--------------------|---------|---------|---------|---------|
|             | 2024-25            | 2025-26 | 2026-27 | 2027-28 | 2028-29 |
| 9           | 80                 | 95      | 95      | 100     | 100     |
| 10          | 55                 | 95      | 95      | 100     | 100     |
| 11          | 50                 | 65      | 70      | 80      | 100     |
| 12          | 35                 | 55      | 65      | 70      | 75      |
| Total       | 240                | 300     | 325     | 350     | 375     |

3) **Maximum Enrollment**

| Grade Level | Number of Students |         |         |         |         |
|-------------|--------------------|---------|---------|---------|---------|
|             | 2024-25            | 2025-26 | 2026-27 | 2027-28 | 2028-29 |
| 9           | 90                 | 100     | 109     | 110     | 120     |
| 10          | 60                 | 100     | 109     | 110     | 120     |
| 11          | 59                 | 70      | 75      | 85      | 100     |
| 12          | 55                 | 60      | 65      | 70      | 72      |
| Total       | 264                | 330     | 358     | 375     | 412     |

❖ In year one, Alpine Academy's student and grade level distribution is designed with careful consideration of the school's commitment to providing high-quality education and prioritizing academic achievement over financial returns. The rationale for the number of students and grade levels served in the initial year and the basis for the growth plan can be summarized as follows:

➤ **Community Demand and Needs:**

- Alpine Academy conducted an assessment of the local community's educational needs and determined an optimal student enrollment and grade level distribution based on the demographics and preferences of the community.
- The school aims to serve a diverse student population, ensuring representation across various backgrounds and providing educational opportunities to those who may otherwise lack access.

➤ **Quality of Education:**

- A moderate student enrollment allows Alpine Academy to maintain a favorable student-to-teacher ratio, enabling personalized attention and support for each student.
- Smaller class sizes facilitate differentiated instruction, targeted interventions, and the use of innovative teaching practices, contributing to higher academic achievement.

➤ **Programmatic Considerations:**

- The school's curriculum and instructional approach are tailored to meet the needs of students across the proposed

- grade levels, providing a seamless educational experience from one grade to the next.
    - The grade levels served in year one provide continuity in the learning experience and opportunities for students to progress and grow within the school.
  - **Scalability and Sustainability:**
    - The initial student and grade level distribution is chosen to establish a foundation that can be scaled sustainably over time as the school continues to expand.
    - This cautious approach allows Alpine Academy to monitor and evaluate its programs' effectiveness and make necessary adjustments to support student success.
  - **Facilities and Resources:**
    - The school's facilities and resources play a crucial role in determining the number of students and grade levels served in year one. Alpine Academy ensures that its facilities can accommodate the planned student body comfortably and that resources are allocated effectively to support academic programs.
  - **Growth Plan:**
    - The growth plan outlined by Alpine Academy is based on the school's successful track record, careful planning, and consideration of the community's needs.
    - Alpine Academy's phased approach to expansion allows the school to maintain academic excellence while growing responsibly.
- By prioritizing academic achievement and carefully balancing the needs of the community with the school's capacity and resources, Alpine Academy can create an environment that fosters student success and sets the stage for sustainable growth in subsequent years.

**10.RFA: Occupy New or Additional Sites (NAC 388A.315)**

- a. Complete the general sections above and the general and specific facility sections below
  - b. If there is no change to any part of the below specific section or specific sub-sections from your current contract...state "No change to section" in a row inserted below the heading of the applicable section.
  - c. The notice of intent and the RFA must include an explanation of the reasons that the charter school is seeking to make this specific requested change.
5. If a proposed facility **has been** identified and **requires no construction or renovation** prior to the commencement of instruction, provide only the relevant post construction, post renovation items described below:
- a) The physical address of the facility and supporting documentation verifying the location, including the Assessor's Parcel Number and a copy of the Assessor's Parcel Map for the proposed facility.

The physical address of the proposed facility that Alpine Academy wishes to relocate our campus to is:

1421 Pullman Drive, Sparks NV 89434

APN: 037-020-65

A copy of the Assessor's Parcel Map for the proposed facility will be attached.



- b) A copy of the current deed on the property (if the school owns the facility) or a copy of the proposed lease or rental agreement noting any additional square footage to be leased.

Alpine Academy is still awaiting confirmation from the building owner RBK Investments LLC that Alpine will be the new tenant of the property. As a result, a proposed lease or rental agreement is not yet available.

- c) A copy of the proposed purchase and sale agreement or a copy of the proposed lease or rental agreement.

Alpine Academy is still awaiting confirmation from the building owner RBK Investments LLC that Alpine will be the new tenant of the property. As a result, a proposed lease or rental agreement is not yet available.

- d) A copy of the floor plan of the facility and all other documentation required pursuant to NAC 388A.315 ("Request to occupy new or additional facility"). Include notations of all included campus facilities with a table or statement describing **the square footage** of the facility AND an assurance the school will submit any final versions of the documentation called for here and in NAC 388A.315.
  - i) Include conditioned space square footage, total campus acreage acquired/ under control of the school. (Do not simply refer reviewers to architectural drawings which may or may not include specific dimensions.)

Floor plans of the proposed facility are attached. Square footage of the proposed facility is 32,581 sq ft, and acreage of the land under control of Alpine will be approximately 2.02 acres. Alpine Academy assures that final documentation will be submitted.

- e) The name, address, and full contact information of the current owner of the facility and any proposed landlord and a disclosure of any relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school as an **Attachment** \_\_\_\_.

The proposed facility is owned by:

RBK Investments, LLC  
Chris Benna  
3025 Mill St.  
Reno, NV 89502  
775-742-6920

Alpine Academy will lease the facility directly from the owners, serving as landlord. No relationship exists between the current owner and the school.

- f) A copy of the Certificate of Occupancy at **Attachment** \_\_\_\_.

A copy of the Certificate of Occupancy will be provided when it is available.

- g) Documentation demonstrating that the proposed facility meets all applicable building codes, codes for the prevention of fire, and codes pertaining to safety, health and sanitation as an **Attachment** \_\_\_\_.

Documentation demonstrating that the proposed facility meets all applicable building codes, codes for the prevention of fire, and codes pertaining to safety, health and sanitation will be provided. Alpine Academy is not yet an official tenant of the building and inspections will be scheduled and conducted.

- h) The most recent project schedule showing milestone dates including Temporary and Final Certificates of Occupancy, other governmental permits, waivers, modifications or variations which may be required and their planned approval dates.

A project schedule including these requirements will be provided.

- i) If the landlord or owner is under contract to deliver the facilities ready for occupancy then indicate “N/A”...If the school is managing the tenant improvements, then provide documentation demonstrating the governing Body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding compliance with the federal Occupational Safety and Health Act (OSHA) in compliance with NAC 388A.315388A.315 as an **Attachment** \_\_\_\_.

Alpine Academy plans to make some tenant improvements and will provide the applicable documentation.

- j) A copy of the school’s traffic flow plan including exhibits showing the planned traffic flows during the arrival and pick up times, the associated times and the designated areas for the pickup and drop off activities.

Alpine Academy’s traffic flow plan will be provided.



# Alpine Academy Charter High School

Excellence in College and Career Readiness

April 30, 2024

State Charter Governing Board  
State Public Charter School Authority  
2080 E. Flamingo Rd., Suite 230  
Las Vegas, NV 89119

Re: Good Cause Exemption Request to Amend Charter

Application To State Public Charter School Authority,

Alpine Academy Charter High School (Alpine) respectfully requests a good cause exemption from the current amendment schedule to amend its charter contract with the State Public Charter School Authority (SPCSA).

The purpose of this out-of-cycle amendment is to seek the Authority's approval to (1) approve relocation of Alpine's campus location to a larger existing building less than one quarter mile from our current building; and (2) expand our cap enrollment in existing grades of 9 through 12 based on the capacity of the new building. These amendments would apply for the continuation of Alpine's charter. The Alpine Governing Board has approved (a) the filing of the proposed amendment application, (b) the request to seek a good cause exemption, and (c) the amendment application itself (attached).

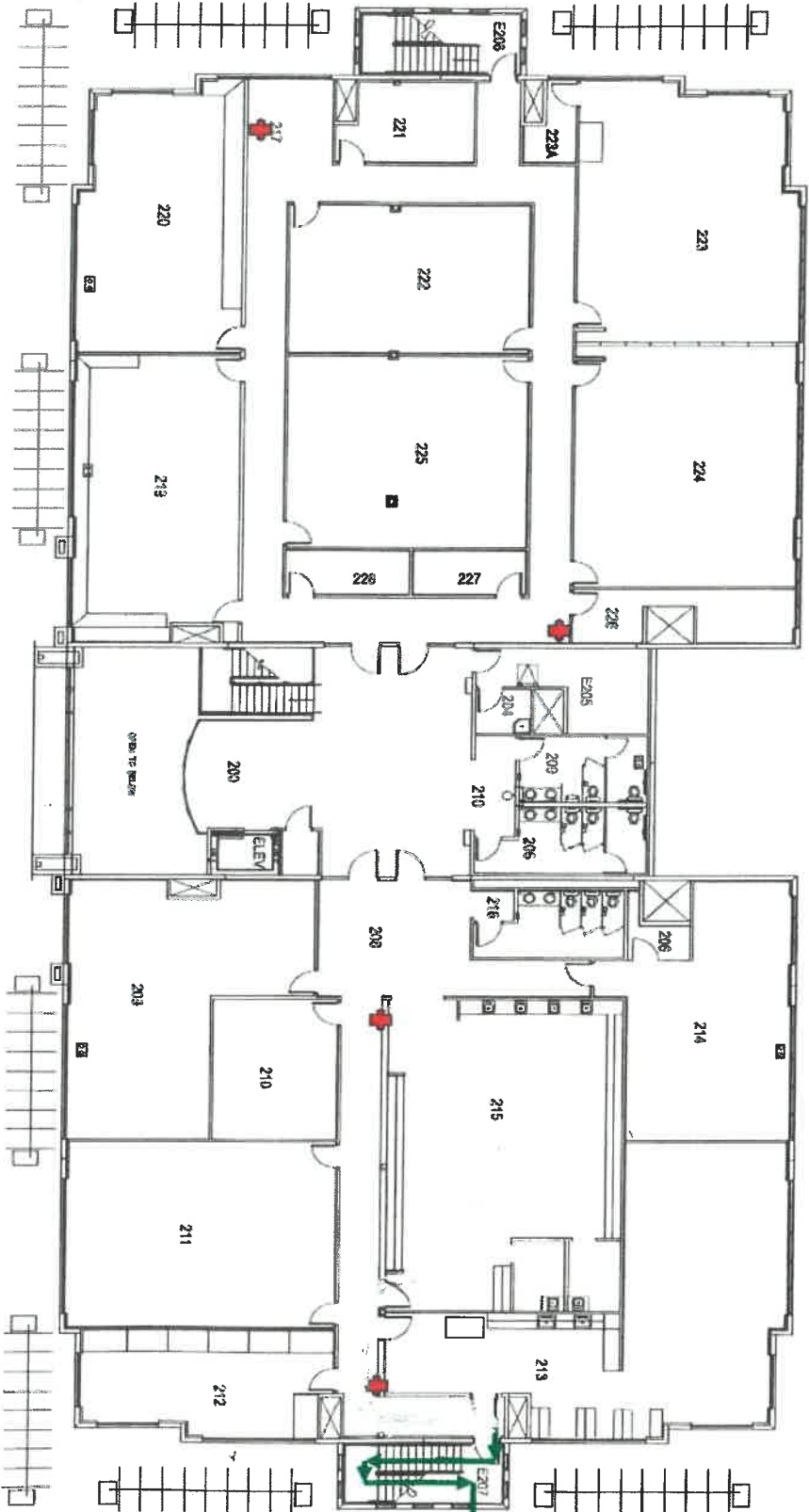
We sincerely appreciate the support of the SPCSA staff as Alpine seeks the approval of this good cause exemption as well as the granting of its underlying application to amend the charter for Alpine Academy's new campus.

Sincerely,

**Jake Conway**



Jake Conway  
Board Chair, Alpine Academy





**2nd Floor  
Plan**



-  Fire Extinguisher
-  Fire Pull Station

1421 Pullman Drive  
Sparks, NV 89434



The budget for Alpine Academy has been meticulously crafted based on conservative estimates and historical data, considering the school's reduced enrollment. This approach aims to ensure the school's financial stability while fulfilling its mission. Let's break down the key points regarding revenues and expenses.

**A. Revenues:**

The budget relies on conservative estimates and historical data, considering reductions in enrollment to operate Alpine Academy. The primary source of revenue is the Pupil Centered Funding Plan (PCFP), which is based on enrollment projections. For the fiscal year (FY24), the budget assumes an enrollment of 159 students, reflecting a reduction model. Each year moving forward we have budgeted for an increase in students due to a larger facility. Currently Alpine has a waiting list of students.

State Revenues include additional funds such as State SPED and Local SPED, which contribute to the school's financial resources.

Federal Revenues encompass various sources, including Title II and SPED-IDEA Part B. These federal funds play a crucial role in supporting the school's programs and initiatives.

**B. Expenses:**

Salaries are calculated based on 15 Full-Time Equivalents (FTEs), reflecting the school's staffing requirements. Moving forward with the increase in students there will be a slight increase in FTE's.

Benefits expenses are estimated using historical data, with an average cost of \$4,450 for medical benefits. The school also offers retirement benefits through PERS. Other benefit-related costs include Medicare tax, unemployment insurance, and worker's compensation.

Purchased services are based on historical data and are projected to be \$254,166. This category encompasses various services required to support the school's operations.

Books & Supplies are estimated at \$101,201, reflecting the school's commitment to providing educational resources.

Capital Outlay, based on historical data, is estimated at \$726,044 and includes expenditures for depreciation on equipment and ROU Depreciation.

Other Outgo or Dues & Fees are also based on historical data and are projected to be \$106,855 and includes ROU Building Lease Interest Expense.

Alpine Academy has proactively built a conservative budget, considering recent changes in enrollment. By meticulously managing resources while maintaining the school's mission, the budget achieves a surplus each year. This surplus contributes to the growth of the fund balance, which serves as a financial safeguard against contingencies such as reduced funding levels, fluctuations in enrollment, or unforeseen events.

This prudent financial approach demonstrates the school's commitment to fiscal responsibility and its ability to adapt to changing circumstances while continuing to provide quality education to its students.



English ▾

Home » Assessor » Real Property Assessment Data

WASHOE COUNTY ASSESSOR PROPERTY DATA

4/30/2024

| Owner Information   |                                 |                       |  | Building Information         |                                    |                          |                           | XFOB | SUBAREA |
|---|---------------------------------|-----------------------|--|------------------------------|------------------------------------|--------------------------|---------------------------|------|---------|
| <b>APN</b>  | 037-020-65                      |                       | Card 1 of 1  | <b>Bld #1 Situs</b>          | 1421 PULLMAN DR                    | <b>Property Name</b>     | Career Colleg Northern NV |      |         |
| <b>Situs 1</b>  | 1421 PULLMAN DR SPARKS NV 89434 |                       | Bld # 1  |                              |                                    |                          |                           |      |         |
| <b>Owner 1</b>  | RBK INVESTMENTS LLC             |                       | OWNER  | <b>Quality</b>               | C25 Commercial 2.5 (Above Average) | <b>Building Type</b>     | Office Building           |      |         |
| <b>Mail Address</b>                                       | 3025 MILL ST RENO NV 89502      |                       |  |                              |                                    |                          |                           |      |         |
| <b>Parcel Information</b>                                 |                                 |                       |  | <b>Stories</b>               | 2                                  | <b>2nd Occupancy</b>     | Classroom (College)       |      |         |
| <b>Keyline Desc</b>                                       | PM 4780 LT 2                    |                       |  | <b>Year Built</b>            | 2007                               | <b>WAY</b>               | 2007                      |      |         |
| <b>Subdivision</b>  | UNSPECIFIED                     |                       |  | <b>Bedrooms</b>              | 0                                  | <b>Square Feet</b>       | 32581                     |      |         |
| <b>Section Township 19 Range 20</b>                       |                                 |                       |  | <b>Full Baths</b>            | 0                                  | <b>Finished Bsmt</b>     | 0                         |      |         |
| <b>Record of Survey Map : Parcel Map# 4780 : Sub Map#</b> |                                 |                       |  | <b>Half Baths</b>            | 0                                  | <b>Unfin Bsmt</b>        | 0                         |      |         |
| <b>Special Property Code</b>                              |                                 |                       |  | <b>Fixtures</b>              | 0                                  | <b>Basement Type</b>     |                           |      |         |
| <b>2024 Tax District</b>                                  | 2002                            | <b>Prior APN</b>      | <a href="#">037-020-31</a>                         | <b>Fireplaces</b>            | 0                                  | <b>Gar Conv Sq Feet</b>  | 0                         |      |         |
| <b>2023 Tax District</b>                                  | 2002                            | <b>Tax Cap Status</b> | Use does not qualify for Low Cap, High Cap Applied | <b>Heat Type</b>             | PACKAGE UNIT                       | <b>Total Garage Area</b> | 0                         |      |         |
| <b>PERMITS</b>  |                                 |                       |  | <b>2nd Heat Type</b>         |                                    | <b>Garage Type</b>       |                           |      |         |
|   |                                 |                       |  | <b>Exterior Walls</b>        | CONCRETE, TILT-UP                  | <b>Detached Garage</b>   | 0                         |      |         |
|   |                                 |                       |  | <b>2nd Ext Walls</b>         |                                    | <b>Basement Gar Door</b> | 0                         |      |         |
|   |                                 |                       |  | <b>Roof Cover</b>            |                                    | <b>Sub Floor</b>         |                           |      |         |
|   |                                 |                       |  | <b>% Complete</b>            | 100                                | <b>Frame</b>             | MASONRY BRNG              |      |         |
|   |                                 |                       |  | <b>Obso/Bldg Adj</b>         | 0                                  | <b>Units/Bldg</b>        | 1                         |      |         |
|   |                                 |                       |  | <b>Construction Modifier</b> |                                    | <b>Units/Parcel</b>      | 1                         |      |         |

| Land Information |               |                 |            | LAND DETAILS  |           |                     |  |
|------------------|---------------|-----------------|------------|---------------|-----------|---------------------|--|
| <b>Land Use</b>  | 400           | <b>DOR Code</b> | 400        | <b>Sewer</b>  | Municipal | <b>Neighborhood</b> | DIDQ <a href="#">DI Neighborhood Map</a> |
| <b>Size</b>      | 87,991.2 SqFt | <b>Size</b>     | 2.02 Acres | <b>Street</b> | Paved     | <b>Zoning Code</b>  | MUD                                      |
| <b>CAGC</b>      | -             |                 |            | <b>Water</b>  | Muni      |                     |  |

**Sales and Transfer Records** [RECORDER SEARCH](#)

| Grantor             | Grantee             | Doc #                   | Doc Type | Doc Date   | DOR Code | Value/Sale Price | Sale Code | Note   |
|---------------------|---------------------|-------------------------|----------|------------|----------|------------------|-----------|--------|
| ARTISANS PLAZA LLC, | RBK INVESTMENTS LLC | <a href="#">3744922</a> | DEED     | 03-31-2009 | 400      | 0                | 3BGG      | MERGER |
| ARTISANS PLAZA LLC, | ARTISANS PLAZA LLC  | <a href="#">3538074</a> | PM       | 05-30-2007 | 400      | 0                | 3NTT      |        |

**Valuation Information** ⚠️ The 2024/2025 values are preliminary values and subject to change.

|            | Taxable Land | New Value | Taxable Imps | OBSO       | Tax Cap Value | Taxable Total | Land Assessed | Imps Assessed | Total Assessed | Exemption Value |
|------------|--------------|-----------|--------------|------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| 2024/25 NR | 835,914      | 0         | 4,514,086    | -1,199,251 |               | 5,350,000     | 292,569       | 1,579,930     | 1,872,500      | 0               |
| 2024/25 VN | 835,914      | 0         | 4,514,086    | -1,199,251 |               | 5,350,000     | 292,569       | 1,579,930     | 1,872,500      | 0               |
| 2023/24 FV | 835,914      | 0         | 4,164,086    | -1,135,699 | 4,718,521     | 5,000,000     | 292,569       | 1,457,430     | 1,750,000      | 0               |



037-020-65 10/08/2021

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 04-29-2024

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.gov](mailto:exemptions@washoecounty.gov)

