



Facilities Services

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Kent Kern, Superintendent of Schools
Frank Camarda, Assistant Superintendent of Facilities and Transportation

Date: January 28, 2021,

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

Re: Proposition 39: Preliminary Offer of Facilities, 2021-2022 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 27, 2020. 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 27, 2020, identified the following projected 2021-2022 ADA at the following charter requested sites (Coleman and Littlejohn):

1107 K-8 in-district and 242 K-8 out of district students

Based on these ADA projections, the 2021-2022 facilities costs are calculated to be:

Coleman Campus Total:	\$179,925.00
Littlejohn Campus Total:	\$297,790.00
Combined Campuses Total:	\$477,715.00

The above facilities costs are exclusive of utility costs. With the exception of the proposed facility costs, 2021-2022 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, 2021, 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, 2021. Consequently, the Charter School should review all of the facilities proposed herein, and in its March 1, 2021 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 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
Assistant Superintendent of Facilities and Transportation

Attachments:

- Attachment A: Facility Space Assignments
- Attachment B: 2021-2022 Facility Costs
- Attachment C: Proposition 39 Cost Calculations

Thomas Coleman Exhibit A

Address: 6545 Beech Avenue
Orangevale CA 96625

Initial Construction Completion Date: 1957
Total Sq. Ft. of Floor Space: 26,877
Acres: 10

School Number: 106

BEECH AVENUE

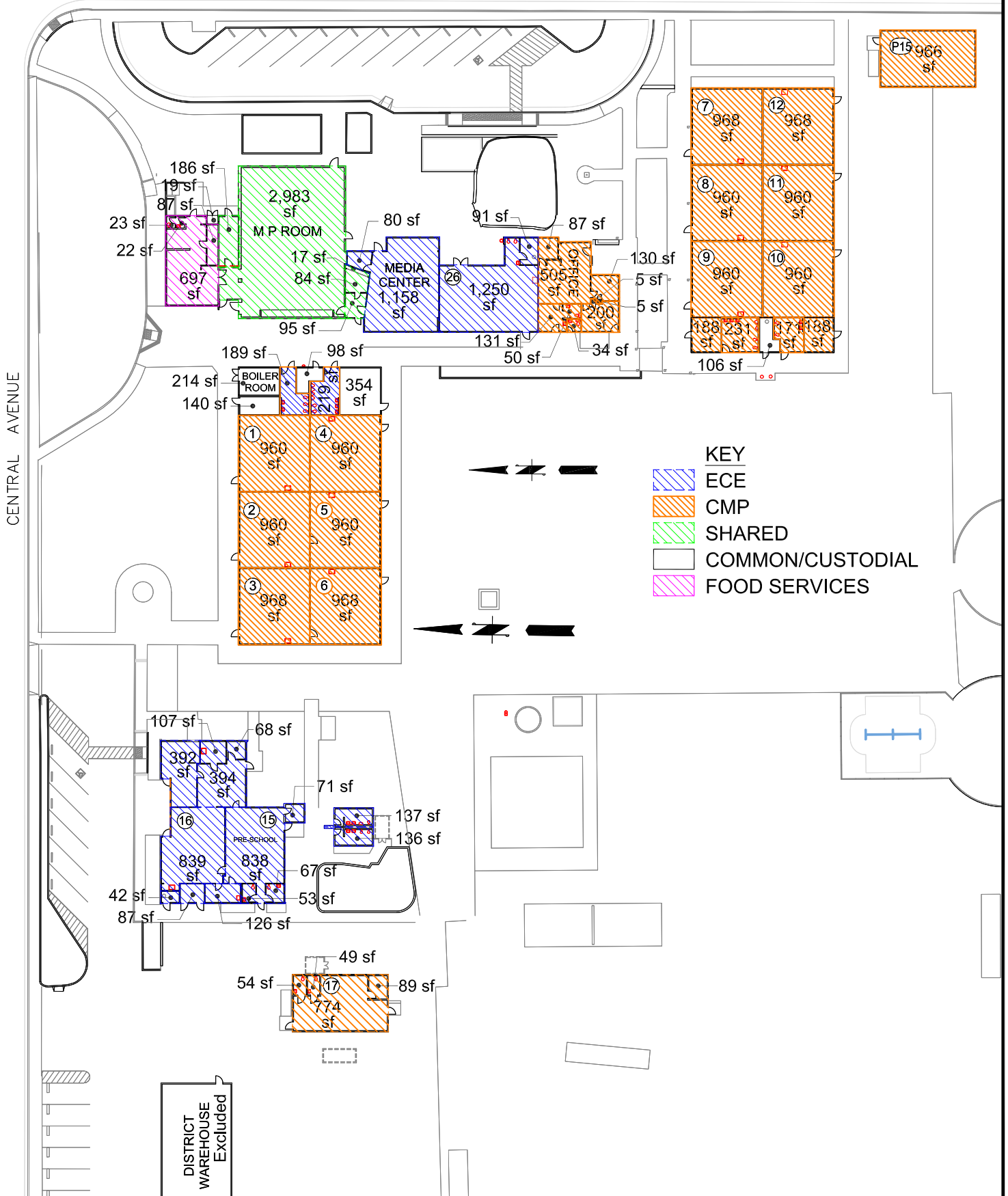


EXHIBIT B

San Juan Unified School District
Leased Facilities
2021-2022 Space Assignment

Charter: California Montessori Project In-District 80%
Site: Coleman Market 20%

Room	Area	Design	In Use	2019-2020 Use	
				Prop 39	"Market"
1	960	Classroom	Yes	768	192
2	960	Classroom	Yes	768	192
3	968	Classroom	Yes	774	194
4	960	Classroom	Yes	768	192
5	960	Classroom	Yes	768	192
6	968	Classroom	Yes	774	194
Small Rooms 1-6 Wing	496	Custodial area	Yes	397	99
RR 1-6 Wing	408	Student RR	shared	163	41
7	968	Classroom	Yes	774	194
8	960	Classroom	Yes	768	192
9	960	Classroom	Yes	768	192
10	960	Classroom	Yes	768	192
11	960	Classroom	Yes	768	192
12	968	Classroom	Yes	774	194
RR 7-12 Wing	402	Student RR	Shared	161	40
Small rooms 7-12	376		Shared	150	38
P15	966	Portable Classroom	Yes	773	193
15	1,029	ECE Classroom	No	-	-
16	839	ECE	no	-	-
ECE Restroom	273	Student RR	No	-	-
ECE Small Rooms	1,216	ECE	No	-	-
Custodial area	98	Custodial area	Shared	39	10
17	966	ECE	No	-	-
26	1,341	ECE	No	-	-
Boiler Room	214	Boiler Room	share	86	21
Kitchen	848	MP Room	Yes	670	168
MP Room	3,362	MP Room	Shared/ECE	2,690	672
Media Center	1,238		No	-	-
Office	1,147	Office	yes	910	227
Custodial area	106	Custodial area	Yes	77	19
TOTAL	26,877			15,357	3,839

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

Total Prop. 39 Sq. Ft. 15,357
Total Market Rate Sq. Ft. 3,839

Leighton Littlejohn Exhibit A

Address: 6838 Kermit Lane
Fair Oaks CA 95628

Initial Construction Completion Date: 1957
Total Sq. Ft. of Floor Space: 31,771
Acres: 9.26

School Number: 128

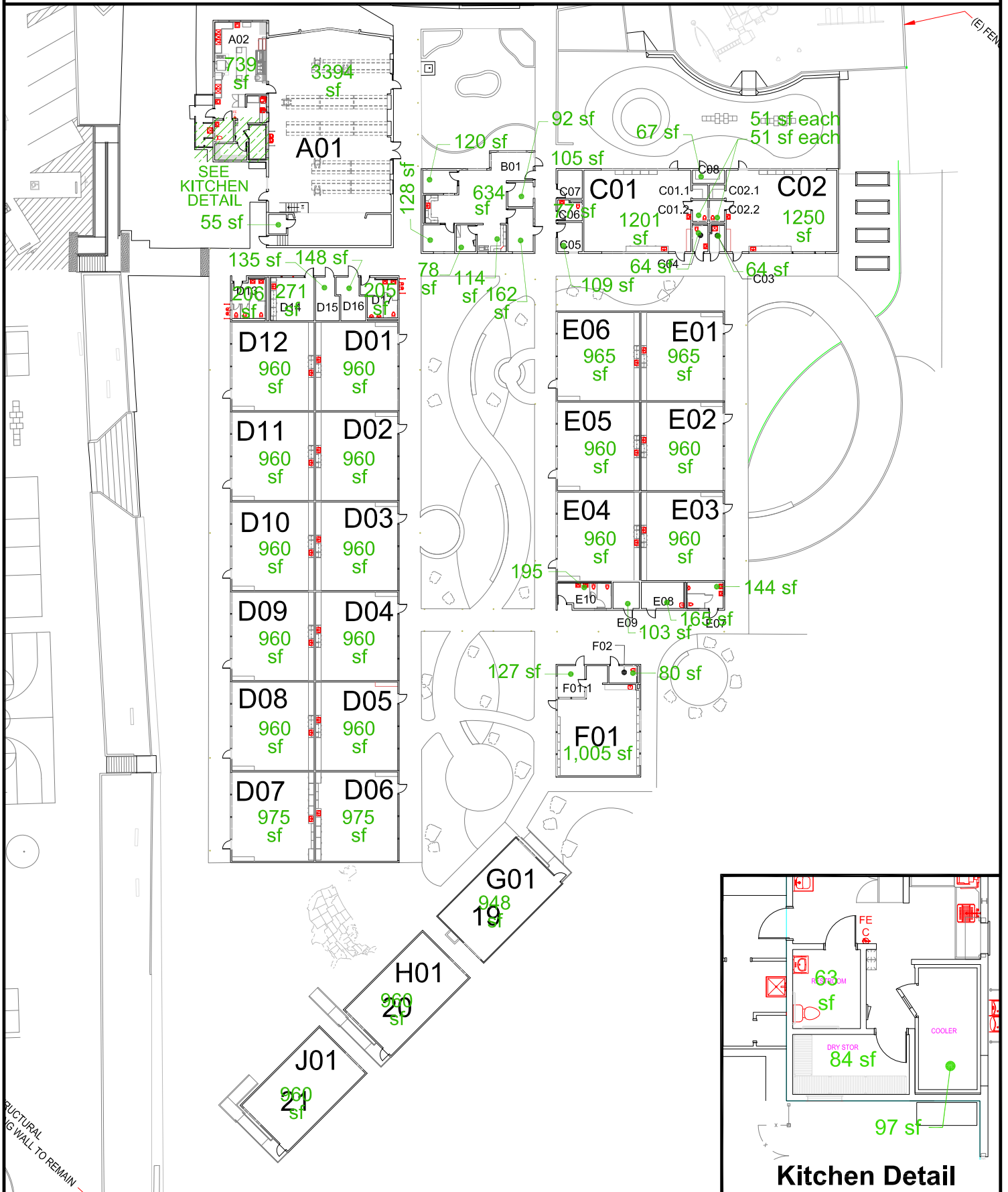


EXHIBIT B

San Juan Unified School District
Leased Facilities
2021-2022 Space Assignment

Charter: California Montessori Project In-District 80%
Site: Littlejohn Market 20%

Room	Area	Design	In Use	2019-2020 Use	
				Prop 39	"Market"
D01	960	Classroom	Yes	768	192
D02	960	Classroom	Yes	768	192
D03	960	Classroom	Yes	768	192
D04	960	Classroom	Yes	768	192
D05	960	Classroom	Yes	768	192
D06	975	Classroom	Yes	780	195
D07	975	Classroom	Yes	780	195
D08	960	Classroom	Yes	768	192
D09	960	Classroom	Yes	768	192
D10	960	Classroom	Yes	768	192
D11	960	Classroom	Yes	768	192
D12	960	Classroom	Yes	768	192
G01	948	Classroom	Yes	758	190
H01	960	Classroom	Yes	768	192
J01	960	Classroom	Yes	768	192
E01	965	Classroom	Yes	772	193
E02	960	Classroom	Yes	768	192
E03	960	Classroom	Yes	768	192
E04	960	Classroom	Yes	768	192
E05	960	Classroom	Yes	768	192
E06	965	Classroom	Yes	772	193
F01	1,212	Classroom	Yes	970	242
Dwing RR	411	Restroom	Yes	329	82
Dwing Storage	554	Storage	Yes	443	111
Ewing RR	339	Restroom	Yes	271	68
Ewing Storage	268	Storage	Yes	214	54
MP Room	3,449	MP Room	Yes	2,759	690
Kitchen	983	Kitchen	Yes	786	197
Office	1,328	Office	Yes	1,062	266
C01	1,252	C01	Yes	1,002	250
C02	1,301	C02	Yes	1,041	260
Cwing storage	486	Cwing storage	Yes	389	97
TOTAL	31,771			25,417	6,354

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

Total Prop. 39 Sq. Ft. 25,417
Total Market Rate Sq. Ft. 6,354

2021-22 Facility Costs				
District-wide square footage ²		4,429,503		
Prop 39 square foot fees:				
Function		19/20 Actuals	20/21 1st Interim	Difference
82XX	Unrestricted Maintenance & Operations ³	\$ 1,707,162	\$ 1,685,658	\$ (21,504)
	Deferred Maintenance TF LCFF SACS ⁴	\$ 2,000,000	\$ 2,000,000	\$ -
	Unrestricted Contribution to RRMA ⁵	\$ 12,410,606	\$ 12,257,594	\$ (153,012)
85XX	Facilities Acquisition & Construction	\$ -	\$ -	
87XX	Facilities Rents & Leases	\$ 2,952	\$ 16,016	\$ 13,064
91XX	Facilities related Debt services ⁷	\$ -	\$ -	\$ -
93XX	Facilities Related Interfund transfers	\$ 199,454	\$ 227,872	\$ 28,418
	Unrestricted GF Maint Expenses	\$ 59,898	\$ 60,923	\$ 1,025
	Custodial Expenses ⁶	\$ 16,259,633	\$ 16,977,759	\$ 718,126
	Unrestricted GF Utility Costs		\$ -	\$ -
Total Facility Contribution & Costs		\$ 32,639,705	\$ 33,225,822	\$ 586,117
Expense per Sq. Ft. for Prop 39 Fees		\$ 7.62	\$ 7.50	\$ (0.12)
Market Rate Info.				
Facility maintenance fee:				
Total Maintenance & Operations Budget		\$ 16,248,063		
Facility maintenance per sq ft		\$ 3.67		
Facility maintenance fee/district-wide square footage				
Custodial fee:				
Total custodial budget (922x, 9674 goals)		\$ 16,977,759		
Excludes objects 5748/5798,				
Custodial fee per sq ft.		3.83		
Custodial Fee/district-wide square footage				
Facility Rental Fee:				
Extended Market Rate: \$.78 per sq. ft. per month (x12)		9.36		
² Square footage from Les in Construction Dept. as of December 10, 2020 ³ Excludes custodial goals of 9220, 9221,9225,9674 ⁴ DM contribution moved from Measure J to LCFF. Bond contribution is \$0.00. ⁵ Total RRMA Contribution excluding contribution to Deferred Maintenance from Bond Funds ⁶ Only custodial goals of 9220, 9225 & 9674 in RS8150 & RS0000 ⁷ 91xx is not included ~ these are bus leases and does not apply				
Excluded utilities : Goal 9765 :		\$ 7,215,829	\$ 7,294,286	

CC: Kent Kern
Kent Stephens
Fil Duldulao
Frank Camarda
Cherie Chenoweth
Barbara Gross

Note: The existing Prop 39 calculation does not include Utilities. I have added a utilities note because:

5 CCR s11969.2 (h) states:

Facilities Costs. As used in Education Code section 4/614(b)(1), "facilities costs" are those activities concerned with keeping the physical plant open, comfortable, and safe for use and keeping the grounds, buildings, and equipment in working condition and a satisfactory state of repair. These activities of maintaining safety in buildings, on the grounds and in the vicinity of schools. This includes plant maintenance and operations, facilities acquisition and construction, and facilities rents and leases.

Charters are billed directly for utilities and water so not included in Prop 39.

EXHIBIT A

**San Juan Unified School District
Leased Facilities
2021-2022 Cost Calculations**

Charter: California Montessori Project
Facility: Coleman

Proposition 39 Space Allocation Calculation

Request For Facilities Letter dated: 1/15/2021

Sq. Ft. Assigned to Meet Request for Facilities Letter: 15,357

Prop. 39 Annual Space Fee Per Sq. Ft.: \$ 7.50

Prop. 39 Annual Space Fee: **\$ 115,192.00**

"Market Rate" Space Allocation Calculation

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter: 3,839

Market Rate Space Annual Fee Per Sq. Ft. \$ 16.86

Market Rate Space Annual Fee: **\$ 64,733.00**

Annual Fee **\$ 179,925.00**

Monthly Fee (rounded to nearest dollar) **\$ 14,994.00**

EXHIBIT A

**San Juan Unified School District
Leased Facilities
2021-2022 Cost Calculations**

Charter: California Montessori Project
Facility: Littlejohn

Proposition 39 Space Allocation Calculation

Request For Facilities Letter dated: 1/15/2021

Sq. Ft. Assigned to Meet Request for Facilities Letter: 25,417

Prop. 39 Annual Space Fee Per Sq. Ft.: \$ 7.50

Prop. 39 Annual Space Fee: **\$ 190,652.00**

"Market Rate" Space Allocation Calculation

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter: 6,354

Market Rate Space Annual Fee Per Sq. Ft. \$ 16.86

Market Rate Space Annual Fee: **\$ 107,138.00**

Annual Fee **\$ 297,790.00**

Monthly Fee (rounded to nearest dollar) **\$ 24,816.00**