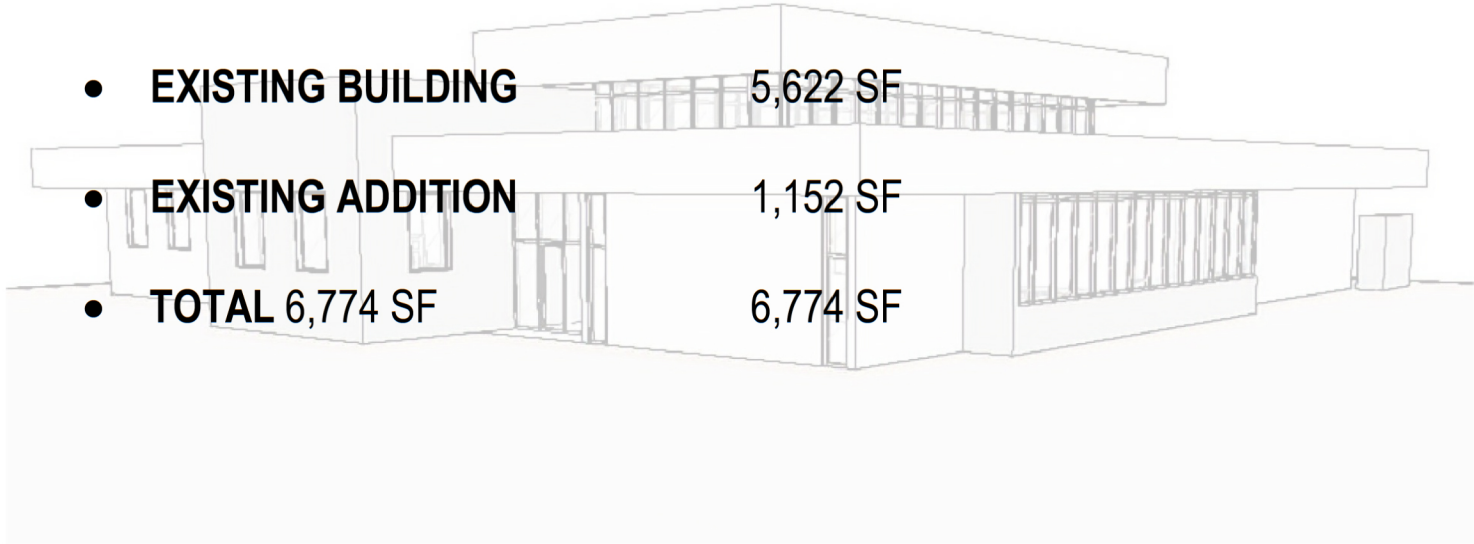


SUMMARY

- EXISTING BUILDING5,622 SF
- EXISTING ADDITION1,152 SF
- TOTAL 6,774 SF6,774 SF



PROPOSED PREESCHOOL

CLASSROOM OCCUPANCY CALCULATIONS
(ONE STUDENT PER 35 SQ FT, EACH ROUNDED UP)

ROOM	NET SQ FT	STUDENTS
CLASSROOM I	1,085 SF	31 STUDENTS
CLASSROOM II	696 SF	21 STUDENTS
CLASSROOM III	549 SF	16 STUDENTS
CLASSROOM IV	694 SF	20 STUDENTS
CLASSROOM V	693 SF	20 STUDENTS
	3,717 SF	109 STUDENTS

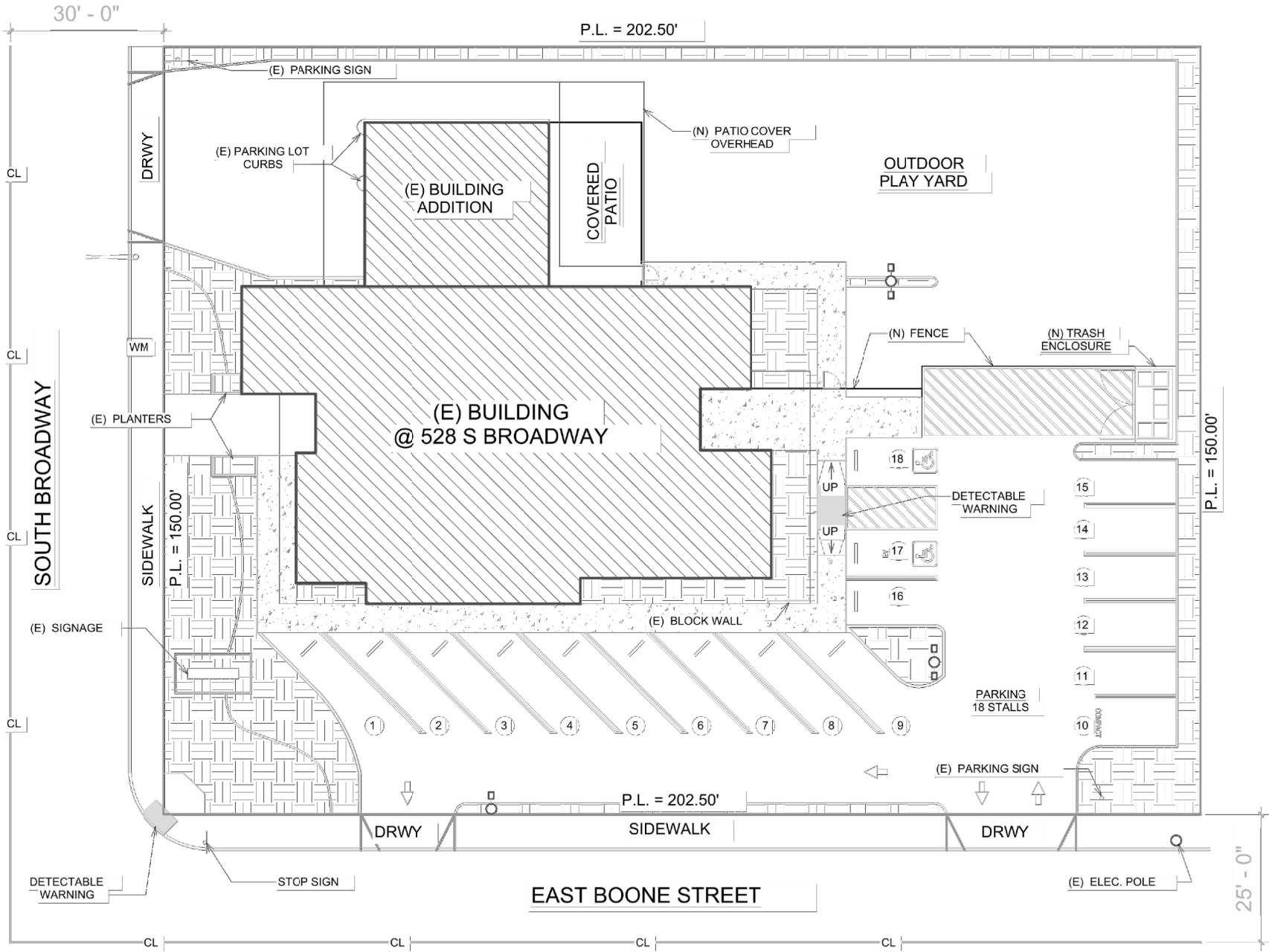
EXTERIOR PLAY YARD:

COVERED AREA	580 SF
OPEN AREA	6,885 SF
TOTAL	7,465 SF

PROPOSED SITE PLAN

SUMMARY

- LOT 30,375 SF
- EXISTING BUILDING 5,622 SF
- EXISTING ADDITION 1,152 SF
- OUTDOOR PLAY YARD 6,885 SF
- COVERED PATIO 580 SF



SBCA - SM - PREESCHOOL

REMODEL + NEW ADDITION
528 S BROADWAY, SANTA MARIA, CA, 93454

C O N C E P T U A L D E S I G N / / 0 5 / 2 0 / 2 0 2 4

SHEET
C-3
NUMBER



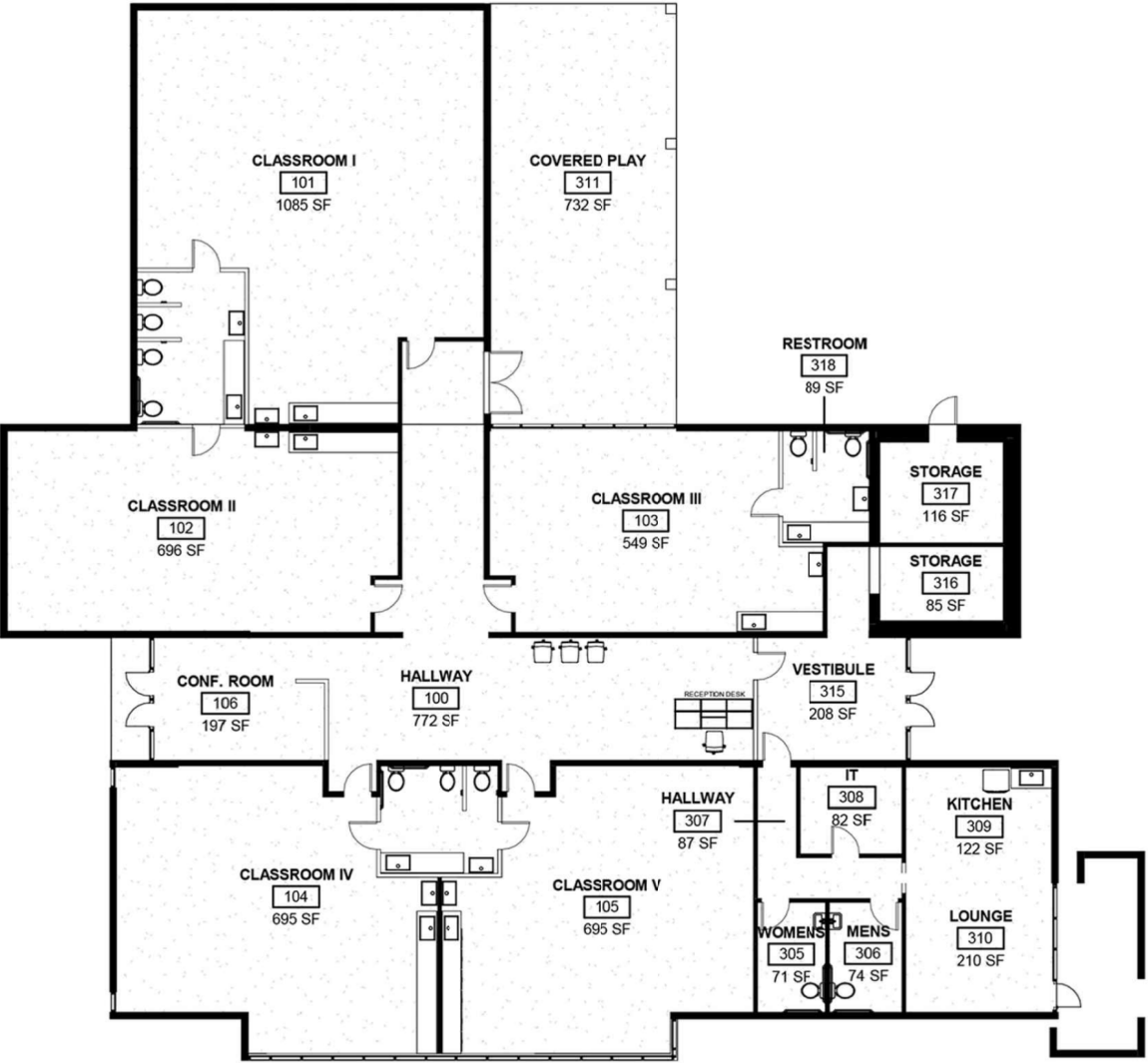
PASO ROBLES OFFICE: 530 10TH STREET / PASO ROBLES, CA 93446 / 805.238.9600

PROPOSED FLOOR PLAN

CLASSROOM OCCUPANCY CALCULATIONS
(ONE STUDENT PER 35 SQ FT, EACH ROUNDED UP)

SUMMARY

- 100 HALLWAY 772 SF
- 101 CLASS ROOM I 1,085 SF
- 102 CLASS ROOM II 696 SF
- 103 CLASS ROOM III 549 SF
- 104 CLASS ROOM IV 695 SF
- 105 CLASS ROOM V 695 SF
- 106 CONF. ROOM 197 SF
- 305 WOMENS 71 SF
- 306 MENS 74 SF
- 307 HALLWAY 87 SF
- 308 IT 82 SF
- 309 KITCHEN 122 SF
- 310 LOUNGE 210 SF
- 311 COVERED PLAY 732 SF
- 315 VESTIBULE 208 SF
- 316 STORAGE 85 SF
- 317 STORAGE 116 SF
- 318 RESTROOM 89 SF



PROPOSED PREESCHOOL

HARD COST:

SUBTOTAL HARD COST		\$1,859,074 \$/SF
G.C. PROFIT + O.H. (10%)		\$185,907
CONTINGENCY	\$1,859,074 X 15% =	\$278,861
TOTAL HARD COST:		\$2,323,842

SOFT COST:

ARCH. + ENG. FEES	\$1,859,074 X 8% =	\$148,726
CONST. INSPECTION	\$1,859,074 X 1% =	\$18,591
BUILDING PERMIT + PLAN CHECK FEES	\$1,859,074 X 8% =	\$148,726
SUBTOTAL SOFT COST:		\$316,043
TOTAL PROJECT COST:		\$2,639,885



Santa Barbara County Education Office

4400 Cathedral Oaks Rd, PO Box 6307, Santa Barbara, CA 93160-6307
Telephone: (805) 964-4711 • FAX: (805) 964-4712 • sbceo.org

Susan C. Salcido, Superintendent of Schools

June 4, 2024

Scharin Family Trust

Attn:

[delivery address or email]

Re: Letter of Intent (Nonbinding) re Property located at 528 S Broadway, Santa Maria, CA

Dear Mr. xxx (Trust representative/Owner or Broker for Owner):

This letter is to serve as a Letter of Intent between Santa Barbara County Education Office, as Buyer, and Scharin Family Trust as Seller, stating a preliminary intention of the parties to negotiate an agreement for purchase and sale of the real property commonly known as 528 S Broadway Santa Maria, CA 93454. This Letter of Intent constitutes an expression of the parties' intent only and is not intended to constitute a final binding agreement, but rather to serve as the basis for negotiating and drafting a definitive purchase and sale agreement between the parties containing the terms stated in this letter of intent as well as other terms and conditions to be determined. Neither party will be bound unless and until a definitive agreement has been executed and delivered by both parties and approved by their respective attorneys.

It is understood and agreed that this letter of intent does not contain all the essential terms that the parties expect will be part of an agreement. Further negotiations between the parties are contemplated before a binding agreement will be prepared, but neither party is bound to continue such negotiations, which may be terminated at any time. Further efforts by either party to perform due diligence, arrange or obtain financing, or carry out other acts in contemplation of the possible purchase and sale of the Property may not be deemed evidence of intent by either party to be bound by this letter of intent.

The performance by either party before execution of a formal contract of any of the obligations that may be included in a contract between the parties when negotiations are completed will not be considered evidence of intent by either party to be bound by this letter of intent.

While it is understood that this LOI is preliminary in nature with the operative details of the timing, terms and conditions remaining to be determined, the Parties nonetheless agree that they are committed to meet and negotiate on the definitive terms of a purchase and sale agreement in good faith.

Preliminary Terms set forth in this Letter of Intent:

- 1. Purchaser:** Santa Barbara County Education Office ("SBCEO")

2. **Seller:** Scharin Family Trust
3. **Description of Property:** The land and improvements located at 528 S Broadway, Santa Maria, CA 93454.
4. **Purchase Price:** To be negotiated.
5. **Contingencies:** SBCEO's contingencies prior to execution of a formal purchase and sale agreement will include (but are not limited to) review and satisfaction of each of the following matters: (1) Title to the Property; (2) physical inspection, including environmental, engineering, geological with consultants of SBCEO's choice (3) additional Due Diligence Period, and 4) approval of the transaction by the Santa Barbara County Board of Education.
6. **Inspection:** Owner agrees, subject to reasonable prior notification, to allow SBCEO, its employees, consultants, agents, or contractors, at SBCEO's sole cost and expense, access to the Property for the limited purpose of inspections. All activities undertaken by or on behalf of SBCEO in connection with the inspections shall fully comply with applicable laws and regulations and SBCEO shall promptly restore, at its sole cost and expense, any damage arising in connection with the inspections.
7. **Representations and Warranties:** Any Purchase and Sale Agreement will contain the customary covenants, agreements, representations and warranties and the following representations and warranties of Owner/Seller, the precise statement of which will be subject to the parties' mutual agreement:
 - a. All documents provided by Seller are true and correct;
 - b. Seller possesses all licenses, permits, and government approvals necessary for conveyance of the Property;
 - c. The Property is not in violation of any zoning, land-use, environmental, public health, or safety laws;
 - d. No litigation affecting the Property is pending or currently threatened;
 - e. Seller has good and marketable title to the Property, and has the unrestricted power and authority to convey the Property to Buyer;
 - f. Seller is unaware of any pending or threatened condemnation action affecting the Property.
 - g. Seller has not discharged or permitted the storage on the Property of any hazardous materials, and is not aware of any discharge or storage of hazardous materials on the Property by any other persons or entities.
 - h. Seller to provide assurance that the Property will be vacant and ready for immediate occupation by the SBCEO upon execution of the final Purchase and Sale Agreement.

June 4, 2024

Page 3

8. **Counterpart Execution/Electronic Delivery:** This LOI may be executed in any number of counterparts, which, when taken together, shall constitute one and the same instrument. Executed counterparts of this LOI may be delivered by PDF email or electronic facsimile transmission and shall have the same legal effect as an "ink-signed" original.
9. **Notification:** All notices, requests, and other communication under this MOA shall be in writing and mailed to:

Santa Barbara County Education Office

Attn: Steve Torres, Associate Superintendent Administrative Services

P.O. Box 6307

Santa Barbara, CA 93160-6307

and 4400 Cathedral Oaks Road,

Santa Barbara, CA 93110

Scharin Family Trust

Attn:

IN WITNESS HEREOF, the parties have executed this Letter of Intent:

SBCEO:

Steve Torres, Assistant Superintendent Administrative Services

Susan Saucedo, Superintendent

Date

Scharin Family Trust/Seller

Name/Title:

_____ Date

SPECIAL EDUCATION AND EARLY CHILDHOOD EDUCATION LEASES

Special Education Leases Program Type		Property Owner/Manager	Location	Monthly Amount	Price/Ft²	Market Price/Ft²	Lease Term	Cycle
1	Preschool	Zaca Center Preschool	27 Six Flags Circle, Buellton	\$2,080.00	660 ft² (\$3.15/ft²)	\$16.00/ft²	8/15/22-6/9/23	Automatic Renewal for one-year terms
2	Preschool	Lompoc Allan Hancock College Children's Center	Children's Center, 800 S. College Drive, Santa Maria	\$2,080.00	880 ft² (\$2.36/ft²)	\$16.46/ft²	8/8/22-6/9/23	Automatic Renewal for one-year terms
3	Preschool Specialist	Orcutt Presbyterian Church	993 Patterson Road, Orcutt	\$100.00	300 ft2 (\$0.33/ft)	\$27.50/ft²	7/1/22-6/30/23	
4	Preschool Specialist	Santa Ynez Valley Presbyterian Church	Franklin-1825 Alamo Pintado Ave., Santa Ynez	\$80.00	80 ft² (\$1.00/ft²)	\$25.75/ft²	7/1/22-6/30/23	Automatic Renewal for one-year terms
5	Preschool	Regency Estates Development	2320 Central Park Drive, Santa Maria	\$1,950.00	880 ft² (\$2.15/ft)	\$16.46/ft²	7/1/22-6/30/23	Automatic Renewal for one-year terms
6	Preschool Specialist	G A Hancock Properties, Inc. c/o Pacifica Property Mgmt.	625 S. McClelland St., Suites B & C, Santa Maria	\$1654.80 \$1,210.00	2,964 ft² (\$0.56/ft²) 1,100 ft² (\$1.10/ft²)	\$16.46/ft²	7/1/22-6/30/23	
7	Office/PSS	425 West Central Properties, c/o Pacifica Property Mgmt.	425 W. Central Avenue, Suite 101A, Lompoc	\$2,411.00	1,370 ft² (\$1.76/ft²)	\$21.86/ft²	8/1/22-7/31/25	
8	Preschool	Orcutt Union School District	3491 Point Sal Road, Casmalia	\$133.00	(entire elementary campus)	\$16.46/ft²	7/01/23-6/30/26	
Educational Services Program Name/Type		Property Owner/Manager	Location	Monthly Amount	Price/Ft²	Market Price/Ft²	Lease Term	Cycle
Children & Family Resource Services								
8	Health Linkages Office	Ebbert's Property Managment	104 South C Street, Suite E, Lompoc	\$450.00	530 ft² (\$0.85/ft²)	\$21.86/ft²	Monthly	Automatic Renewal
Early Care & Education (ECE)								
9	ECE Lompoc Office Suite H	Ebbert's Property Management	104 South C Street, Suite H, Lompoc	\$600.00	600 ft² (\$0.82/ft²)	\$21.86/ft²	7/1/22-6/30/23	7/1/2023 (renewed monthly)
#	ECE Lompoc Office Suite G	Ebbert's Property Management	104 South C Street, Suite G, Lompoc	\$975.00	830 ft² (\$1.17/ft²)	\$21.86/ft²	7/1/22-6/30/23	7/1/2023 (renewed monthly)
#	ECE Main Street Office	Olivera Properties, LLC	722 E. Main Street, Suites 201-210, Santa Maria	\$11,466.65	9,971 ft² (\$1.15/ft²)	\$16.46/ft²	7/1/23-6/30/26	