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Robert L. Trigg Education Center
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January 19, 2024

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

Subject: 2024-25 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 26, 2023, request for facilities pursuant to Proposition 39. Using the student data you provided in that letter, staff understands that you project 130 in-district students attending school at your 8828 Elk Grove Boulevard campus for the 2024-25 school year.

Based on CMP’s 130-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 student enrollment to classrooms at three EGUSD comparison schools. Based on this analysis, the District will be obligated to provide for 5.89 teaching stations and 182 square feet of office and resource specialist space for the 2024-25 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 **\$117,074.78** for 2024-25. 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 **\$117,074.78** for the 2024-25 year, pending approval by the Board of Education. Please indicate your acceptance of this preliminary offer below, or let us know if you have any questions or concerns by **March 1, 2024**. Should you accept this offer, the District will then proceed with the preparation of the Agreement, as has been done in previous years.

Sincerely,

Susan Bell
Chief Facilities Officer

**Preliminary Offer Accepted by
California Montessori Project**

By: _____

Title: _____

Date: _____

Attachments

cc: Crystal Hoff

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT A**

**California Montessori Project
2024-25 School Year**

Charter School Classroom 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
Elk Grove	855	32
Helen Carr Castello	806	35
Elitha Donner**	569	34
Totals	2,230	101

*CBEDS include Special Ed

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

Ratio (Total CBEDS/Total Classrooms)	2,230 CBEDS/101 Classrooms =	22.08
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130 K-3 students ÷ 22.08 ratio = 5.89 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*
Elk Grove	325.4	240.1	548.6	1,114	855
Helen Carr Castello	267	168	453	888	806
Elitha Donner**	337.3	237.6	548.6	1,124	569
Totals				3,126	2,230

*CBEDS include Special Ed

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

Average Square Feet per Student (Total Sq Ft/Total CBEDS)	3126 Sq Ft ÷ 2,230 CBEDS =	1.40
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130 K-3 students x 1.40 ratio = 182 square feet office/RSP

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT B**

**California Montessori Project
Lease Calculations for 8828 Elk Grove Boulevard
2024-25 School Year**

Lessor	Space	2024	
		Square Feet	Monthly Rent
Cosumnes Community Services District	Classrooms 4-8 (5 Classrooms)	4,500	\$10,051
	Classroom #9	900	included above
	Classroom #10-Speech/Occupational Therapist	900	included above
	Additional Office Space	435	included above
	Common Area (EGRC)	n/a	\$4,960
	Sewer/Cleaning (Modular Building)	n/a	\$800
	Base Rent (Modular Building)	2,200	\$2,001
Total Square Footage		8,935	
Total Monthly Rent			\$17,812
Total Yearly Rent Estimate			\$213,744
Annual per Square Foot			\$ 23.92

EGUSD Obligation by Square Foot:	5.89 Classrooms @ 800 sf (standard)	4,712.00	
	Office/RSP Space = 1.40 sf/student x 130 students	182.00	
	Total Square Foot Obligation	4,894.00	
	Total \$ Obligation @ \$23.92 per Sq Ft x 4894 Sq Ft		\$117,074.78