



Facilities Services

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

Melissa Bassanelli, Superintendent of Schools
Frank Camarda, Chief Operations Officer

February 14, 2023

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

Re: Proposition 39 – **Revised** Preliminary Offer of Facilities, 2023-2024 School Year

Mr. Barley:

The San Juan Unified School District is providing this preliminary offer of facilities as required by Title 5, section 11969.9(d) of the California Code of Regulations. This offer is based upon the enrollment projections provided by the Charter School in its request for facilities dated October 28, 2022. The specific facilities location and description contained in the attachment are reasonably equivalent to similar school grade configurations and facilities which were utilized by the Parties when initially identifying the location of the charter school.

Your charter's request for Proposition 39 facilities letter dated October 28, 2022, identified the following projected 2022-2023 ADA at the following charter requested sites (Coleman and Littlejohn):

1,115.53 K-8 in-district and 244.87 K-8 out of district students

Based on these ADA projections, the 2023-2024 facilities costs are calculated to be:

Coleman Campus Total: \$ 283,181.00
Littlejohn Campus Total: \$ 330,382.00
Combined Campuses Total: \$ 613,563.00

The above facilities costs are exclusive of utility costs. With the exception of the proposed facility costs, 2023-2024 lease terms and conditions will remain consistent with 2021-2026 lease terms and conditions.

In compliance with California Code of Regulations, Title 5, Section 11969.9(g), on or before March 1, 2023, the Charter School must respond to the District's preliminary offer expressing any concerns, addressing differences between this preliminary offer and the Charter School's facilities request and/or making counter proposals.

In its Final Statement of Reasons, the California Department of Education clarified that the purpose of this requirement is to encourage discussion and negotiation between the parties before a formal offer is prepared. (Cal. Dept. of Ed., Final Statement of Reasons re: Implementing Regulations, p. 12.) Negotiations between the Charter School and the District must occur prior to the District's issuance of a Final Notification of Space

pursuant California Code of Regulations, Title 5, Section 11969.9(h). The California Department of Education explicitly stated that the Charter School's May 1 written response to a Final Notification of Space must accept or reject the formal offer in its entirety. The intent is for formal negotiations to occur before the final formal offer is provided, not after. (Id. at p. 13.) To comply with the Implementing Regulations, the Charter School must provide a meaningful counter-proposal by March 1, 2023. Consequently, the Charter School should review all of the facilities proposed herein, and in its March 1, 2023, response state whether the Charter School intends to occupy the total number of classrooms proposed.

The District will prepare a Final Notification of Space pursuant California Code of Regulations, Title 5, Section 11969.9(h) to meet the Charter School's direct needs as stated in the Charter School's March 1, 2023 counter-proposal and in full compliance with Education Code section 47614 and the Implementing Regulations. In accordance with California Code of Regulations, Title 5, Section 11969.9(i) and the intent expressed by the California Department of Education, the Charter School will only be permitted to accept or deny the entirety of space offered in its Final Notification of Space. The Charter School may not partially accept some of the space offered and reject other space offered, and it will be obligated to pay the entirety of the pro-rata share identified in the Final Notification of Space should it accept the offered space.

I look forward to working with you to finalize your request for facilities.

Sincerely,

Frank Camarda

Frank Camarda
Chief Operations Officer
San Juan Unified School District

Attachments:

- A: 2023-24 Cost Calculations
- B: 2023-24 Space Assignments
- C: Prop. 39 Fees 2023-24

ATTACHMENT A

San Juan Unified School District
Leased Facilities
2023-2024 Cost Calculations

Charter: California Montessori Project
Facility: Coleman

Proposition 39 Space Allocation Calculation	
In-District ADA Projections per CMP Letter dated:	10/28/2022
Sq. Ft. Assigned to Meet Request for Facilities Letter:	22,330
Prop. 39 Annual Space Fee Per Sq. Ft.:	\$ 8.54
Prop. 39 Annual Space Fee:	\$ 190,725.00

"Market Rate" Space Allocation Calculation	
Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter:	4,902
Market Rate Space Annual Fee Per Sq. Ft.	<u>\$ 18.86</u>
Market Rate Space Annual Fee:	\$ 92,456.00

Annual Fee **\$ 283,181.00**

Monthly Fee (rounded to nearest dollar) **\$ 23,598.00**

ATTACHMENT A

San Juan Unified School District
Leased Facilities
2023-2024 Cost Calculations

Charter: California Montessori Project
Facility: Littlejohn

Proposition 39 Space Allocation Calculation

In-District ADA Projections per CMP Letter dated:	10/28/2022
Sq. Ft. Assigned to Meet Request for Facilities Letter:	26,052
Prop. 39 Annual Space Fee Per Sq. Ft.:	<u>\$ 8.54</u>
Prop. 39 Annual Space Fee:	\$ 222,515.00

"Market Rate" Space Allocation Calculation

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter:	5,719
Market Rate Space Annual Fee Per Sq. Ft.	<u>\$ 18.86</u>
Market Rate Space Annual Fee:	\$ 107,867.00

Annual Fee **\$ 330,382.00**

Monthly Fee (rounded to nearest dollar) **\$ 27,532.00**

Attachment B

2023-24 Facility Costs				
District-wide square footage ²		4,496,572		
Prop 39 square foot fees:				
Function		21/22 Actuals	22/23 1st Interim	Difference
82XX	Unrestricted Maintenance & Operations ³	\$ 1,606,419	\$ 1,879,283	\$ 272,864
	Deferred Maintenance TF LCFF SACS	\$ 2,000,000	\$ 2,000,000	\$ -
	Unrestricted Contribution to RRMA ⁴	\$ 14,191,321	\$ 14,423,426	\$ 232,105
85XX	Facilities Acquisition & Construction			
87XX	Facilities Rents & Leases	\$ 135	\$ 10,950	\$ 10,815
91XX	Facilities related Debt services ⁶			\$ -
93XX	Facilities Related Interfund transfers	\$ 308,955	\$ 318,219	\$ 9,264
	Unrestricted GF Maint Expenses	\$ 57,776	\$ 65,501	\$ 7,725
	Custodial Expenses ⁵	\$ 17,816,794	\$ 19,708,701	\$ 1,891,907
	Unrestricted GF Utility Costs			
			\$ -	\$ -
Total Facility Contribution & Costs		\$ 35,981,400	\$ 38,406,080	\$ 2,424,680
				\$ -
Expense per Sq. Ft. for Prop 39 Fees		\$ 8.40	\$ 8.54	\$ 0.14
Market Rate Info.				
Facility maintenance fee:				
Total Maintenance & Operations Budget			\$ 18,697,379	
Facility maintenance per sq ft			\$ 4.16	
Facility maintenance fee/district-wide square footage				
Custodial fee:				
Total custodial budget (922x, 9674 goals)			\$ 19,708,701	
Excludes objects 5748/5798,				
Custodial fee per sq ft.			\$ 4.38	
Custodial Fee/district-wide square footage				
Facility Rental Fee:				
Extended Market Rate: \$.86 per sq. ft. per month (x12)			\$ 10.32	
² Square footage from Nic Arps in Construction Dept. as of December, 2022				
³ Excludes custodial goals of 9220,9221,9225,9674				
⁴ DM contribution moved from RRMA				
⁵ Only custodial goals of 9220, 9225 & 9674 in RS8150 & RS0000				
⁶ 91xx is not included ~ these are bus leases and does not apply				

CC: Melissa Bassanelli
 Jennifer Stahlheber
 Kristi Blandford
 Frank Camarda
 Cherie Chenoweth

ATTACHMENT C

San Juan Unified School District
Leased Facilities
2023-2024 Space Assignment

Charter: **California Montessori Project** In-District 82%
Site: **Coleman** Market 18%

Room	Area	Design	In Use	2021-2022 Use	
				Prop 39	"Market"
1	960	Classroom	Yes	787	173
2	960	Classroom	Yes	787	173
3	968	Classroom	Yes	794	174
4	960	Classroom	Yes	787	173
5	960	Classroom	Yes	787	173
6	968	Classroom	Yes	794	174
Small Rooms 1-6 Wing	494	Custodial area	Yes	405	89
	354		Yes	290	64
RR 1-6 Wing	408	ECE Student RR	Yes	335	73
7	968	Classroom	Yes	794	174
8	960	Classroom	Yes	787	173
9	960	Classroom	Yes	787	173
10	960	Classroom	Yes	787	173
11	960	Classroom	Yes	787	173
12	968	Classroom	Yes	794	174
RR 7-12 Wing	402	Student RR	Yes	330	72
Small rooms 7-12	376		Yes	308	68
P15	966	Portable Classroom	Yes	792	174
15	1,029	ECE Classroom	Yes	844	185
16	965	ECE	Yes	791	174
ECE Restroom	273	Student RR	Yes	224	49
ECE Small Rooms	1,090	ECE	Yes	894	196
Custodial area	98	Custodial area	Yes	80	18
17	966	ECE	Yes	792	174
26	1,341	ECE	Yes	1,100	241
Boiler Room	214	Boiler Room	Yes	175	39
Kitchen	848	MP Room	Yes	695	153
MP Room	3,365	MP Room	Yes	2,759	606
Media Center	1,238	ECE	Yes	1,015	223
Office	1,147	Office	Yes	941	206
Custodial area	106	Custodial area	Yes	87	19
TOTAL	27,232			22,330	4,902

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

Total Prop. 39 Sq. Ft. 22,330
Total Market Rate Sq. Ft. 4,902

ATTACHMENT C

San Juan Unified School District
Leased Facilities
2023-2024 Space Assignment

Charter: **California Montessori Project** In-District 82%
Site: **Littlejohn** Market 18%

Room	Area	Design	In Use	2021-2022 Use	
				Prop 39	"Market"
D01	960	Classroom	Yes	787	173
D02	960	Classroom	Yes	787	173
D03	960	Classroom	Yes	787	173
D04	960	Classroom	Yes	787	173
D05	960	Classroom	Yes	787	173
D06	975	Classroom	Yes	799	176
D07	975	Classroom	Yes	799	176
D08	960	Classroom	Yes	787	173
D09	960	Classroom	Yes	787	173
D10	960	Classroom	Yes	787	173
D11	960	Classroom	Yes	787	173
D12	960	Classroom	Yes	787	173
G01	948	Classroom	Yes	777	171
H01	960	Classroom	Yes	787	173
J01	960	Classroom	Yes	787	173
E01	965	Classroom	Yes	791	174
E02	960	Classroom	Yes	787	173
E03	960	Classroom	Yes	787	173
E04	960	Classroom	Yes	787	173
E05	960	Classroom	Yes	787	173
E06	965	Classroom	Yes	791	174
F01	1,212	Classroom	Yes	994	218
Dwing RR	411	Restroom	Yes	337	74
Dwing Storage	554	Storage	Yes	454	100
Ewing RR	339	Restroom	Yes	278	61
Ewing Storage	268	Storage	Yes	220	48
MP Room	3,449	MP Room	Yes	2,828	621
Kitchen	983	Kitchen	Yes	806	177
Office	1,328	Office	Yes	1,089	239
C01	1,252	C01	Yes	1,027	225
C02	1,301	C02	Yes	1,067	234
Cwing storage	486	Cwing storage	Yes	399	87
TOTAL	31,771			26,052	5,719

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

Total Prop. 39 Sq. Ft. 26,052
Total Market Rate Sq. Ft. 5,719