



Members of the Board:

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Nancy Chaires Espinoza
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Robert L. Trigg Education Center
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January 29, 2021

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

Subject: 2021-22 Offer of Facilities – California Montessori Project-Elk Grove Campus Charter School

Dear Mr. Barley:

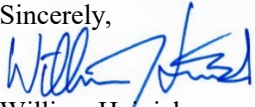
Elk Grove Unified School District (District) staff has reviewed your October 27, 2020, request for facilities pursuant to Proposition 39. Using the student data you provided in that letter, staff understands that you project 112 in-district students attending school at your 8828 Elk Grove Boulevard campus for the 2021-22 school year.

Based on CMP's 112-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 5.1 teaching stations and 141.1 square feet of office and resource specialist space for the 2021-22 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 \$86,859.95 for 2021-22. 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 \$86,859.95 for the 2021-22 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, 2021.** Should you accept this offer, the District will then proceed with the preparation of the Agreement, as has been done in previous years. Thank you.

Sincerely,

William Heinicke
Director, Planning

Attachments

cc: Susan Bell
Kim Williams
Jillian Chavez

Preliminary Offer Accepted by California Montessori Project	
By:	_____
Title:	_____
Date:	_____

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT A**

**California Montessori Project
2021-22 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
Maeola Beitzel Elementary*	670	35
Helen Carr Castello Elementary	841	35
Florence Markofer Elementary	661	29
Totals	2,172	99

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

**CBEDS include Special Ed, Preschool

Ratio (Total CBEDS/Total Classrooms)	2,172 CBEDS/99 Classrooms =	21.94
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112 K-3 students ÷ 21.94 ratio = 5.10 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**
Maeola Beitzel Elementary*	337	238	549	1,124	670
Helen Carr Castello Elementary	267	168	453	888	841
Florence Markofer Elementary	182	148	396	726	661
Totals				2,738	2,172

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

**CBEDS include Special Ed, Preschool

Average Square Feet per Student (Total Sq Ft/Total CBEDS)	2,738 Sq Ft ÷ 2,172 CBEDS =	1.26
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112 K-3 students x 1.26 ratio = 141.1 square feet office/RSP

**ELK GROVE UNIFIED SCHOOL DISTRICT
ATTACHMENT B**

**California Montessori Project
Lease Calculations for 8828 Elk Grove Boulevard
2021-22 School Year**

Lessor	Space	2021	
		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:	5.1 Classrooms @ 800 sf (standard)	4,080.0	
	Office/RSP Space = 1.26 sf/student x 112 students	141.1	
	Total Square Foot Obligation	4,221.1	
Total \$ Obligation @ \$20.58 per Sq Ft x 4,221.1 Sq Ft			\$86,859.95