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Robert L. Trigg Education Center
9510 Elk Grove-Florin Road, Elk Grove, CA 95624

January 21, 2020

Mr. Brett Barley, CMP Superintendent
California Montessori Project
5330-A Gibbons Drive, Suite 700
Carmichael, CA 95608

Subject: 2020/2021 Offer of Facilities – California Montessori Project-Elk Grove Campus Charter School

Dear Mr. Barley:

Elk Grove Unified School District (District) staff has reviewed your October 28, 2019, request for facilities pursuant to Proposition 39. Using the student data you provided in that letter, staff understands that you project 113 in-district students attending school at your 8828 Elk Grove Boulevard campus for the 2020/2021 school year.

Based on CMP's 113-student projection at 8828 Elk Grove Boulevard, and the cost per square foot of leased space you provided to us, the following attachments have been prepared.

As required in Section 11969.3 of Title 5, California Code of Regulations, **Attachment A** shows the process used to determine "Conditions Reasonably Equivalent". These "Conditions" are based on a ratio of Average Daily Attendance to classrooms at three EGUSD comparison schools. Based on this analysis, the District will be obligated to provide for 5.44 teaching stations and 111.9 square feet of office and resource specialist space for the 2020/21 school year. The District proposes to satisfy this obligation by providing reimbursement for a share of your current Community Services District lease of the 8828 Elk Grove Boulevard site.

Attachment B is the District's analysis of your current leases as noted above. After the analysis of the amounts, the District's resulting share is \$91,867.06 for 2020/21. This offer is subject to reimbursement for over-allocated space per Section 11969.8 of the Title 5 Regulations and a final review by the District's legal counsel.

Therefore, at this time, the District is prepared to conditionally offer \$91,867.06 for the 2020/21 year, pending approval by the Board of Education. **Please advise us in writing by March 1, 2020, of your decision concerning this offer.** Should you accept this offer, the District will then proceed with the preparation of the Agreement, as has been done in previous years. Please feel free to contact me at any time if you have any questions or comments. Thank you.

Sincerely,

William Heinicke
Director, Planning

mg
20/21offer.doc

Attachments

cc: Susan Bell
Kim Williams
Eric Walle

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT A**

**California Montessori Project
2020/2021 School Year**

Charter School Classroom ADA Analysis

The classroom count is from the Elk Grove Unified School District's baseline eligibility classroom count per State Allocation Board Regulation 1858.30 and contained as back up to the State Allocation Board Form 50-02. The following three schools contained the majority of the Montessori Elk Grove students.

Elementary School	Current CBEDS**	Current Classrooms
Ellen Feickert Elementary	659	37
Florence Markofer Elementary	694	29
Irene B. West Elementary*	767	36
Totals	2,120	102

*CBEDS adjusted to 75% due to Year-Round Calendar

**CBEDS include Special Ed, Preschool

Ratio (Total CBEDS/Total Classrooms)	2,120 CBEDS/102 Classrooms =	20.78
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113 K-3 students ÷ 20.78 ratio = 5.44 classrooms

Charter School Office and RSP Space Analysis

Comparison Sites:	Square Feet Principal Office	Square Feet Vice Principal Office	Square Feet Resource Specialist Office	Total Square Feet	Current CBEDS**
Ellen Feickert Elementary	156	182	261	599	659
Florence Markofer Elementary	182	148	396	726	694
Irene B. West Elementary*	162	165	450	777	767
Totals				2,102	2,120

*CBEDS adjusted to 75% due to Year-Round Calendar

**CBEDS include Special Ed, Preschool

Average Square Feet per Student (Total Sq Ft/Total CBEDS)	2,102 Sq Ft ÷ 2,120 CBEDS =	0.99
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113 K-3 students x 0.99 ratio = 111.9 square feet office/RSP

Requested by Montessori for 2020/21 School Year:

Teaching Stations	20
Office Areas	5
Special Ed Resource	2
Playground, Gym	Appropriate
Library Access	5 hours/week
Cafeteria/Food Services	Access
Two Proximal School Sites	Required

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT B**

**California Montessori Project
Lease Calculations for 8828 Elk Grove Boulevard
2020/2021 School Year**

Lessor	Space	2014	
		Square Feet	Monthly Rent
Elk Grove Community Services District	Classrooms 4-8 (5 Classrooms)	4,500	\$9,006
	Classroom #9	900	included above
	Classroom #10-Speech/Occupational Therapist	900	included above
	Additional Office Space	435	included above
	Common Area Maintenance	n/a	\$2,669
	Restroom Maintenance	n/a	\$500
	Additional Space	365	
Total Square Footage		7,100	
Total Monthly Rent			\$12,175
Total Yearly Rent Estimate			\$146,100
Annual per Square Foot			\$ 20.58

EGUSD Obligation by Square Foot:	5.44 Classrooms @ 800 sf (standard)	4,352	
	Office/RSP Space=0.99sf/student x 113 students	111.9	
	Total Square Foot Obligation	4,463.9	
Total \$ Obligation @ \$20.58 per Sq Ft x 4,463.9 Sq Ft			\$91,867.06