

# **Facilities Services**

6135 Sutter Avenue, Carmichael, CA 95608 Phone: (916) 971-5740; FAX (916) 481-7825 Web: www.sanjuan.edu/facilities

Kent Kern, Superintendent of Schools Frank Camarda, Assistant Superintendent of Facilities, Maintenance & Transportation

March 1, 2019

Gary Bowman, Superintendent/Executive Director California Montessori Project 5330-A Gibbons Drive, Suite 700 Carmichael, CA 95608

Re: Proposition 39: Final Offer of Facilities, 2019/2020 School Year

#### Mr. Bowman:

The San Juan Unified School District is providing this final offer of facilities as required by Title 5, section 11969.9(d) of the California Code of Regulations.

Your charter's request for Proposition 39 facilities letter dated October 30, 2018, identified the following projected 2019-2020 ADA at the following charter requested sites (Coleman and Littlejohn):

#### 1043.44 K-8 in-district and 244.76 K-8 out of district students

Based on these ADA projections, the 2019-2020 facilities costs are calculated to be:

Coleman Campus Total: \$147,351.00 Littlejohn Campus Total: \$272,213.00 Combined Campuses Total: \$419,564.00

The above facilities costs are exclusive of utility costs. With the exception of the proposed facility costs, 2019-2020 lease terms and conditions will remain consistent with 2016-2021 lease terms and conditions.

If you have any question feel free to contact me.

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Sincerely,

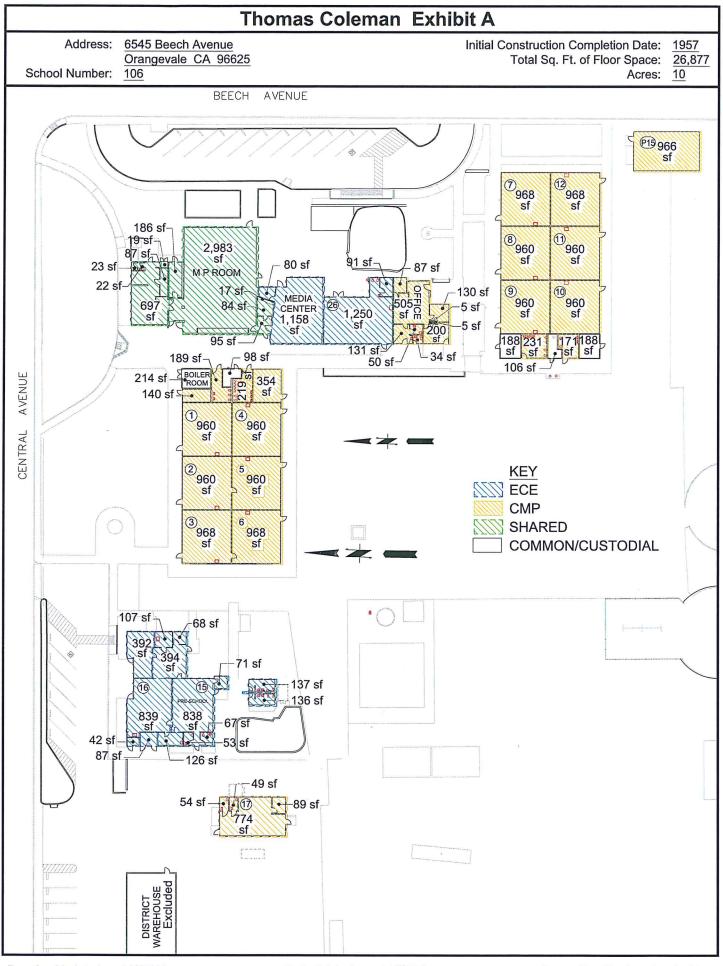
Frank Camarda

The Assistant Superintendent, Facilities, Maintenance & Operations and Transportation

Attachments:

Attachment A: Facility Space Assignments Attachment B: 2019-2020 Facility Costs

Attachment C: Proposition 39 Cost Calculations

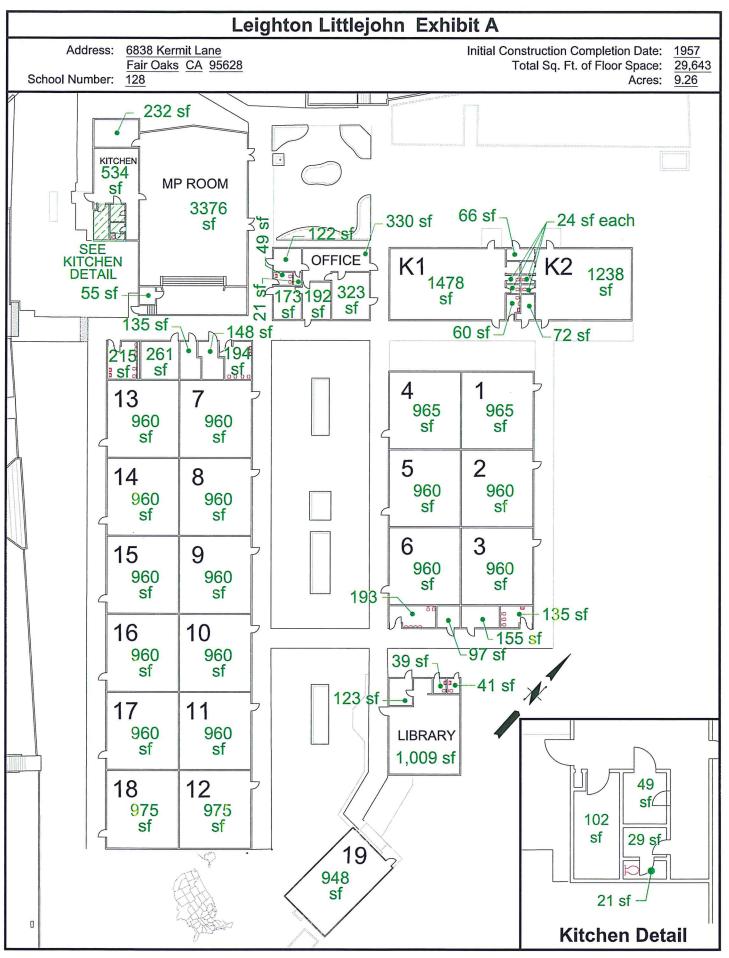


Drawing Updated: 11/27/18

Date Printed:

11/27/18

Drawn By: Engineering Archives

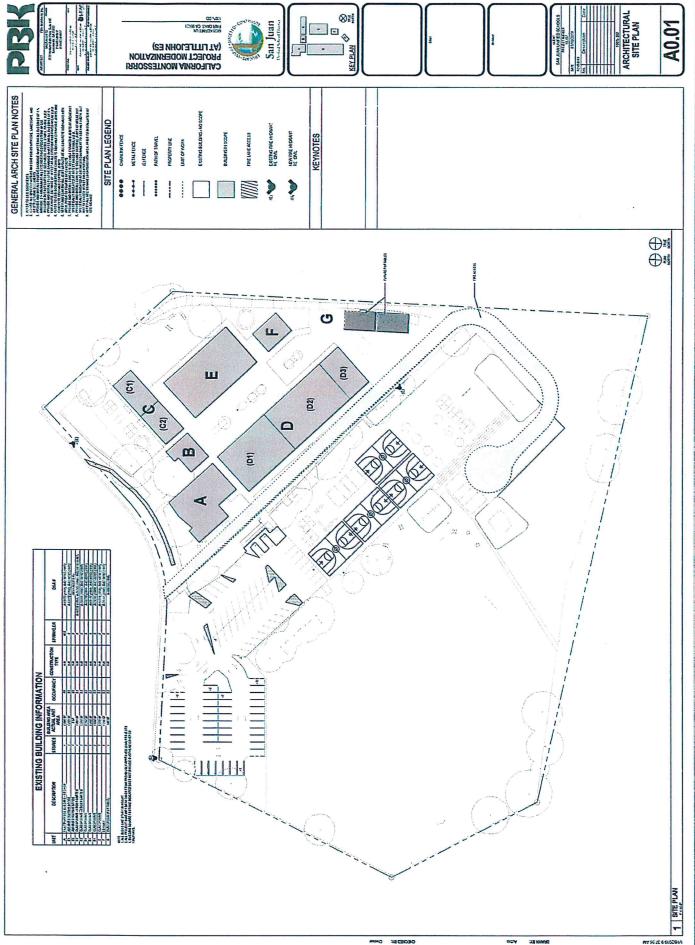


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### **EXHIBIT A**

## San Juan Unified School District Leased Facilities 2019-2020 Cost Calculations

Charter:

**California Montessori Project** 

Facility:

Littlejohn

Proposition 39 Space Allocation Calculation							
Request For Facilities Letter dated:	1/14/2019						

Sq. Ft. Assigned to Meet Request for Facilities Letter:

23,844

Prop. 39 Annual Space Fee Per Sq. Ft.:

\$ 7.54

Prop. 39 Annual Space Fee:

\$ 179,719.00

"Market Rate" Space Allocation Calculation	
Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter:	5,593
Market Rate Space Annual Fee Per Sq. Ft.	\$ 16.54
Market Rate Space Annual Fee:	\$ 92,494.00

**Annual Fee** 

\$ 272,213.00

Monthly Fee (rounded to nearest dollar)

\$ 22,684.00

### **EXHIBIT A**

# San Juan Unified School District Leased Facilities 2019-2020 Cost Calculations

Charter:

California Montessori Project

Facility:

Coleman

Proposition 39 Space Allocation Calculation						
Request For Facilities Letter dated: 1/14/2019						
Sq. Ft. Assigned to Meet Request for Facilities Letter:		12,907				
Prop. 39 Annual Space Fee Per Sq. Ft.:	\$	7.54				
Prop. 39 Annual Space Fee:	\$	97,283.00				

"Market Rate" Space Allocation Calculation			
Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter:		3,028	
Market Rate Space Annual Fee Per Sq. Ft.	\$	16.54	
Market Rate Space Annual Fee:	\$	50,068.00	

Annual Fee \$ 147,351.00

Monthly Fee (rounded to nearest dollar) \$ 12,279.00

	20	19-20 Facility C	osts	5			
District-wide square footage <sup>2</sup> 4,301,798							
Prop 39	square foot fees:						
Function		17/18 Actuals	18	/19 1st Interim	D	ifference	
82XX	Unvestricted Maintenance & Deferred Maintenance TF L			1,822,593	_	59,463	OB 8984 RS 8150
	Unrestricted Contribution to					1,719,215	OB 8984 RS 8150
85XX	Facilities Acquisition & Con-		\$	-	_		
87XX	Facilities Rents & Leases		_	19,012		3,489	
91XX	Facilities related Debt service		\$	-	\$	-	
93XX	Facilities Related Interfund t		_	372,157	5	155,645	
	Unrestricted GF Maint Expe			56,604		(16,444)	
	Unrestricted GF Custodial E		\$	16,289,560	\$	542,174	
	Unrestricted GF Utility Costs		_		_		
T. 15 Y	1 0 17 7 00		5		\$	•	
i otal Facil	ity Contribution & Cost	\$ 29,849,334	5	32,423,877	_		
C	er Sq. Ft. for Prop 35	\$ 6,97	-	7,54	\$	0.57	
	tenance & Operations i	Budget	5	16,134,217			
	aintenance per sq ft nance feeldistrict-wide square		\$	3.75			
Custodia							
	dial budget (922x, 9674 dis 5748,5798,	4 goals)	\$	16,289,660			
	fee per sq ft. district-wide square footage			3.79			This should match the sq it fee on pg 1 of the custodial charges document that charges ECE, Spec Ed, etc.
Facility R	ental Fee:						
Extended Mark	of Rate: \$ 75 per sq. ft. per m	sorth (x12)		9,00			
	ge from Les in Construction D todal goals of \$220, \$221,92		8				
	on moved from Measure J to I		000				
	Contribution excluding contribu			n Bond Funds			
Only custodia	goals of 9220, 9221,9225,96	74				1	
91 xx is mot inc	duded - these are bus leases	and does not apply					
Cuel			_				
Exclud	led utilities : Goal 9765 :	\$ 6,798,612	5	7,445,468			

CC: Kent Kern Kent Stephens Fil Duldulao

Frank Camarda Cherie Chenoweth

Susan Kane

Barbara Gross

Note: The existing Prop 39 calculation does not include Utilities. I have added a utilities note because: 5 CCR s 11969.2 (h) states:

Facilities Costs. As used in Education Code section 47614(b)(1), "acilities costs" are those activities concerned with keeping the physical plant open, comfortable, and safe for use and keeping the grounds, buildings, and equipment in working condition and a satisfactory state of repair. These activities of maintaining safety in buildings, on the grounds and in the vicinity of schools. This includes plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases.

Charters are billed directly for utilities and water so not included in Prop 39.

	20	19-20	Facility C	osts					
District-wid	de square footage <sup>2</sup>				4,301,798				
Prop 39	square foot fees:			_		_			
Function		17/	18 Actuals	18/	19 1st Interim	Di	ifference		
82XX	Unrestricted Maintenance &	\$	1,763,130	5	1,822,593	5	59,463		
	Deferred Maintenance TF L	5	2,000,000	\$	2,000,000	\$	-	OB 8984 RS 8150	
	Unvestricted Contribution to	5	10,144,635	S	11,863,851	51	,719,215	OB 8984 RS 8150	
85XX	Facilities Acquisition & Con-	S		S					
87XX	Facilities Rents & Leases	S	15,523	S	19,012	\$	3,489		
91XX	Facilities related Debt service	\$		\$	-	5	-		
93XX	Facilities Related Interfund t	\$	205,511	5	372,157	\$	166,645		
	Unrestricted GF Maint Expe	S	73,048	\$	55,604	5	(16,444)		
	Unrestricted GF Custodial E	\$	15,647,485	S	16,289,660	\$	642,174		
	Unrestricted GF Utility Costs								
				\$		\$	-		
Total Facil	ity Contribution & Cost	\$	29,849,334	\$	32,423,877	\$2	,574,543		
						\$			
Expense p	per Sq. Ft. for Prop 35	\$	6.97	5	7.54	S	0.57		
	naintenance fee: tenance & Operations &	Budget		s	16,134,217				
Total Main	tenance & Operations E	Budget			16,134,217				
Total Main				\$	16,134,217 3.75				
Total Main	tenance & Operations & aintenance per sq ft mance feeldstrict wide square								
Total Maint Facility m: Facility mainte Custodiai Total custo	tenance & Operations & aintenance per sq ft mance feeldstrict wide square								
Total Maint Facility marke Facility marke Custodiai Total custo Excludes object	tenance & Operations & aintenance per sq ft rance feedstrick-wide squan I fee: dial budget (922x, 9674 ds 57456738.			\$	3,75			This should match the sq ft fee o	mpg 1
Total Maint Facility marke Facility marke Custodiai Total custo Excludes object	tenance & Operations & aintenance per sq ft mance feedstrict wide squan I fee: dial budget (922x, 967a cts 5745738.			\$	3.75 16,289,660			This should match the sq fi fee of of the custodal charges document charges ECE, Spec Ed, etc.	
Total Maini Facility m: Facility marke  Custodial Total custo Excludes object  Custodial Custodial Facility R	tenance & Operations it aintenance per sq ft nance feedstrict-wide squar If fee: dial budget (922x, 9674 cts 5749-6798. fee per sq ft. testrict-wide square bodage cental Fee:	4 goals)		\$	1.75 16,289,660 1.79			of the custodial charges docume	
Total Maini Facility m: Facility marke  Custodial Total custo Excludes object  Custodial Custodial Facility R	tenance & Operations & aintenance per sq ft rance feedstrick-wide squar I fee: dial budget (922x, 9674 ds \$7456780. fee per sq ft. tistrict-wide square todage	4 goals)		\$	3.75 16,289,660			of the custodial charges docume	
Total Maini Facility marke Custodial Total custo Excludes object Custodial Custodial Facility R Excluded Mark Square footag	tenance & Operations & aintenance per sq ft rance feetstrick-wide squar I fee: dial budget (922x, 9674 cs 57405798, fee per sq ft. testrick-wide square tootage lental Fee: ket Rale: 3.75 per sq. ft. per m ge from Les in Construction D	4 goals)  nonth (x12	)	s	1.75 16,289,660 1.79			of the custodial charges docume	
Total Maini Facility marke  Custodial  Total custo  Excludes object  Custodial in  Custodial Feel  Custodial Feel  Square footag  Excludes ous  Square footag  Excludes ous	tenance & Operations it aintenance per sq ft rance feetistrict-wide squar I fee: dial budget (922x, 9674 cts 57405798.  fee per sq ft. restrict-wide square toctage tental Fee: tel Rate: \$.75 per sq. ft. per m get from Les in Construction D stocks goals of \$220, 9221, 322	4 goals)  north (x12 lept. as of 25,9674	) December 1, 2018	s	1.75 16,289,660 1.79			of the custodial charges docume	
Total Maini Facility marke Custodial Total custo Encludes object Custodial Feel Custodial Feel Square feetas Square feetas Encludes our DM contributi DM contributi DM contributi	tenance & Operations it aintenance per sq fit nance feelstatick-wide square lifes.  I fee: dial budget (922x, 9574 cts 57405798.  fee per sq fit. testrick-wide square textage lental Fee: let Rate: \$.75 per sq fit. per m ge from Les in Construction D tabbal goals of \$220, 9221,522 on moved from Messure J to I	4 goals)  north (x12  hept. as of 25,9674  LCFF. Box	December 1, 2018	\$	3.75 16,289,660 3.79 9.80			of the custodial charges docume	
Total Maini Facility marke Custodiai Total custo Excludes object Custodial Custodial Sedended Mark Sequare fector Excludes cus DM contribut Total RRMA	tenance & Operations & aintenance per sq ft rance feetstrick-wide squar I fee: dial budget (922x, 9674 cts 57405798, fee per sq ft. testrick-wide square tootage lental Fee: ket Rale: 3.75 per sq. ft. per m ge from Les in Construction D catcal goals of \$220, 9273, 927.	4 goals) 4 goals 4 goals 6 conth (x12 6 conth (x12 6 conth to Lotter to Dutton	December 1, 2018	\$	3.75 16,289,660 3.79 9.80			of the custodial charges docume	
Facility management of the control o	tenance & Operations it aintenance per sq fit nance feelstatick-wide square lifes.  I fee: dial budget (922x, 9574 cts 57405798.  fee per sq fit. testrick-wide square textage lental Fee: let Rate: \$.75 per sq fit. per m ge from Les in Construction D tabbal goals of \$220, 9221,522 on moved from Messure J to I	4 goals) 4 goals) 4 goals) 4 goals) 4 goals 5 goals 6	December 1, 2018 nd contribution is 3 forred 3 Azirtenanc	\$	3.75 16,289,660 3.79 9.80			of the custodial charges docume	
Total Maini Facility marke Custodial Total custo Excludes object Custodial Excludes object Square feetag Excludes cus DM contrabat Total ROMA Total Contrabat Total ROMA Total Contrabat Total ROMA Total Contrabat Total ROMA Total RO	tenance & Operations it aintenance per sq ft rance feedstrict wide squar lifee:  dial budget (922x, 9674 cts 5745579).  fee per sq ft.  restrict-wide square todage  rental Fee:  tet Rate: 3.75 per sq. ft. per m  ge from Les in Construction D  thodal goals of 9220, 9221, 922  on moved from Messure Ju to  if peaks of 9220, 9221, 922  for thousane excluding contribution excluding contribution excluding contribution postate of 9220, 9221, 922  if peaks of 9220, 9221, 922 525, 96  if peaks of 9220, 9221, 9225, 9225, 922  if peaks of 9220, 9221, 922  if peaks of 9220, 92	4 goals) 4 goals) 4 goals) 6 goals 6 goals 7 g	December 1, 2018 nd contribution is 3 forred 3 Azirtenano	\$	3.75 16,289,660 3.79 9.80			of the custodial charges docume	

CC: Kent Kern Kent Stephens Fil Duldulao

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Note: The existing Prop 39 calculation does not include Utilities. I have added a utilities note because: 5 CCR s11969.2 (h) states:

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Charters are billed directly for utilities and water so not included in Prop 39.

### **EXHIBIT B**

## San Juan Unified School District Leased Facilties 2019-2020 Space Assignment

Charter:CMPIn-District81%Site:ColemanMarket19%

			20	)19-2020 Use	
Room	Area	Design	In Use	Prop 39	"Market"
1	960	Classroom	Yes	778	182
2	960	Classroom	Yes	778	182
3	975	Classroom	Yes	790	185
4	960	Classroom	Yes	778	182
5	960	Classroom	Yes	778	182
6	975	Classroom	Yes	790	185
Small Rooms 1-6 Wing	494		No	=	-
RR 1-6 Wing	408	Student RR	No	-	=
7	968	Classroom	Yes	784	184
8	960	Classroom	Yes	778	182
9	960	Classroom	Yes	778	182
10	960	Classroom	Yes	778	182
11	960	Classroom	Yes	778	182
12	968	Classroom	Yes	784	184
RR 7-12 Wing	403	Student RR	Shared	163	38
Small rooms 7-12	376		Shared	152	36
P15	966	Portable Classroom	Yes	782	184
15	1,029	ECE Classroom	No	-	•
16	839	Library	NO		
ECE Restroom	274	Student RR	No	-	-
<b>ECE Small Rooms</b>	1,216	ECE	No	-	•
Student Restroom		Student RR	No	; <del>-</del> -	-
17	966	CMP	Yes	782	184
26	1,342	ECE	No	-	-
<b>Boiler Room</b>	214	Boiler Room	No	-	-
MP Small Rms	1,033	MP Room	No	-	-
MP Room	2,983	MP Room	Shared/ECE	1,208	283
Media Center	1,434		No	-	-
Office	1,111	Office	Shared	450	106
Restroom	34	Staff	No	_	-
TOTAL	26,894			12,907	3,028

Shared Space is prorated at 81% in-district and 19% out of district

Total Prop. 39 Sq. Ft. Total Market Rate Sq. Ft. 12,907

3,028

### **EXHIBIT B**

### San Juan Unified School District Leased Facilties 2019-2020 Space Assignment

 Charter:
 CMP
 In-District
 81%

 Site:
 Littlejohn
 Market
 19%

Site:	Littlejohn			Market	19%
			;	2019-2020 Use	
Room	Area	Design	In Use	Prop 39	"Market"
1	965	Classroom	Yes	782	183
2	960	Classroom	Yes	778	182
3	960	Classroom	Yes	778	182
4	965	Classroom	Yes	782	183
5	960	Classroom	Yes	778	182
6	960	Classroom	Yes	778	182
Storage 1-6 Wing	97	Storage	Shared	79	18
Janitor 1-6 Wing	155	Custodian	Shared	126	29
Student RR	328	Student RR	Shared	266	62
7	960	Classroom	Yes	778	182
8	960	Classroom	Yes	778	182
9	960	Classroom	Yes	778	182
10	960	Classroom	Yes	778	182
11	960	Classroom	Yes	778	182
12	975	Classroom	Yes	790	185
13	960	Classroom	Yes	778	182
14	960	Classroom	Yes	778	182
15	960	Classroom	Yes	778	182
16	960	Classroom	Yes	778	182
17		Classroom	Yes	778	182
18		Classroom	Yes	790	185
19		Portable Classroom	Yes	778	182
Conference		Staff	Shared	211	50
Restrooms 7-18 wing		Portable Student RR	Shared	349	82
Storage 7-18 wing		Storage	Shared	109	26
Boiler Rm		Boiler Room	Shared	120	28
Library	1,216		Shared	985	231
MP Room		MP Room	Shared	2,779	652
Office Bldg.	•	Office	Shared	980	230
Kitchen		Staff	Shared	595	140
K1	•	Classroom	Yes	1,236	290
Kinder Storage		Storage	Shared	107	25
Kinder RR		Student RR	Shared	53	13
K2		Classroom	Yes	1,042	244
TOTAL	29,437		-	23,844	5,593

Shared space is prorated at 80% in-district and 20% out of district

Total Prop. 39 Sq. Ft.

23,844

Total Market Rate Sq. Ft.

5,593