



## Facilities Services

6135 Sutter Avenue, Carmichael, CA 95608

Phone: (916) 971-5740; FAX (916) 481-7825

Web: [www.sanjuan.edu/facilities](http://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:

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

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.

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

# Thomas Coleman Exhibit A

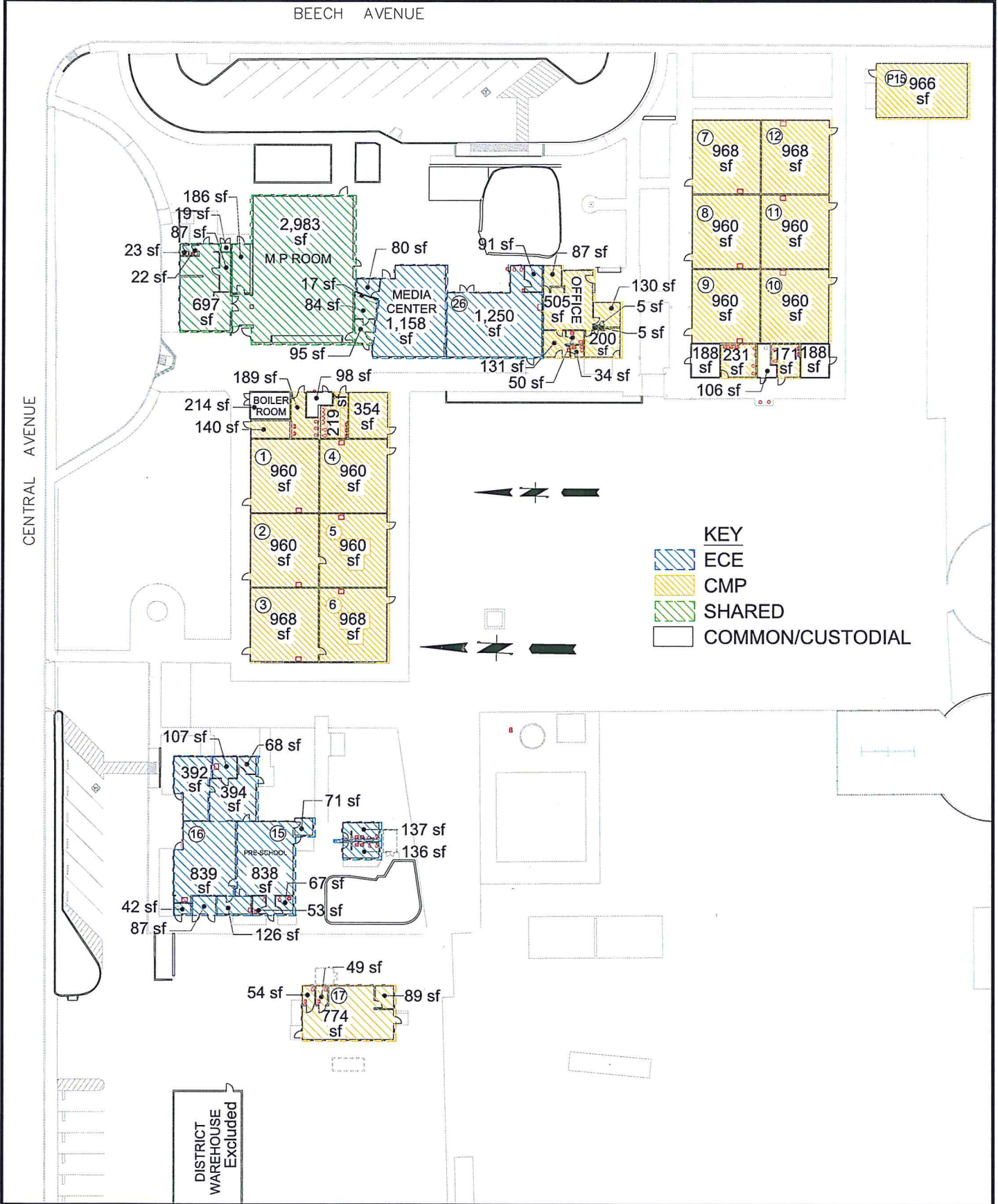
Address: 6545 Beech Avenue  
Orangevale CA 96625

School Number: 106

Initial Construction Completion Date: 1957  
Total Sq. Ft. of Floor Space: 26,877  
Acres: 10

Initial Construction Completion Date: 1957  
Total Sq. Ft. of Floor Space: 26,877  
Acres: 10

Acres: 10



# Leighton Littlejohn Exhibit A

Address: 6838 Kermit Lane  
Fair Oaks CA 95628  
School Number: 128

Initial Construction Completion Date: 1957  
Total Sq. Ft. of Floor Space: 29,643  
Acres: 9.26

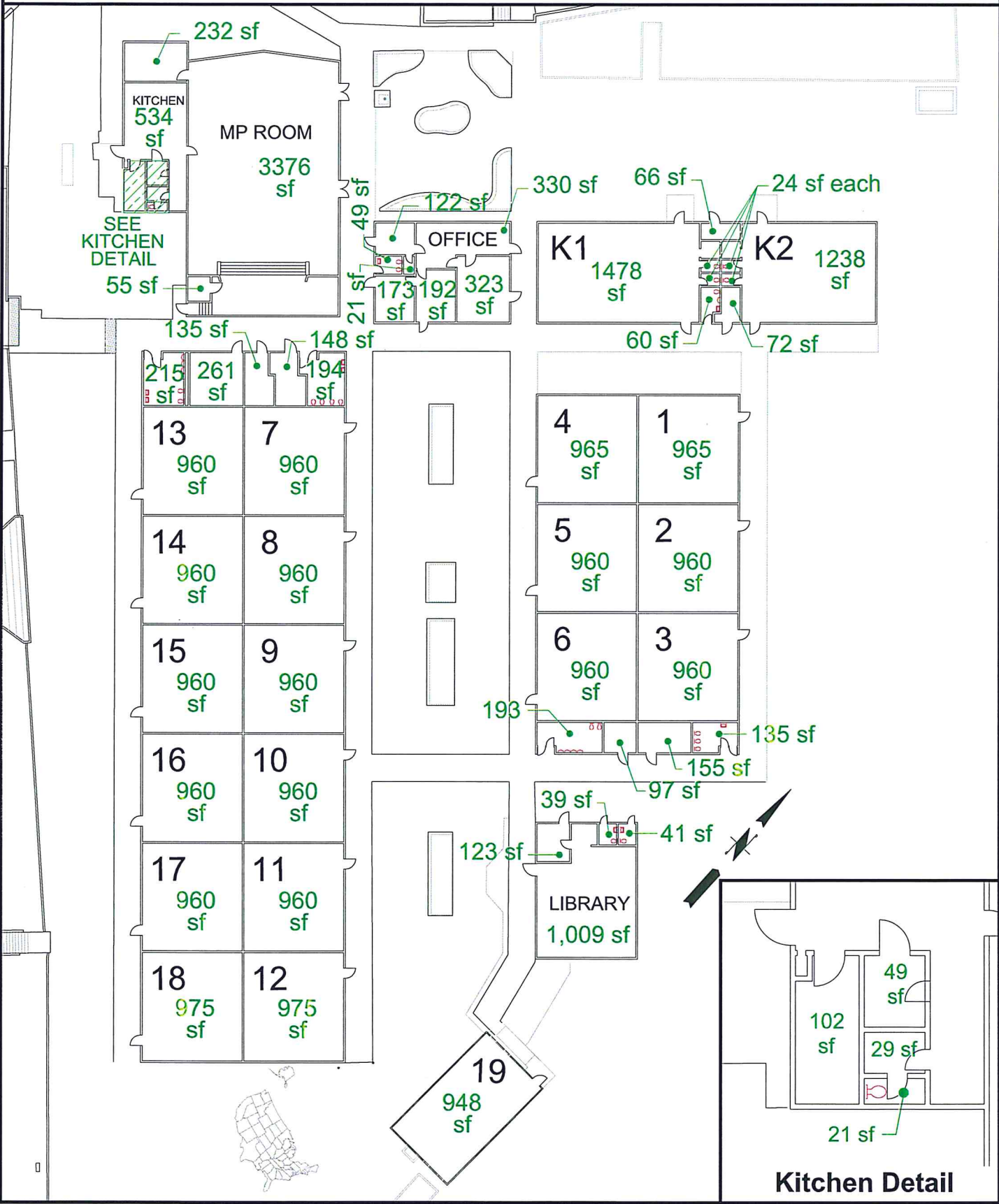






EXHIBIT A

**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**

2019-20 Facility Costs				
District-wide square footage <sup>2</sup>		4,301,798		
<b>Prop 39 square foot fees:</b>				
Function		17/18 Actuals	18/19 1st Interim	Difference
82XX	Unrestricted Maintenance &	\$ 1,763,130	\$ 1,822,593	\$ 59,463
	Deferred Maintenance TF L	\$ 2,000,000	\$ 2,000,000	\$ -
	Unrestricted Contribution to	\$ 10,144,636	\$ 11,863,851	\$ 1,719,215
85XX	Facilities Acquisition & Const	\$ -	\$ -	\$ -
87XX	Facilities Rents & Leases	\$ 15,523	\$ 19,012	\$ 3,489
91XX	Facilities related Debt service	\$ -	\$ -	\$ -
93XX	Facilities Related Interfund	\$ 205,511	\$ 372,157	\$ 166,646
	Unrestricted GF Maint Expense	\$ 73,048	\$ 56,604	\$ (16,444)
	Unrestricted GF Custodial &	\$ 15,647,486	\$ 16,289,660	\$ 642,174
	Unrestricted GF Utility Costs		\$ -	\$ -
	Total Facility Contribution & Cost	\$ 29,849,334	\$ 32,423,877	\$ 2,574,543
				\$ -
Expense per Sq. Ft. for Prop 39		\$ 6.97	\$ 7.54	\$ 0.57
<b>Market Rate Info.</b>				
<b>Facility maintenance fee:</b>				
Total Maintenance & Operations Budget		\$	16,134,217	
Facility maintenance per sq ft		\$	3.75	
Facility maintenance fee/district-wide square				
<b>Custodial fee:</b>				
Total custodial budget (922x, 9674 goals)		\$	16,289,660	
Excludes objects 5748-5798.				
Custodial fee per sq ft.			3.79	
Custodial Fee/district-wide square footage				
<b>Facility Rental Fee:</b>				
Extended Market Rate: \$ 75 per sq ft. per month (x12)			9.00	
<sup>2</sup> Square footage from Les in Construction Dept. as of December 1, 2018				
<sup>3</sup> Excludes custodial goals of 9220, 9221, 9225, 9674				
<sup>4</sup> DM contribution moved from Measure J to LCFF. Bond contribution is \$0.00				
<sup>5</sup> Total RIRMA Contribution excluding contribution to Deferred Maintenance from Bond Funds				
<sup>6</sup> Only custodial goals of 9220, 9221, 9225, 9674				
<sup>7</sup> 91xx is not included - these are bus leases and does not apply				
Excluded utilities : Goal 9765 :		\$	6,798,612	\$ 7,445,468

OB 8984 RS 8150

OB 8984 RS 8150

This should match the sq ft fee on pg 1 of the custodial charges document that charges ECE, Spec Ed, etc.

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), "facilities 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.



2019-20 Facility Costs				
District-wide square footage <sup>2</sup>		4,301,798		
Prop 39 square foot fees:				
Function		17/18 Actuals	18/19 1st Interim	Difference
82XX	Unrestricted Maintenance & Repairs	\$ 1,763,130	\$ 1,822,593	\$ 59,463
	Deferred Maintenance TF L	\$ 2,000,000	\$ 2,000,000	\$ -
	Unrestricted Contribution to	\$ 10,144,636	\$ 11,863,851	\$ 1,719,215
85XX	Facilities Acquisition & Const.	\$ -	\$ -	\$ -
87XX	Facilities Rents & Leases	\$ 15,523	\$ 19,012	\$ 3,489
91XX	Facilities related Debt servc.	\$ -	\$ -	\$ -
93XX	Facilities Related Interfund	\$ 205,511	\$ 372,157	\$ 166,646
	Unrestricted GF Maint Expe	\$ 73,048	\$ 56,604	\$ (16,444)
	Unrestricted GF Custodial E	\$ 15,647,485	\$ 16,289,660	\$ 642,174
	Unrestricted GF Utility Costs			
			\$ -	\$ -
Total Facility Contribution & Cost		\$ 29,849,334	\$ 32,423,877	\$ 2,574,543
				\$ -
Expense per Sq. Ft. for Prop 39		\$ 6.97	\$ 7.54	\$ 0.57
Market Rate Info.				
Facility maintenance fee:				
Total Maintenance & Operations Budget		\$ 16,134,217		
Facility maintenance per sq ft		\$ 3.75		
Facility maintenance fee/district-wide square				
Custodial fee:				
Total custodial budget (922x, 9674 goals)		\$ 16,289,660		
Excludes objects 57405750.				
Custodial fee per sq ft.		3.79		
Custodial Fee/district-wide square footage				
Facility Rental Fee:				
Extended Market Rate: 3.75 per sq. ft. per month (x12)		9.00		
<sup>2</sup> Square footage from Lic in Construction Dept. as of December 1, 2018				
<sup>3</sup> Excludes custodial goals of \$220, 9221,5225,9674				
<sup>4</sup> DM contribution moved from Measure J to LCFF. Bond contribution is \$0.00				
<sup>5</sup> Total RRMA Contribution excluding contribution to Deferred Maintenance from Bond Funds				
<sup>6</sup> Only custodial goals of \$220, 9221,5225,9674				
<sup>7</sup> 91xx is not included – these are bus leases and does not apply				
Excluded utilities : Goal \$765 :		\$ 6,798,612	\$ 7,445,468	

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This should match the sq ft fee on pg 1  
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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 Facilities  
2019-2020 Space Assignment**

<b>Charter:</b>	<b>CMP</b>	<b>In-District</b>	<b>81%</b>
<b>Site:</b>	<b>Coleman</b>	<b>Market</b>	<b>19%</b>

Room	Area	Design	In Use	2019-2020 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	-	-
ECE Small Rooms	1,216	ECE	No	-	-
Student Restroom	206	Student RR	No	-	-
17	966	CMP	Yes	782	184
26	1,342	ECE	No	-	-
Boiler Room	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	-	-
<b>TOTAL</b>	<b>26,894</b>			<b>12,907</b>	<b>3,028</b>

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

<b>Total Prop. 39 Sq. Ft.</b>	<b>12,907</b>
<b>Total Market Rate Sq. Ft.</b>	<b>3,028</b>

**EXHIBIT B**

**San Juan Unified School District  
Leased Facilities  
2019-2020 Space Assignment**

<b>Charter:</b>	<b>CMP</b>	<b>In-District</b>	<b>81%</b>
<b>Site:</b>	<b>Littlejohn</b>	<b>Market</b>	<b>19%</b>

Room	Area	Design	In Use	2019-2020 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	960	Classroom	Yes	778	182
18	975	Classroom	Yes	790	185
19	960	Portable Classroom	Yes	778	182
Conference	261	Staff	Shared	211	50
Restrooms 7-18 wing	431	Portable Student RR	Shared	349	82
Storage 7-18 wing	135	Storage	Shared	109	26
Boiler Rm	148	Boiler Room	Shared	120	28
Library	1,216	w/RR	Shared	985	231
MP Room	3,431	MP Room	Shared	2,779	652
Office Bldg.	1,210	Office	Shared	980	230
Kitchen	735	Staff	Shared	595	140
K1	1,526	Classroom	Yes	1,236	290
Kinder Storage	132	Storage	Shared	107	25
Kinder RR	66	Student RR	Shared	53	13
K2	1,286	Classroom	Yes	1,042	244
<b>TOTAL</b>	<b>29,437</b>		<b>-</b>	<b>23,844</b>	<b>5,593</b>

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

<b>Total Prop. 39 Sq. Ft.</b>	<b>23,844</b>
<b>Total Market Rate Sq. Ft.</b>	<b>5,593</b>