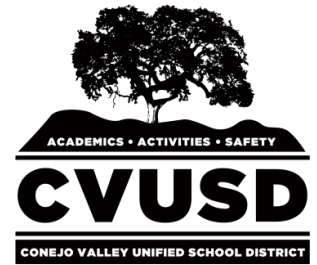


Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



February 1, 2024

VIA ELECTRONIC MAIL

Kelly R. Simon, Ph.D., Director
BRIDGES Charter School
1335 Calle Bouganvilla
Thousand Oaks, CA, 91360

Re: Conejo Valley Unified School District
Proposition 39 Facilities Request, 2024-2025
Preliminary Offer of Facilities

Dear Dr. Simon:

The Conejo Valley Unified School District ("District") makes this Preliminary Offer of Facilities to BRIDGES Charter School ("BRIDGES" or "Charter School") for the 2024-2025 school year under Cal. Admin. Code, title 5, §11969.9(f).

The District has carefully considered the Charter School's request for facilities under the criteria set forth in Proposition 39 and its implementing regulations. (Cal. Ed. Code § 47614; Cal. Admin. Code, title 5, §§ 11969.1, *et seq.*) This Preliminary Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5 §11969.9(f).

A. Procedural History

The Charter School submitted an October 31, 2023 Request for Facilities under Proposition 39 pursuant to Cal. Admin. Code, title 5, § 11969.9(c). The Charter School's Request for Facilities was based upon a projected total classroom ADA of 330.86 ADA, and total classroom in-District ADA of 201.59.

On or about December 1, 2023, the District issued a written counterprojection of 288.80 total classroom ADA, and 180.50 in-District ADA. On December 27, 2023, the Charter School responded to the District's December 1, 2023 counterprojection. The Charter School's December 27, 2023 letter fails to address the District's reference to the Charter School's long history of significantly overprojecting its ADA since the 2015-2016 school year. While the Charter School cites a number of reasons that it believes that its enrollment and A.D.A. will significantly increase in 2024-2025, its projected increase of 21.09 A.D.A. was not only out of proportion with its recent enrollment and A.D.A. patterns, it would have been unprecedented. The District has determined that the Charter School has not effectively addressed or rebutted the District's reasons for its counterprojection. The District thereby stands by its counterprojection of 288.80 total classroom ADA, and 180.50 in-District ADA.

B. 2024-2025 Preliminary Offer to the Charter School

Education Code § 47614 and its implementing regulations obligate the District to offer space sufficient to accommodate the Charter School's in-District classroom ADA. Though not obligated, for the 2024-2025 school year, the facilities offer will include in and out-of-district students, but not students that are enrolled in a home-school, distance learning, or independent study type programs. However, the District's calculation of the Charter School's allocation of space based on comparison group school data will be based upon its in-District classroom ADA.

The District's total allocation of space is based upon the following ADA grade-level breakdown. Since the District's counterprojection is equivalent to the Charter School's projected grade-level A.D.A. for the 2023-2024 school year, the District adopts the Charter School's grade-level breakdown from its projected current-year A.D.A:

Grade	TK	K	1	2	3	4	5	Total
Total	0.95	26.6	30.4	30.4	43.7	29.45	41.8	203.3
In-District	0.95	16.15	11.4	21.85	26.6	18.05	26.6	121.6
Out-of-District	0	10.45	19	8.55	17.1	11.4	15.2	81.7
					6	7	8	Total
Total					32.3	33.25	19.95	85.5
In-District					19.95	22.8	16.15	58.9
Out-of-District					12.35	10.45	3.8	26.6
								288.8

In-District ADA Breakdown: **Grades TK-5 = 121.6; Grades 6-8 = 58.9**

Out-of-District ADA Breakdown: **Grades TK-5 = 81.7; Grades 6-8 = 26.6**

Total ADA Breakdown: **Grades TK-5 = 203.3; Grades 6-8 = 85.5**

The District's Preliminary Offer of Facilities consists of facilities, furnishings and equipment at Park Oaks Elementary School, located at 1335 Calle Bouganvilla, Thousand Oaks, CA, 91360, under Cal. Admin. Code tit. 5, § 11969.3(d).

1. Methodology

Cal. Admin. Code, title 5, § 11969.3 governs the identification of the comparison group sites. Subsection (a)(1) states as follows:

Comparison Group:

The standard for determining whether facilities are sufficient to accommodate charter school students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending (in-person) public schools of the school district providing facilities shall be a comparison group of district-operated schools with similar grade levels. If none of the district-operated schools has grade levels similar to the charter school, then a contiguous facility within the meaning of subdivision (d) of section

11969.2 shall be an existing facility that is most consistent with the needs of students in the grade levels served at the charter school. The district is not obligated to pay for the modification of an existing school site to accommodate the charter school's grade level configuration.

Cal. Admin. Code, title 5, § 11969.3(a)(2) governs the determination of the comparison group schools for districts whose students live in high school attendance areas:

The comparison group shall be the school district-operated schools with similar grade levels that serve students living in the high school attendance area, as defined in Education Code section 17070.15(b), in which the largest number of students of the charter school reside. The number of charter school students residing in a high school attendance area shall be determined using in-district classroom ADA projected for the fiscal year for which facilities are requested.

Based on the information provided in the Charter School's facilities request, the District has determined that the K-5 comparison group schools for BRIDGES are Acacia, Aspen, Glenwood, Ladera, Madrona, Weathersfield and Wildwood, which fall within the Thousand Oaks High School attendance area. For grades 6-8, the comparison group schools are Los Cerritos and Redwood.

2. Facilities Offered

a. Reasonable Equivalence Methodology

In order to determine whether facilities are "reasonably equivalent," the District compares the proposed facilities to District-operated schools constituting the comparison group of schools. The District may propose facilities to the Charter School that are comparable to the comparison group in the following ways:

No.	Facility Characteristic	Regulatory Authority
1.	Ratio of teaching stations to average daily attendance ("ADA")	C.C.R., tit. 5, § 11969.3(b)(1)
2.	Specialized classroom space if such facilities are available to the district comparison group (e.g., science laboratories)	C.C.R., tit. 5, § 11969.3(b)(2)
3.	Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space)	C.C.R., tit. 5, § 11969.3(b)(3)
4.	School site size	C.C.R., tit. 5, § 11969.3(c)(1)(A)
5.	Condition of interior and exterior surfaces	C.C.R., tit. 5, § 11969.3(c)(1)(B)
6.	Mechanical, plumbing, electrical, and fire alarm systems in condition and conformity to applicable law	C.C.R., tit. 5, § 11969.3(c)(1)(C)
7.	Availability and condition of technology resources	C.C.R., tit. 5, § 11969.3(c)(1)(D)
8.	Overall learning environment qualities (e.g., lighting, noise mitigation, and/or size for intended use)	C.C.R., tit. 5, § 11969.3(c)(1)(E)
9.	Furnishings and equipment	C.C.R., tit. 5, § 11969.3(c)(1)(F)
10.	Condition of athletic fields and/or play area space	C.C.R., tit. 5, § 11969.3(c)(1)(G)

The District has considered capacity, condition, location, and other relevant factors, using as a point of reference the comparison group schools identified above, to allocate a facility to the Charter School that meets Proposition 39 standards for “reasonable equivalence.” The District’s reasonable equivalence analysis is contained on **Exhibit A**.

Teaching Stations: With respect to teaching stations, Cal. Admin. Code title 5, § 11969.3(b)(1) states that “facilities made available by a school district to a charter school shall be provided in the same ratio of teaching stations (classrooms) to ADA as those provided to students in the school district attending comparison group schools.”

Specialized Teaching Space: With respect to specialized teaching space, Cal. Admin. Code title 5, § 11969.3(b)(2) states as follows:

If the school district includes specialized classroom space, such as science laboratories, in its classroom inventory, the space allocation provided pursuant to paragraph (1) of subdivision (b) shall include a share of the specialized classroom space and/or a provision for access to reasonably equivalent specialized classroom space. The amount of specialized classroom space allocated and/or the access to specialized classroom space provided shall be determined based on three factors:

- (A) the grade levels of the charter school’s in-District students;
- (B) the charter school’s total in-District classroom ADA; and
- (C) the per-student amount of specialized classroom space in the comparison group schools.

Non-Teaching Space: With respect to non-teaching space, Cal. Admin. Code title 5, § 11969.3(b)(3) states as follows:

The school district shall allocate and/or provide access to non-teaching station space commensurate with the in-district classroom ADA of the charter school and the per-student amount of non-teaching station space in the comparison group schools. Non-teaching station space is all of the space that is not identified as teaching station space or specialized classroom space and includes, but is not limited to, administrative space, kitchen, multi-purpose room, and play area space. If necessary to implement this paragraph, the district shall negotiate in good faith with the charter school to establish time allocations and schedules so that educational programs of the charter school and school district are least disrupted.

The District’s inventory of the teaching stations, specialized teaching space, and non-teaching space at the comparison group schools and the Charter School’s Site, as well as site maps for those schools, are attached as **Exhibit B**.

Following is the District's determination of the teaching station, specialized-teaching space, non-teaching space, and outdoor space allocation to BRIDGES for 2024-2025:

	BRIDGES Allocation: In-District Classroom ADA		BRIDGES Allocation: Out-of-District Classroom ADA	
	K-5: 121.60	6-8: 58.9	K-5: 81.70	6-8: 26.6
19.51 ADA/Teaching Stations (K-5)	6.23 Rooms		4.19 Rooms	
24.67 ADA/Teaching Stations (6-8)		2.39 Rooms		1.08 Rooms
24.02 SF/ADA STS (K-5)	2,920.83 SF/ 3.04 Rooms		1,962.43 SF/ 2.04 Rooms	
20.07 SF/ADA STS (6-8)		1,182.12 SF/ 1.23 Rooms		533.86 SF/ 0.56 Rooms
22.35 SF/ADA NTS (K-5)	2,717.76 SF/ 2.83 Rooms		1,826.00 SF/ 1.90 Rooms	
17.35 SF/ADA NTS (6-8)		1,021.92 SF/ 1.06 Rooms		461.51 SF/ 0.48 Rooms
Total	16.78 Rooms @ 960 SF		10.25 Rooms @ 960 SF	
13.62 SF/ADA MPR (K-5) 8.49 SF/ADA MPR (6-8)	1,656.19 SF	500.06 SF	1,112.75 SF	225.83 SF
4.57 SF/ADA Library (K-5) 4.48 SF/ADA Library (6-8)	555.71 SF	263.87 SF	373.37 SF	119.17 SF
.02 AC/ADA Field/Blacktop K-5	2.43 AC		1.63	
.02 AC/ADA Field/Blacktop 6-8		1.18 AC		0.53
.03 AC/ADA Total Site K-5	3.65 AC		2.45	
.03 AC/ADA Total Site 6-8		1.77 AC		0.80
Rooms Calculated @ 960 SF each.				

b. Allocation to BRIDGES for 2024-2025

Following is a summary of the total allocation of classroom, specialized classroom and non-teaching space to BRIDGES for 2024-2025:

Classrooms and Specialized Teaching Space (18)	K1, K2A, K2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 2
Additional teaching space: Portable	Room 24 for an additional \$11,577 per year (1 Total)
Total Classrooms (including Specialized Teaching Space and Non-Teaching Space)	19

The District also allocates the following non-teaching space to BRIDGES on a shared basis:

Facility	Sharing Term
Multi-Purpose Room	Exclusive access only during District's instructional day. The District reserves the right to use the MPR on an as-needed basis with proper notice and shall have use of the space after school hours for time not previously reserved by Charter.
Library	Exclusive
Administrative Space	Exclusive
Student Restrooms	Exclusive during the school day

Gymnasium	Based on 9.4% ratio ¹ , BRIDGES may access the gymnasium at Los Cerritos or Redwood middle schools for 102 hours during middle school hours for the 2024-2025 school year, on a schedule to be mutually agreed upon by the parties.
Science Laboratories	Based on 9.4% ratio, BRIDGES may access the science labs at Los Cerritos or Redwood middle schools for 102 hours during middle school hours for the 2024-2025 school year, on a schedule to be mutually agreed upon by the parties.

A site map showing BRIDGES's proposed allocation is attached as **Exhibit C** for reference and to indicate the room numbers identified by the District.

The District also offers the Charter School reasonably equivalent Furnishings and Equipment for 288.8 ADA.

C. Preliminary Facilities Offer – Other Terms and Conditions

1. Fees Assessed to Charter School

a. Pro-Rata Share: In-District Students

In the event that the Charter School accepts the District's Final Offer and occupies the facilities **1335 Calle Bouganvilla, Thousand Oaks, CA 91360**, in 2024-2025, under Cal. Admin. Code title 5, § 11969.7, the District will charge the Charter School for its use of the District's site proportionally, according to its in-District and out-of-District student populations. The Charter School's proportion of in-District students is 62.5% (180.5/288.8). Therefore, the District will charge 62.5% of the total 27,836 square feet (17,397.50 SF) under the pro-rata share calculation set forth in the Proposition 39, regulations, and the remaining square footage (10,438.50 SF) under the out-of-District rate set forth below.

Charter School's annual pro-rata share payment to the District, under Cal. Admin. Code title 5, § 11969.7, will be a sum of no less than (17,397.50 SF x \$5.43 psf*) \$94,468.43.

b. Charge for Out-of-District Students

Proposition 39 does not obligate the District to provide facilities for the Charter School's out-of-District students. However, the District offers the proportion of facilities commensurate with the Charter School's out-of-District students not to exceed the numbers as set forth above. The additional charge to the Charter School for its out-of-district student population is (10,438.50 SF x \$8.15) \$85,073.78. The Charter School has the option to reduce its requested use of the facility and District will recompute based on the amended space request.

c. Additional Charge(s)

For additional teaching space, formerly known as a "child care" classroom, a portable adjacent to the library, \$11,577.

¹ This ratio is derived by dividing the Charter School's 6-8 A.D.A. of 58.9 by 629, the average A.D.A. of the two comparison group middle schools.

d. Total charge

Charges for the 2024-25 school year for in-district and out-of-district students shall be \$179,542.21, plus \$11,577 for the additional portable for a total of \$191,119.21. The calculation of this fee is attached as **Exhibit D**.

2. **Miscellaneous**

This offer of facilities, should it be accepted, is valid only for the 2024-25 school year.

Should Charter School accept the Final Offer of Facilities, the District will require it to enter into a Facilities Use Agreement (this year's agreement is attached as an exemplar as **Exhibit E**). The District reserves the right to negotiate additional and modified terms.

The District formally invites the Charter School to join the Conejo Valley Unified School District as a District operated school. We would be willing to discuss a transition and formal plan to benefit both the Charter School and the District. Please contact me if you are interested in setting up a meeting to discuss joining CVUSD. If you have any questions, please do not hesitate to contact me.

3. **Community Use of Facilities**

The District will be enforcing its right to make the facilities accessible to third parties outside of BRIDGES's school hours, starting at 3:15 p.m. Monday through Friday, weekends, holidays, and other times BRIDGES is not in session and has not reserved the space for school activities. BRIDGES may request use of the facilities after its school hours by making a facility use request in accordance with District Board Policy and Administrative Regulations.

4. **Charter School's Response**

Cal. Admin. Code tit. 5, § 11969.9(g) provides as follows:

On or before March 1, the charter school shall respond in writing to the school district's preliminary proposal made pursuant to subdivision (f), expressing any concerns, addressing differences between the preliminary proposal and the charter school's facilities request as submitted pursuant to subdivision (b), and/or making counter proposals.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Dr. Victor P. Hayek
Deputy Superintendent, Business Services

EXHIBIT A

Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



“Condition” Analysis for Comparison Group Schools

<i>School</i>	ACACIA (332 ADA)	ASPEN (264 ADA)	GLENWOOD (198 ADA)	LADERA (294 ADA)	MADRONA (237 ADA)	WEATHERSFIELD (393 ADA)	WILDWOOD (350 ADA)	LOS CERRITOS (661 ADA)	REDWOOD (597 ADA)	BRIDGES (180.5 ADA)
Age of Buildings	1963	1967	1963	1961	1964	1962	1972	1972	1966	1961
Size of Site (Acres)	10.29	10.94	11.09	9.58	11.44	8.76	8.98	18.15	23.42	10.0
Surfaces- Interior	Good	Good	Average	Average	Average	Average	Fair	Average	Average	Average
Surfaces- Exterior	Good	Fair	Fair	Fair	Average	Fair	Average	Average	Average	Good
Mechanical Systems	Average	Average	Good	Fair	Average	Fair	Fair	Good	Average	Average
Plumbing	Average	Good	Average	Fair	Good	Fair	Fair	Average	Average	Average
Electrical	Average	Average	Average	Fair	Good	Good	Fair	Average	Average	Average
Fire	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Conformity to Applicable Codes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tech Infrastructure										
--- Available?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
--- Condition?	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Lighting	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Noise	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
Adequacy of Size	Good	Good	Good	Good	Good	Good	Good	Good	Good	Fair
Furnishings/Equipment	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Play Fields	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good

Source: Facilities Master Plan 2017 Executive Summary

EXHIBIT B

TEACHING STATIONS (CLASSROOMS)																				
ACACIA 332 ADA			ASPEN 264 ADA			GLENWOOD 198 ADA			LADERA 294 ADA			MADRONA 237 ADA			WEATHERSFIELD 393 ADA			WILDWOOD 350 ADA		
Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use
1	1,280	TK	A	1,247	K	C1	1,439	TK	1	960	K	1	1,337	TK	K-1	1,432	TK	K-1	997	K
3	1,024	K	B	1,247	K	C2	1,439	5	2	960	1	2	1,337	K	K-2	1,212	TK	K-2	1,164	K
5	1,024	1	1	1,024	1	C3	1,440	K/1	3	960	1	2A	1,246	TK-2 LEAP	3	960	K	K-3	1,440	TK
7	1,024	K	2	1,024	1	D3	960	3	4	960	1/2	3	960	K/1	4	960	1	3	615	3
9	1,024	1	3	1,024	TK	D7	960	1	5	960	K	5	960	2	5	960	1	4	830	3
10	1,024	1	4	1,024	SAI 1	D8	960	2	6	960	2	6	960	3	6	960	1	5	872	3
11	1,024	2	6	1,024	SAI TK/K	E2	960	4	7	960	2	7	960	2	7	960	K	8	780	1
12	608	2/3 SDC	7	1,024	SAI 2/3	E4	960	2	8	960	3/4/5	10	960	3	8	960	2	9	819	2
13	1,024	3	8	1,024	4	E5	960	5	11	960	3	11	960	4/5 LEAP	9	960	2	10	671	2
14	1,024	3	9	1,024	2	E6	960	4	12	960	3	12	960	3/4 LEAP	10	960	K	13	945	4
15	1,024	2	10	1,024	4	E7	960	5	13	960	4	13	960	4	11	960	3	14	900	4
16	608	4/5 SDC	11	1,024	5	E8	960	4	14	960	4	16	960	4	12	960	3	15	1,010	5
17	1,024	2	12	1,024	2				15	960	5	17	960	5	13	960	3	16	1,013	5
18	1,024	3	20	960	3				16	960	5				14	960	2	17	900	2
21	1,024	5	21	960	3				21	1,406	K				15	960	4	18	945	1
22	1,024	4	22	960	SAI 4/5				22	1,423	K				16	960	4	20	720	1
25	1,024	5							26	1,440	TK/K				17	960	5	22	720	K
26	1,024	4													18	960	5			
															22	960	22			
Total Classrooms (TK-5)		18	Total Classrooms (TK-5)		16	Total Classrooms (TK-5)		12	Total Classrooms (TK-5)		17	Total Classrooms (TK-5)		12	Total Classrooms (TK-5)		17	Total Classrooms (TK-5)		14
ADA/Classrooms		18.44	ADA/Classrooms		16.50	ADA/Classrooms		16.50	ADA/Classrooms		17.29	ADA/Classrooms		19.75	ADA/Classrooms		23.12	ADA/Classrooms		25.00

Comparison Group Total ADA 2,068 / Comparison Group Total Teaching Stations 106 = 19.51 ADA/Teaching Stations

MPR AND LIBRARY SPACE																				
ACACIA 332 ADA			ASPEN 264 ADA			GLENWOOD 198 ADA			LADERA 294 ADA			MADRONA 237 ADA			WEATHERSFIELD 393 ADA			WILDWOOD 350 ADA		
	4,158	MPR		5,852	MPR	A3	3,000	MPR		2,774	MPR		4,655	MPR		2,886	MPR		4,832	MPR
20/24	1,216	Library		1,224	Library	A1	1,332	Library		1,641	Library	35	1,712	Library		1,307	Library		1,010	Library
SF/ADA MPR		0.08	SF/ADA MPR		0.05	SF/ADA MPR		0.07	SF/ADA MPR		0.11	SF/ADA MPR		0.05	SF/ADA MPR		0.14	SF/ADA MPR		0.07
SF/ADA Library		0.27	SF/ADA Library		0.22	SF/ADA Library		0.15	SF/ADA Library		0.18	SF/ADA Library		0.14	SF/ADA Library		0.30	SF/ADA Library		0.35

Comparison Group Total MPR 28,157 / Comparison Group Total ADA 2,068 = 13.62 SF/ADA
Comparison Group Total Library 9,442 / Comparison Group Total ADA 2,068 = 4.57 SF/ADA

SPECIALIZED TEACHING SPACE																				
ACACIA 332 ADA			ASPEN 264 ADA			GLENWOOD 198 ADA			LADERA 294 ADA			MADRONA 237 ADA			WEATHERSFIELD 393 ADA			WILDWOOD 350 ADA		
Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description
2	1,280	Art	5	1,024	Intervention	C4	960	Intervention	A	146	Psych	2B	144	Speech	20	960	Intervention	7	657	Comp. Lab
8	608	Speech	13	900	Psych	C5	720	A.S. Room	B	146	EL	3A	224	Counselor	23	720	Intervention	19	720	Intervention
19	1,024	Learn Ctr	14	900	Art	C6	720	A.S. Room	9	960	Learn Cent.	8	960	EL/Outreach	27	960	Band/Music	21	960	STEAM Lab
27	720	Enr. Lab	15	900	Music	C7	720	A.S. Room	10	960	Intervention	9	960	Art		182	Speech	24	960	Learn Cent.
	301	Psych	17	900	EL	C8	720	A.S. Room	20	961	Discovery Lab	18	960	Coding Lab		186	Psych		310	Speech
			18	900	Dance	D1	960	Learn Cent.	24	944	Art/Music	22	960	Dance						
			19	960	Learn Cent.	D2	960	Art	28	960	Speech	23	960	ELOP						
				201	Speech	D4	960	Psych				24	960	ELOP						
						D6	960	Intervention				25	960	ELOP						
						E1	960	Speech				26	960	Science Lab						
						E3	960	Intervention				27	960	Comp. Lab						
						F1	960	PE				29	960	Intervention						
						F2	960	Music				30	960	Intervention						
						F4	960	Counselor				33	710	Motor/OT						
							166	EL				34	710	Music						
												37	717	Learn Cent.						
												38	717	Psych						
												39	717	Speech						
													224	Speech						
Total Specialized SF		3,933	Total Specialized SF		6,685	Total Specialized SF		12,646	Total Specialized SF		5,077	Total Specialized SF		14,723	Total Specialized SF		3,008	Total Specialized SF		3,607
SF/ADA Specialized Sp.		11.85	SF/ADA Specialized Sp.		25.32	SF/ADA Specialized Sp.		63.87	SF/ADA Specialized Sp.		17.27	SF/ADA Specialized Sp.		62.12	SF/ADA Specialized Sp.		7.65	SF/ADA Specialized Sp.		10.31

Total Comparison Group STS 49,679 / Comparison Group School ADA 2,068 = 24.02 ADA Specialized Teaching Space

NON-TEACHING SPACE																				
ACACIA 332 ADA			ASPEN 264 ADA			GLENWOOD 198 ADA			LADERA 294 ADA			MADRONA 237 ADA			WEATHERSFIELD 393 ADA			WILDWOOD 350 ADA		
Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description	Room #	Sq Ft	Room Description
4	608	Outreach	16	900	Tech Ofc.	A2	102	Storage	25	944	Tech Room	4	960	Wheelchair	19	960	Resource	6	660	Tech Ofc.
6	1,024	Wellness	C	960	Staff Lounge	A4	400	Parent Rm.	27	1024	Child Care	14	960	Not in use	21	360	Tech Ofc.	12	960	Child Care
23	1,024	Social Wkr		229	Copy Room	B1	519	Admin		564	Admin	19	960	Child Care	24	720	Child Care	23	720	Child Care
CC	1,440	Child Care		372	Work Room	B2	277	Health Office		230	Health Office	20	960	Child Care		954	Child Care		310	Conf. Rm.
	1,372	Kitchen		760	Admin	B3	520	Work Room		470	Work Room	21	960	Wellness		252	Work Room		236	Resource
	666	Staff Lounge		117	Health Office	D5	960	Tech Ofc.		385	Staff Lounge	28	960	Tech Ofc.		352	Admin		431	Bookroom
	94	Tech Ofc.		216	Textbook Rm	F3	960	Wellness		432	Lit Library	31	710	Staff Lounge		187	Health Office		282	IMT Room
	631	Work Room		135	Cust. Rm.		779	Kitchen		392	Kitchen	32	717	T. Lounge		416	Storage		142	PTA Room
	718	Admin		534	Kitchen							36	710	IEP		360	Staff Lounge		511	Kitchen
	230	Health Office		280	Recess Supplies								1,036	Admin		221	Day Cust. Of.		245	Health Office
	165	Cust. Rm.		280	Support Spe.								1,012	Work Room		488	Kitchen		894	Admin
	88	Office		1,440	Child Care								1,384	Kitchen		196	Nig. Cust. Of.		335	Staff Lounge
	198	PE Office											224	PE Office					410	Work Room
													240	Cust. Rm.					172	Wkrm (15)
																			178	Wkrm (16)
Total Non-Teaching SF		8,258	Total Non-Teaching SF		6,223	Total Non-Teaching SF		4,517	Total Non-Teaching SF		4,441	Total Non-Teaching SF		10,833	Total Non-Teaching SF		5,466	Total Non-Teaching SF		6,486
SF/ADA Non-Teaching		24.87	SF/ADA Non-Teaching		23.57	SF/ADA Non-Teaching		22.81	SF/ADA Non-Teaching		15.11	SF/ADA Non-Teaching		45.71	SF/ADA Non-Teaching		13.91	SF/ADA Non-Teaching		18.53

Total Comparison Group NTS 46,224 / Comparison Group School ADA 2,068 = 22.35 ADA Non-Teaching Space

OUTDOOR SPACE																				
ACACIA 332 ADA			ASPEN 264 ADA			GLENWOOD 198 ADA			LADERA 294 ADA			MADRONA 237 ADA			WEATHERSFIELD 393 ADA			WILDWOOD 350 ADA		
	Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA
Field (AC)	6.5	0.02	Field (AC)	8.4	0.03	Field (AC)	3.5	0.02	Field (AC)	6.6	0.02	Field (AC)	7.0	0.03	Field (AC)	4.5	0.01	Field (AC)	6.8	0.02
Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)		
Site (AC)	11.35	0.03	Site (AC)	10.98	0.04	Site (AC)	10.01	0.05	Site (AC)	9.58	0.03	Site (AC)	11.39	0.05	Site (AC)	8.76	0.02	Site (AC)	9.35	0.03
K-5 Total Field/Blacktop								43.3	/	Comparison Group School ADA				2,068	=	<u>0.02</u>	AC/ADA			
K-5 Total Site AC								71.42	/	Comparison Group School ADA				2,068	=	<u>0.03</u>	AC/ADA			

TEACHING STATIONS (CLASSROOMS)					
LOS CERRITOS	661	ADA	REDWOOD	597	ADA
Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use
1	900	Special Ed	C9	960	6/8
2	900	Special Ed	C10	960	7
4	900	Special Ed	C11	960	6/8
7	900	Science	C28	960	6
8	900	Science	C29	960	6
11	830	Science	C30	960	6
12	960	English	D13	960	6
13	870	English	D15	960	Special Ed
24	900	Special Ed	D16	960	7/8
25	900	Special Ed	D23	960	7/8
29	900	6	D27	960	6
33	900	6	E17	960	7
34	900	6	E18	960	Special Ed
35	900	6/8	E19	960	8
36	900	6	E20	960	8
39	809	6	E21	960	6/7/8
40	809	6/7/8	E22	960	7
B-2	960	English	F43	960	Special Ed
B-3	960	English	F45	960	8
C-1	960	Math	H31	960	7/8
C-2	960	Math	H32	960	7/8
C-3	960	Social Science	H37	960	7/8
C-4	960	Social Science	H38	960	7
D-1	960	Math	H39	960	8
D-2	960	Math	H40	960	7
D-3	960	Social Science			
Total Classrooms (6-8)		26	Total Classrooms (6-8)		25
ADA/Classrooms		25.42	ADA/Classrooms		23.88

Comparison Group Total ADA 1,258 / Comparison Group Total Teaching Stations 51 = 24.67 ADA/Teaching Stations

MPR AND LIBRARY SPACE					
LOS CERRITOS	661	ADA	REDWOOD	597	ADA
	6,783	MPR	A3	3,899	MPR
	4,165	Library	A2	1,470	Library
	11,057	Gym		11,057	Gym

Comparison Group Total MPR SF 10,682 / Comparison Group Total ADA 1,258 = 8.49 SF/ADA
Comparison Group Total Library SF 5,635 / Comparison Group Total ADA 1,258 = 4.48 SF/ADA
Comparison Group Total Gym SF 22,114 / Comparison Group Total ADA 1,258 = 17.58 SF/ADA

SPECIALIZED TEACHING SPACE					
LOS CERRITOS	661	ADA	REDWOOD	597	ADA
Room #	Sq Ft	Room Type	Room #	Sq Ft	Room Type
9	900	Science Lab	B4	1,170	Science Lab
20	2,539	Band Room	D14	960	ETHOS
21	3,272	Strings Room	D24	960	Band
23	2,418	Art Room	D25	1,500	Band
26	1,475	Computer Lab	D26	960	Strings
30	1,260	Computer Lab	F44	960	Spanish
B-1	960	EL	F46	960	Choir
D-4	960	Woodshop	F48	960	Computer Lab
	1,245	Media Center	H34	960	Speech
	350	Kiln Room	H35	480	Motor
Total Specialized SF		15,379	Total Specialized SF		9,870
SF/ADA Specialized Space		23.27	SF/ADA Specialized Space		16.53

Total Comparison Group STS SF 25,249 / Comparison Group School ADA 1,258 = 20.07 ADA/Specialized Teaching Space

NON-TEACHING SPACE					
LOS CERRITOS	661	ADA	REDWOOD	597	ADA
Room #	Sq Ft	Room Type	Room #	Sq Ft	Room Type
3	900	Counseling	A1	1,868	Admin
10	900	Vacant	A4	1,864	Counseling
14	840	Vacant	B3	1,428	Vacant
22	1,365	Tech Storage Rm	B5	960	Vacant
27	900	Vacant	B6	960	Vacant
28	460	CLU Room	B7	860	Vacant
31	900	Vacant	B8	960	Vacant
32	900	Vacant	D12	960	Tech Ofc.
37	900	Conf. Room	F47	960	Vacant
38	900	Conf. Room	F49	960	Tech Storage
B-4	960	Vacant	H33	960	Conf. Room
C-5	960	Wellness	H36	960	DO Nurse Ofc.
	3,022	Admin	H41	960	Conf. Room
	1,392	Kitchen	H42	960	Wellness
	883	Staff Lounge		395	Health Ofc.
				1,158	Kitchen
Total Specialized SF		10,782	Total Specialized SF		11,045
SF/ADA Specialized Space		16.31	SF/ADA Specialized Space		18.50

Total Comparison Group NTS SF 21,827 / Comparison Group School ADA 1,258 = 17.35 ADA/Non-Teaching Space

OUTDOOR SPACE					
LOS CERRITOS	661	ADA	REDWOOD	597	ADA
	Total	SF/ADA		Total	SF/ADA
Field (AC)	7.8	0.012	Field (AC)	12.5	0.021
Blcktp (AC)			Blcktp (AC)		
Site (AC)	18.15	0.027	Site (AC)	23.42	0.039

Total Field/Blacktop AC 20.3 / Comparison Group School ADA 1,258 = 0.02 AC/ADA
Total Site AC 41.57 / Comparison Group School ADA 1,258 = 0.03 AC/ADA

TEACHING STATIONS (CLASSROOMS)		
BRIDGES	180.5	ADA
Room #	Sq Ft	Grade Use
K-1	1,663	K
K-2A	1,663	K
3	960	3
4	960	3
7	960	1
8	960	1
9	960	2
10	960	2
11	960	4/5
12	960	4/5
13	960	4/5
14	960	6/7/8
16	960	6/7/8

Total Classrooms (TK-5) 13
ADA/Classrooms 9.35 ADA TK-5
4.53 ADA 6-8

MPR AND LIBRARY SPACE		
MPR	3,700	MPR
23	1,800	Library

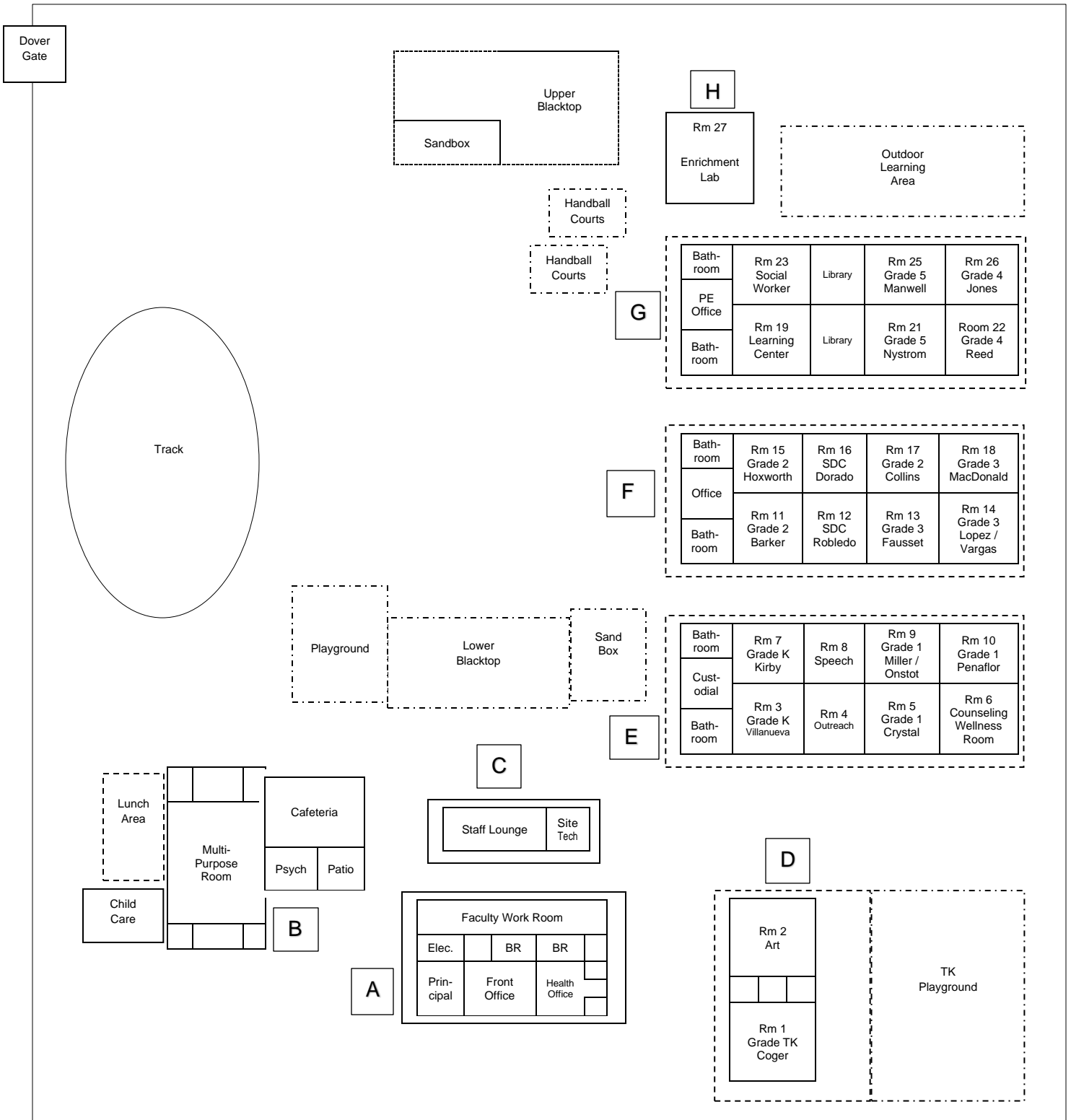
SPECIALIZED TEACHING SPACE		
Room #	Sq Ft	Room Type
17A/B	1,500	Science Lab
24	1,440	Art/CC
Total Specialized SF		2,940
SF/ADA Specialized Sp.		24.18 SF/ADA TK-5 49.92 SF/ADA 6-8

NON-TEACHING SPACE		
Room #	Sq Ft	Room Type
K-2B	1,663	H/S future UTK
5	960	Admin
6	960	Resource
	1,900	Admin
	540	Closet
Total Non-Teaching SF		6,023
SF/ADA Non-Teaching		49.53 SF/ADA TK-5 102.26 SF/ADA 6-8



Acacia Magnet School

2023-2024



Child Care

H

Primary
Playground

ASPEN ELEMENTARY

Upper
Playground

Girls RR	Recess Supplies	Boys RR	
Emily Fick Transitional Kindergarten	3	Allison Chenevert SAI Grades TK/K	6
Haley Rosenberg Grade 1	2	Intervention	5
Christy Button Grade 1	1	Shauna Behm SAI Grade 1	4

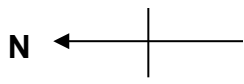
D

Girls RR	Support Space	Boys RR
9 Ann Oppenheim Grade 2	12 Emily Kneller Grade 2	
8 Nicole Dann Grade 4	11 Greg Stelle Grade 5	
7 Vivianne Palazzo SAI Grades 2/3	10 Kaylee Sosa Grade 4	

E

Sheala Larimer SAI Grade 4/5	22
Diane Barrett Grade 3	21
Kathi Byington Grade 3	20
Donna Manley Learning Center	19

F



Lunch Area

Girls RR	14	15	Boys RR
K. VanVoy Sp/Lang	Art Room	Music Room/ ELOP	Cust. Roo ---
Psychologist/ Counselor	13	Text Book Room	16
Copy Room	Work Room	LIBRARY	Technology Office
Office	Office	17	EL Facilitator/ Student Support Services/ ELOP
Nurse	Supply Room	18	Dance Room
	Principal		

A

Multipurpose
Room/
Kitchen

G

C

Samantha Birg Kindergarten	B
KDG RR	Cust. Room
Vicki Calle Kindergarten	A

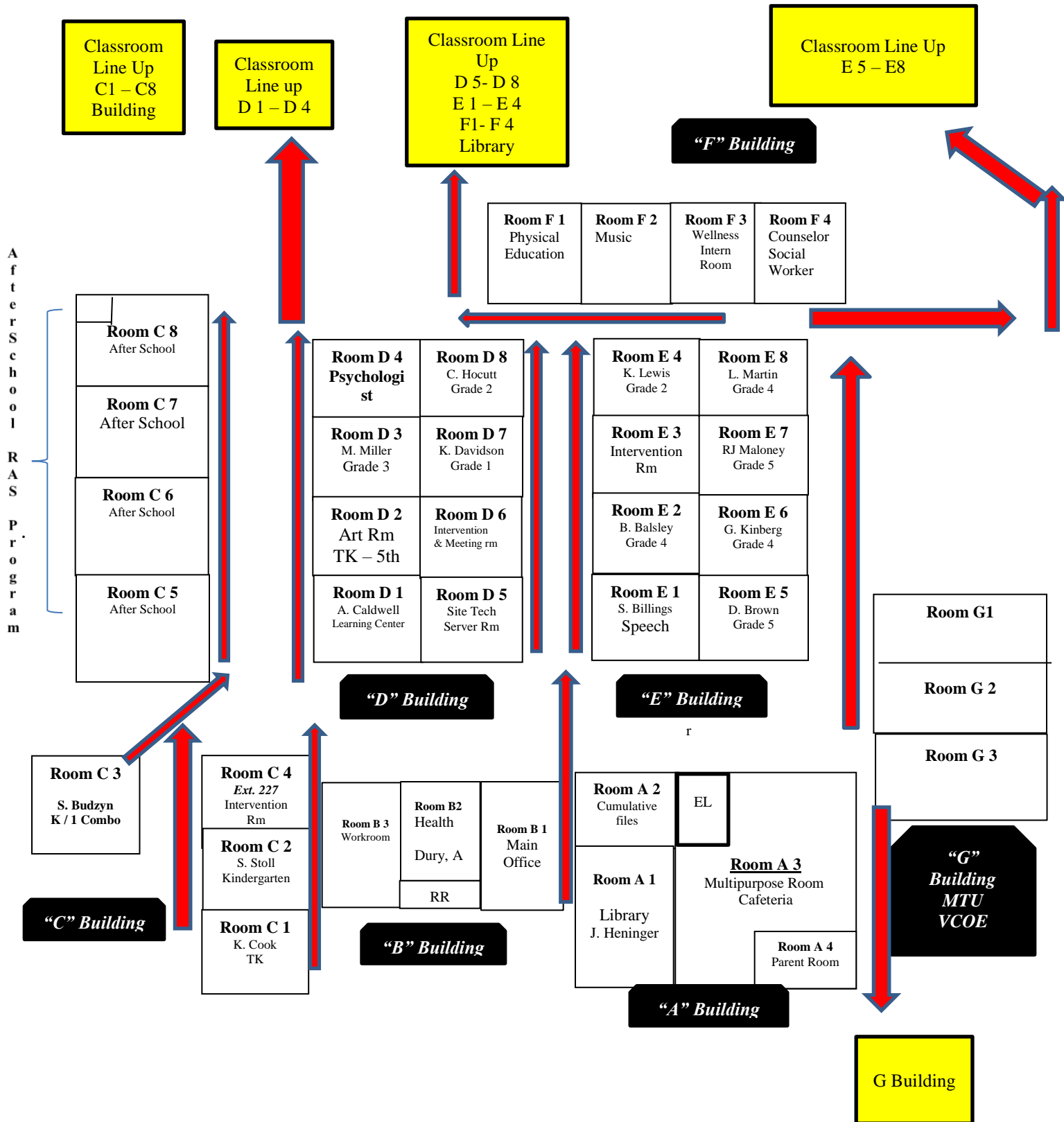
B

Staff Lounge

C

Parking
Oberlin Avenue

GLENWOOD ELEMENTARY SCHOOL Site Utilization 23-24



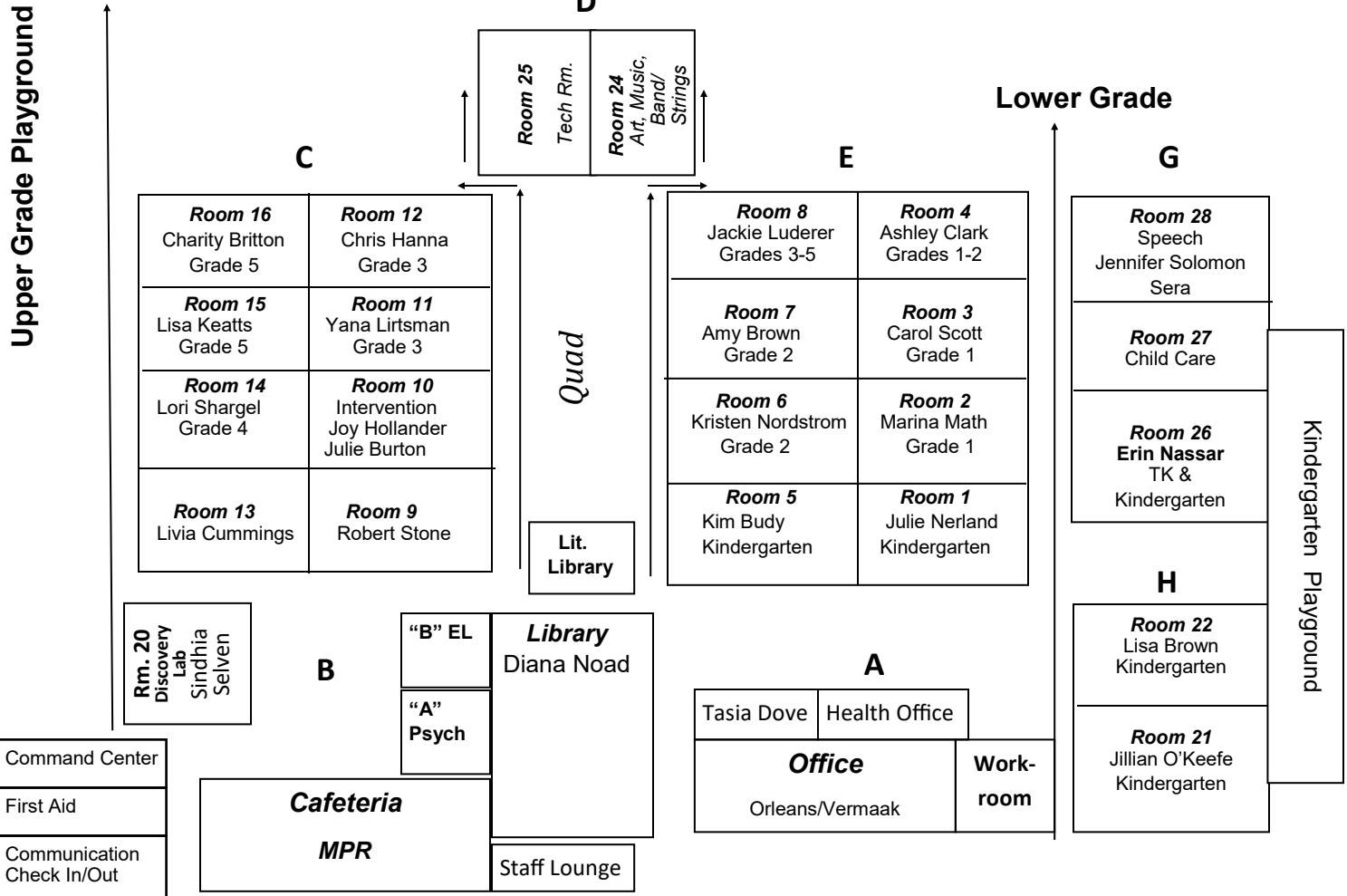
Ladera STARS Academy

~Campus Evacuation Map~

2023-2024

Evac to FIELD

Evac to FIELD

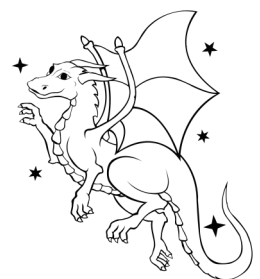


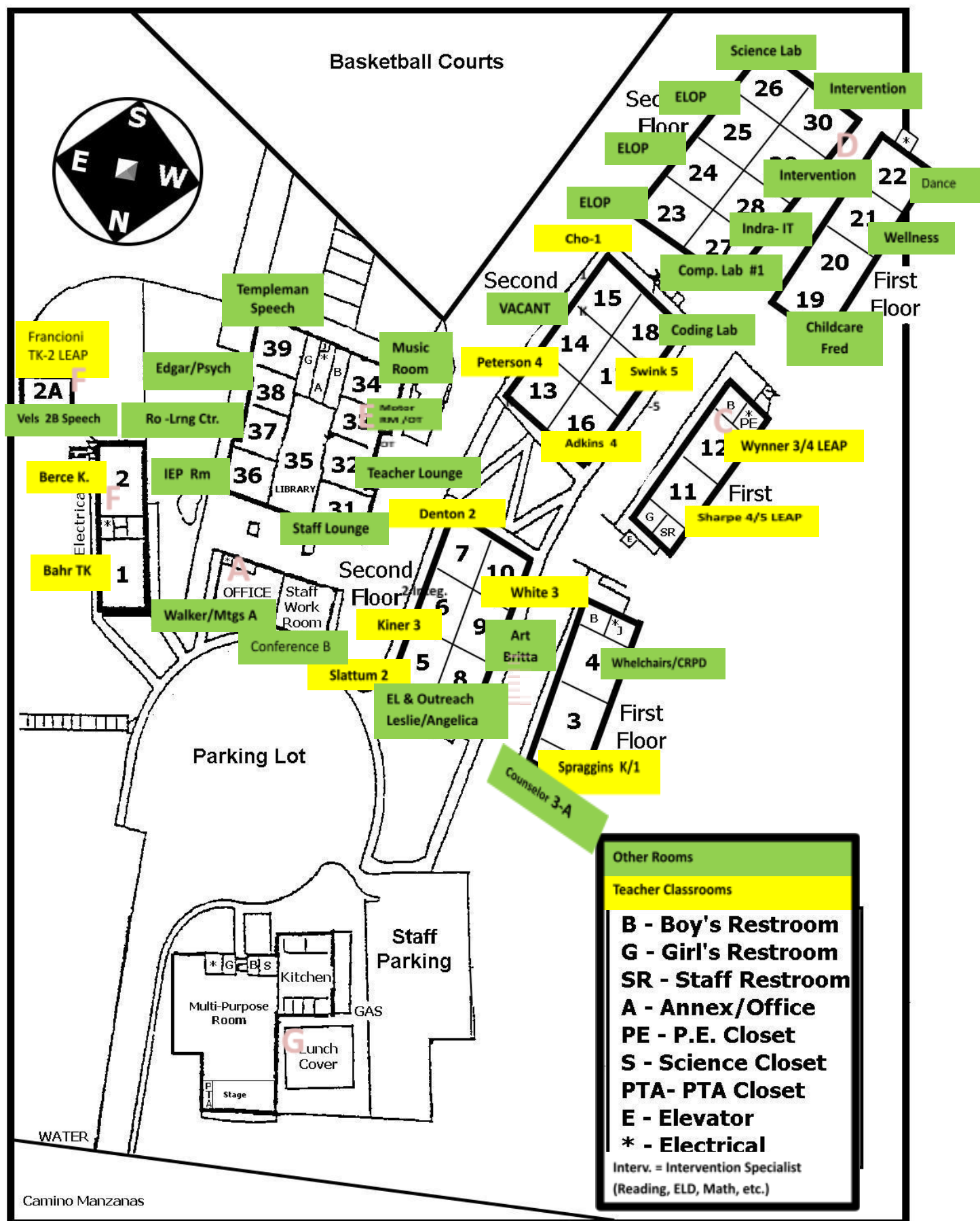
Visitors

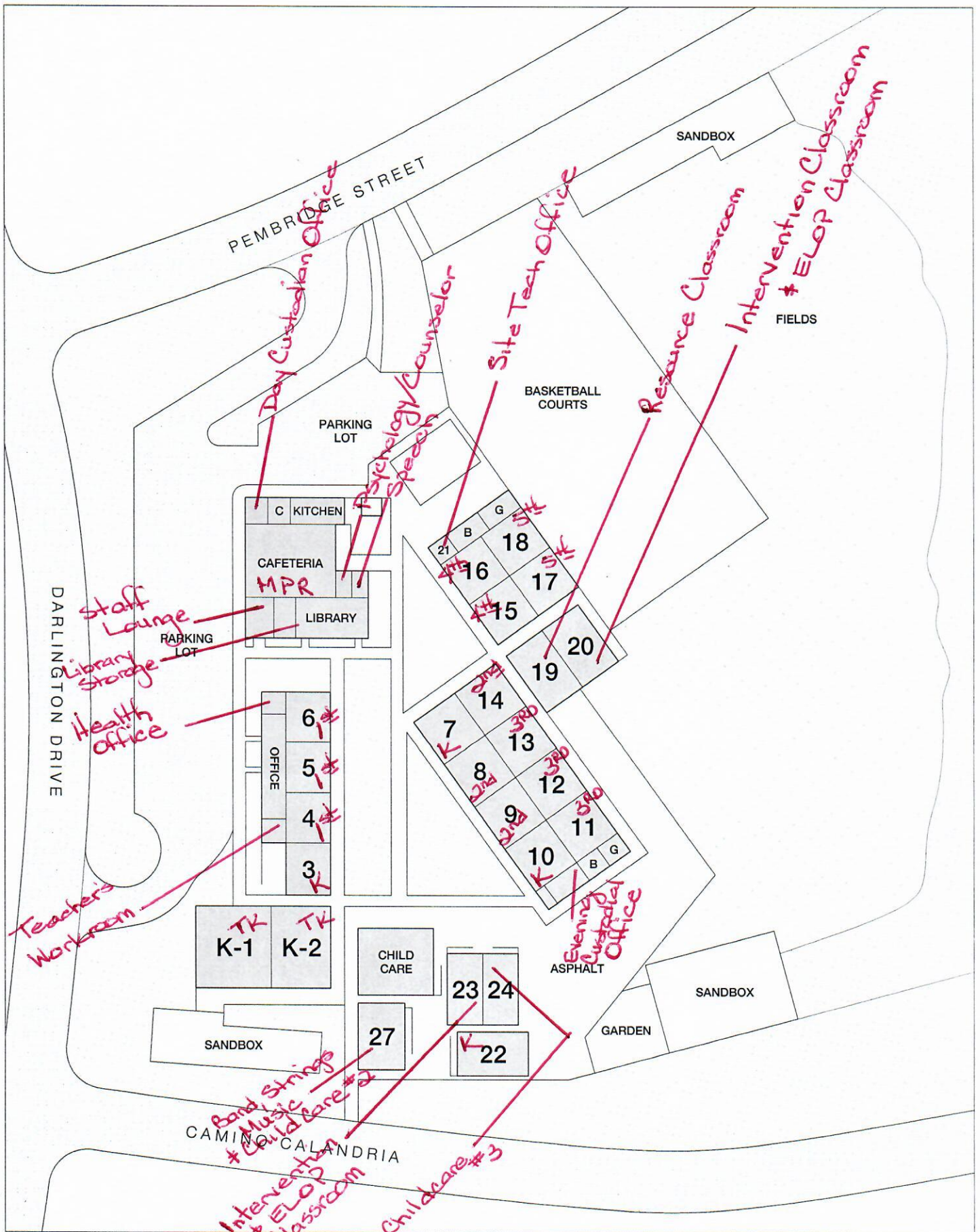
Parking

Staff Parking

Calle Almendro



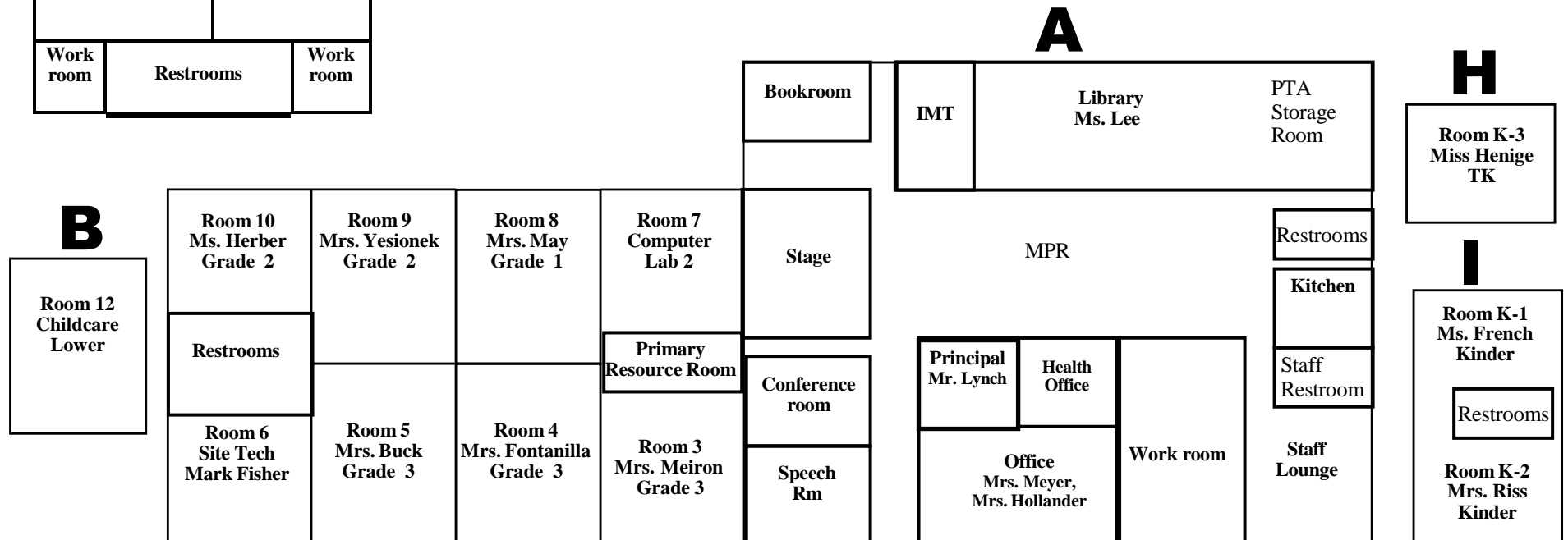
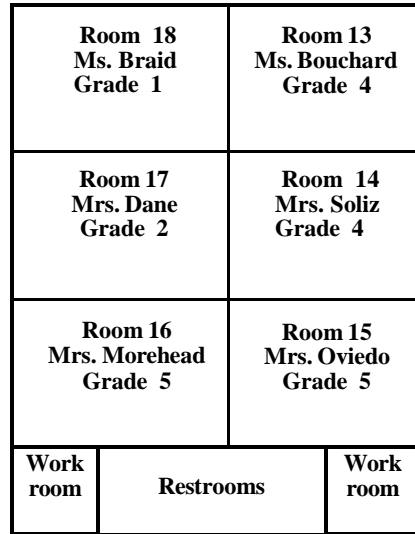
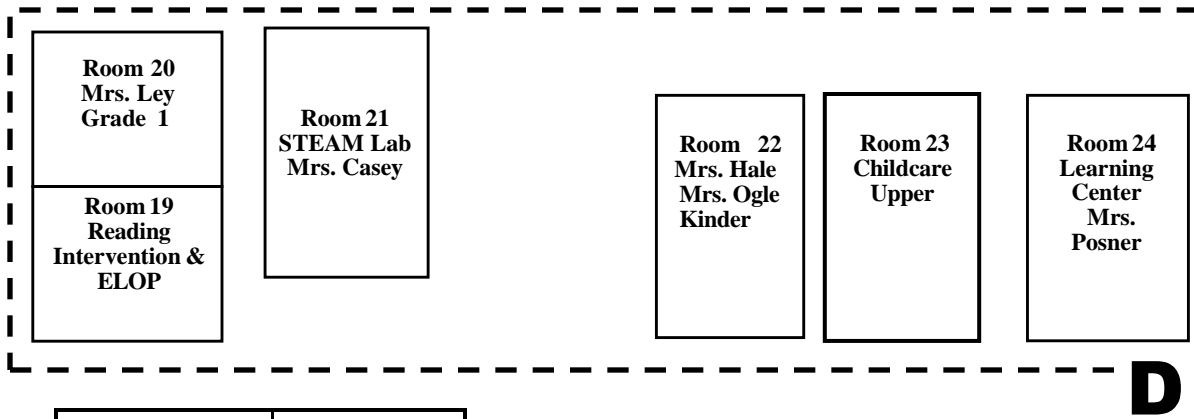


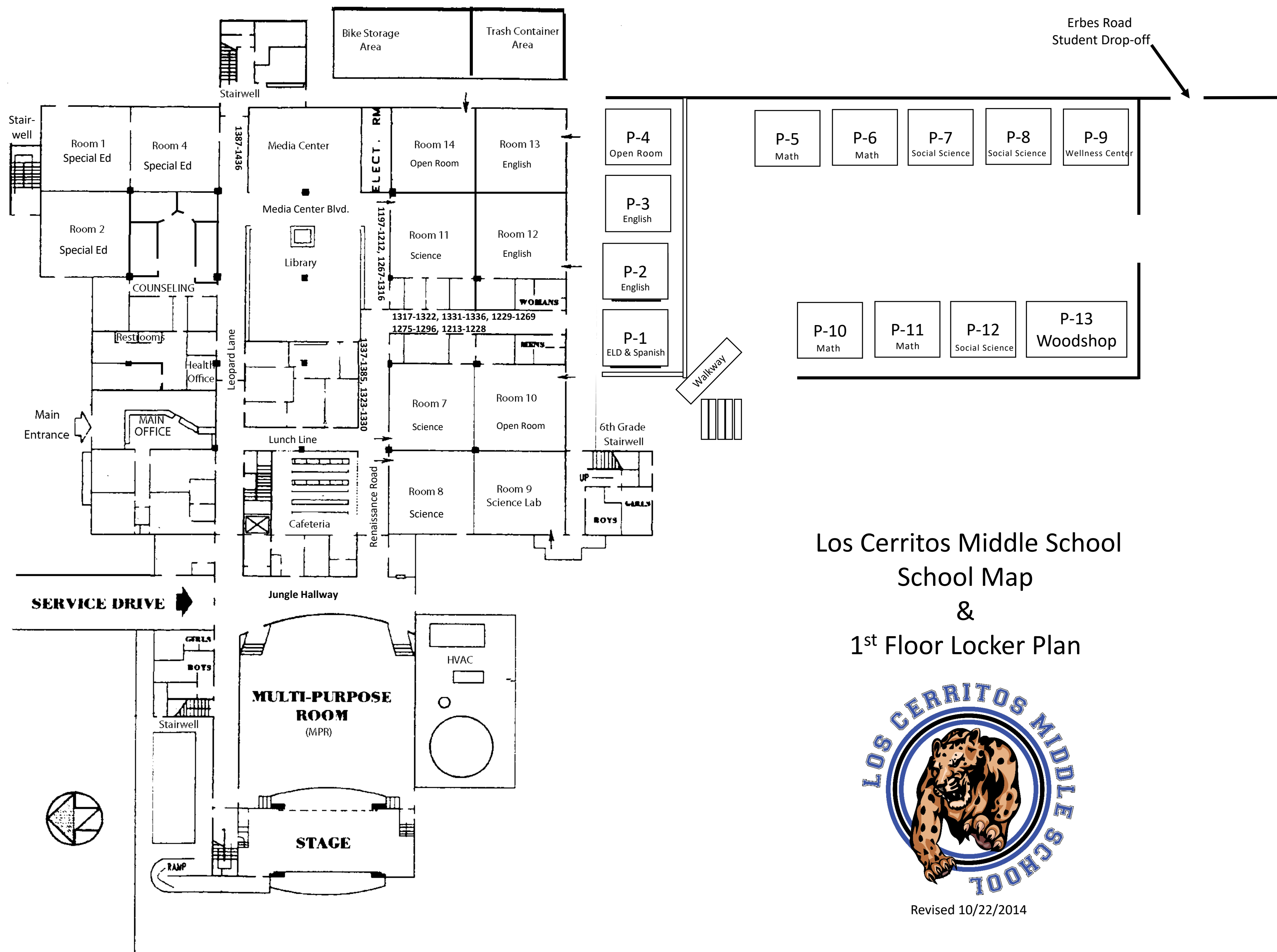


WEATHERSFIELD ELEMENTARY
 3151 Darlington Drive, Thousand Oaks, CA 91360



Wildwood Elementary School 2023-2024

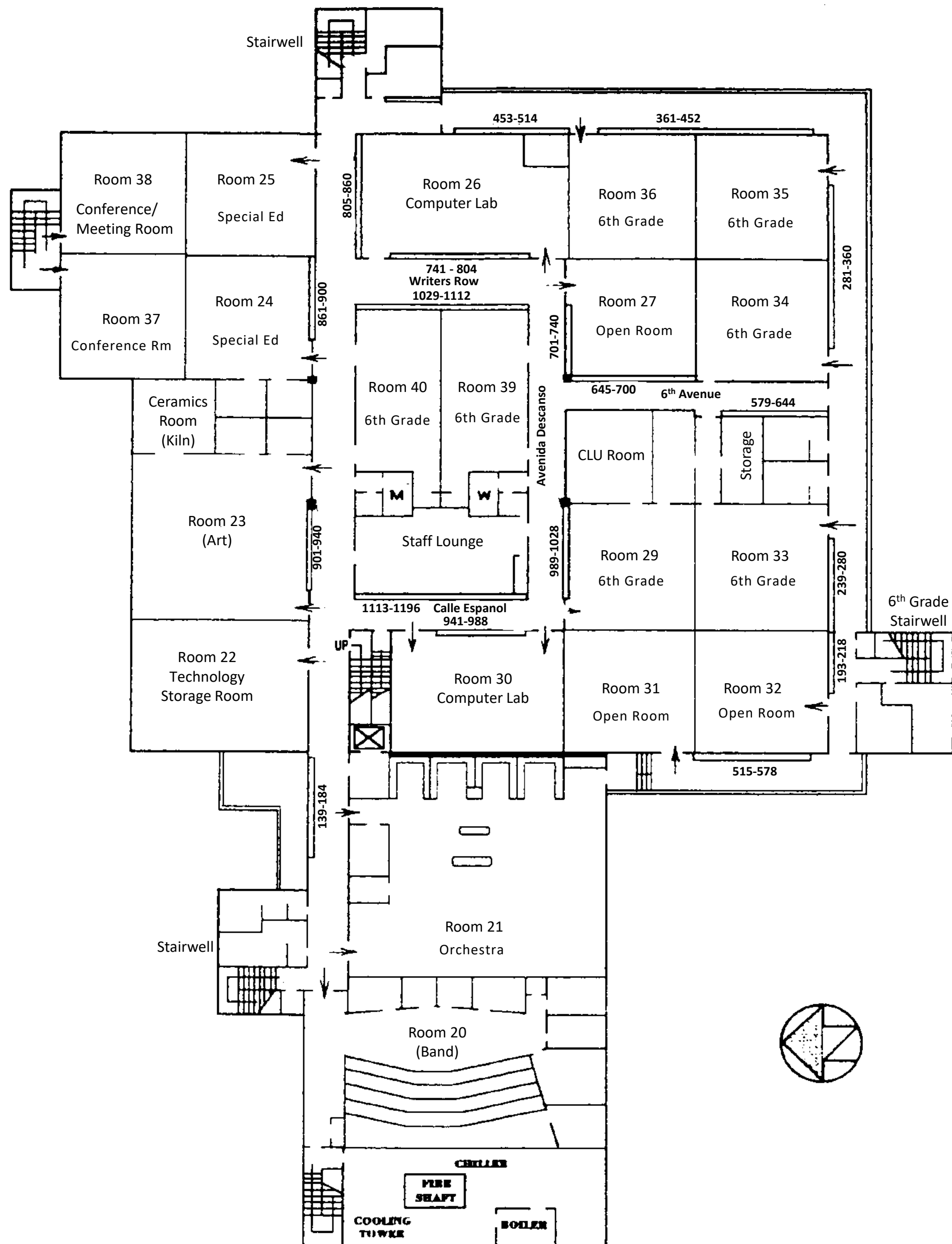




Los Cerritos Middle School
School Map
&
1st Floor Locker Plan



Revised 10/22/2014



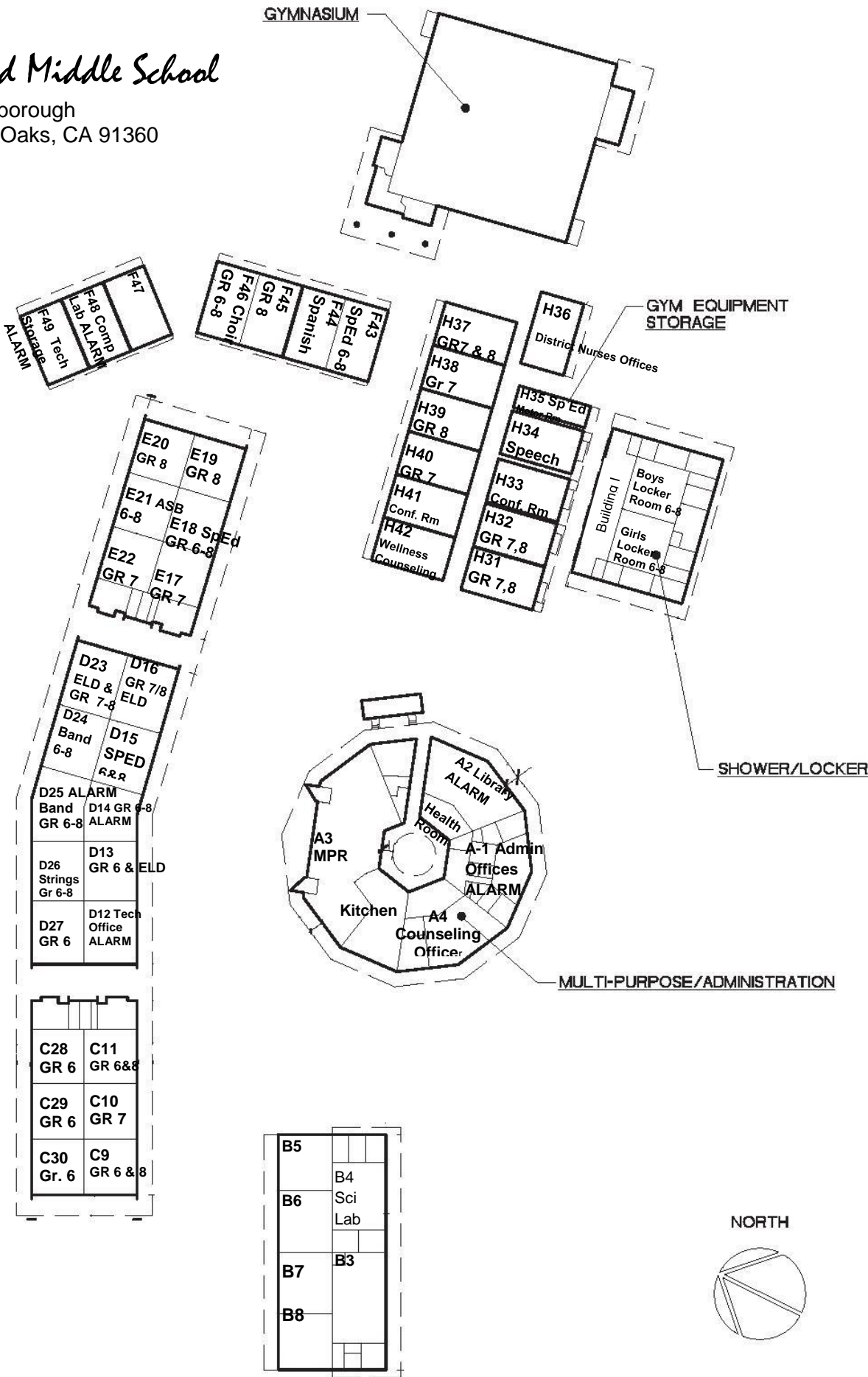
Los Cerritos Middle School School Map & 2nd Floor Locker Plan



Revised 10/22/2014

Redwood Middle School

233 Gainsborough
Thousand Oaks, CA 91360



Blacktop

Blacktop

Sand Box

TK/
K-2B
homeschool

Child Care
+ Special Ed -
Counselor,
SLP, OT

Library
+ Counselor
+ SLP + intervention

Storage
C B G

K-1
Kindergarten

K-2A
Kindergarten

Front Lawn

3rd
4th
5th
6th
Office
Admin
SPEED
Work Room
Rest Room

Outdoor Classroom

7	11
8	12
9	13
10	14

MPR Cafetorium

Stage

Kitchen

15	16	17B	17A
18	19	20B	20A

Lunch
Tables

Food
Service
Storage

Freezers

25 26 27 28

Electric



Building

BRIDGES CHARTER SCHOOL

Calle Bouganvilla

To Avenue De Los Arboles

Building Letter

Parking Lot

Gas
Water

EXHIBIT C

For reference only to show BRIDGES' current allocation and to identify room numbers to be recovered by District.

BRIDGES Charter Facilities Use

LEGEND:					
Room No.	Floor Area	Room No.	Floor Area	Room No.	Floor Area
K-1	1,663 sq ft	9	960 sq ft	23	1,800 sq ft
K-2A	1,663 sq ft	10	960 sq ft	24	1,440 sq ft
K-2B	1,440 sq ft	11	960 sq ft	Closet	540 sq ft
3	960 sq ft	12	960 sq ft	MPR	2,765 sq ft
4	960 sq ft	13	960 sq ft	Stage	935 sq ft
5	960 sq ft	14	960 sq ft	Administration	1,900 sq ft
6	960 sq ft	16	960 sq ft	Restrooms	1,150 sq ft
7	960 sq ft	17A	1,020 sq ft		
8	960 sq ft	17B	480 sq ft		
Total Building Area Allocated				29,276 sq ft	
Total Area Billed				27,836 sq ft	

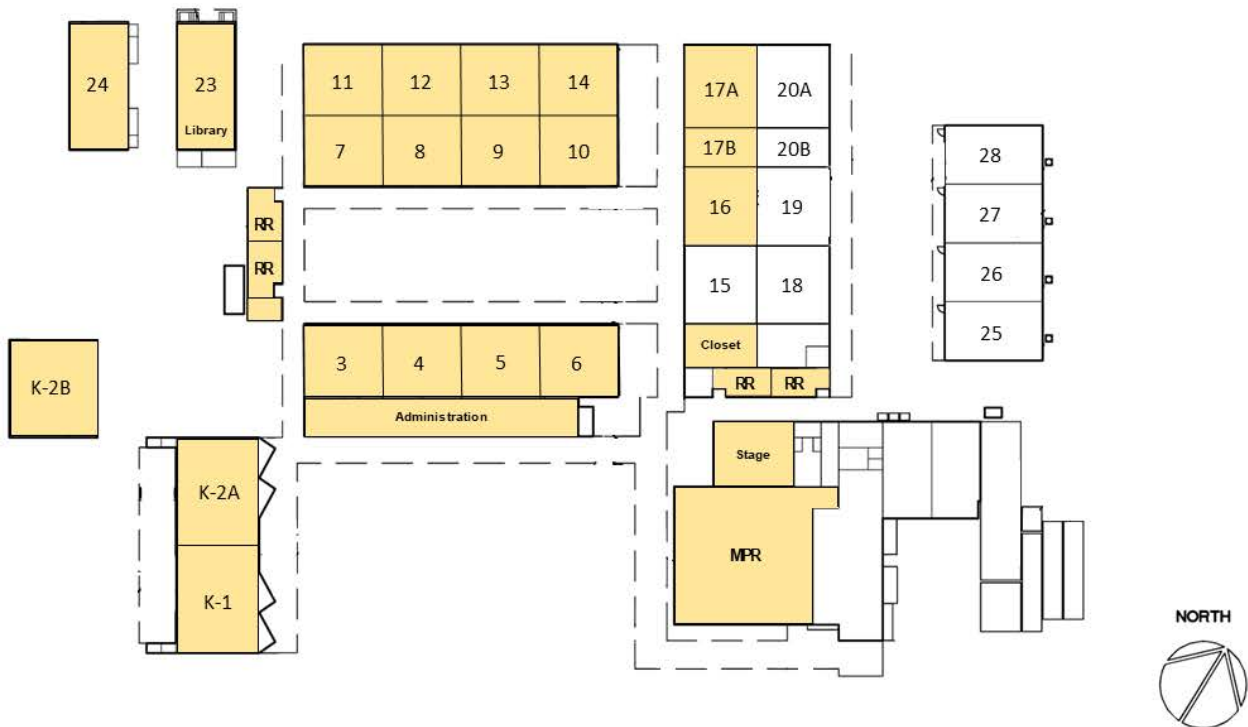


EXHIBIT D

CONEJO VALLEY UNIFIED SCHOOL DISTRICT
PROGRAM BUDGET AS OF OCTOBER 31, 2023 (2023-24 1ST INTERIM)
BRIDGES FACILITY COSTS AT THE PARK OAKS ELEMENTARY SITE

FISCAL YEAR 2023-24

**ONGOING AND MAJOR MAINTENANCE ACCOUNTS
GENERAL AND DEFERRED MAINTENANCE FUND,RESOURCE 0000-1999 & 8150**

FUNCTION CODES	DESCRIPTION	PERSONNEL BUDGET	OTHER EXP BUDGET	TOTAL EXP BUDGET	PERCENT OF EXP	TOTAL EST 2023-24 CHARGE
#8110	MAINTENANCE	4,806,200	1,272,092	6,078,292	100%	6,078,292
#8200	OPERATIONS	3,258,636	978,670	4,237,306	100%	4,237,306
#8300	SECURITY	0	383	383	100%	383
#8500	FACILITIES, ACQ, CONSTRUCTION	0	658,420	658,420	100%	658,420
#7200	TRANS	0	120,000	120,000	100%	120,000
TOTAL ESTIMATED 2023-24 EXPENDITURES				11,094,401		11,094,401

TOTAL DISTRICT BUILDING SQUARE FOOTAGE	2,041,908
BRIDGES BUILDING USAGE AT PARK OAKS SQUARE FOOTAGE	27,836
BRIDGES PERCENT OF TOTAL DISTRICT SQUARE FOOTAGE	1.36%

ESTIMATED ANNUAL ONGOING AND MAJOR MAINTENANCE ACCOUNTS	11,094,401
BRIDGES PERCENT OF DISTRICT SQUARE FOOTAGE	1.36%
ESTIMATED TOTAL BRIDGES FACILITY COST	151,243

ESTIMATED TOTAL BRIDGES FACILITY COST PER SQUARE FOOT	\$ 5.43
--------------------------------------------------------------	----------------

EXHIBIT E

**CHARTER FACILITIES AGREEMENT
BY AND BETWEEN
CONEJO VALLEY UNIFIED SCHOOL DISTRICT AND
BRIDGES CHARTER SCHOOL**

THIS AGREEMENT ("Agreement") is made this 17th day of May, 2023, by and between the Conejo Valley Unified School District, a public school district organized and existing under the laws of the State of California ("District") and BRIDGES Charter School, a California public charter school ("Charter School" or "BRIDGES"). The District and the Charter School are collectively referred to as "the parties."

R E C I T A L S

WHEREAS, pursuant to the requirements of California Education Code section 47614 and its implementing regulations (also known as "Proposition 39"), the Charter School has made a written request for facilities for the 2023-2024 school year, and;

WHEREAS, pursuant to the requirements of Proposition 39 and its implementing regulations, the District made a written preliminary offer to provide the Charter School with facilities, and;

WHEREAS, pursuant to the requirements of Proposition 39 and its implementing regulations, the District Board of Trustees made a written final offer (**Exhibit A**) to provide the Charter School with facilities for its in-District students, and;

WHEREAS, the Charter School accepts the District's Final facilities offer, and;

WHEREAS, the parties desire to set forth the terms and conditions pursuant to which the Charter School will occupy classrooms and facilities at the Park Oaks site ("Site") during the 2023-2024 school year; and

NOW THEREFORE, in consideration of the covenants and agreements hereinafter set forth, the parties agree as follows:

Section 1. Use of Site. The Charter School shall operate at the Site, and the facilities thereon, for the sole purpose of operating the Charter School's educational program and related Charter School activities in accordance with the Charter School's charter and MOU with the Ventura County Office of Education. Charter School's right to use of the Site shall be coterminous with the term of this Agreement. Upon the termination of this Agreement, the right to use and occupation of the Site and the facilities and equipment thereon shall revert to the District, subject to the parties' negotiation of a successor Agreement, if necessary, containing the terms of the District's provision of facilities to the Charter School in accordance with the provisions of Proposition 39, should the charter school qualify. As titleholder to the Site and the facilities and equipment located thereon, the District reserves the right at the termination of this

Agreement to recoup the full rights and benefits of such ownership, including but not limited to use of such Site, facilities and equipment for District services.

Section 2. Facilities. Charter School shall have the right to use and possession of facilities consisting of facilities, furnishings and equipment at Park Oaks Elementary School, located at 1335 Calle Bouganvilla, Thousand Oaks, CA, 91360, as is set forth in the District's Final Offer of Facilities.

a. Facilities: Charter School agrees that, for the term of this Agreement, the Charter School's exclusive entitlement to teaching stations, non-teaching space, specialized teaching space, and all other facilities, furnishings and equipment, shall be based upon Charter School's projection of ADA as set forth in the District's Final Offer of Facilities, and that the District's exclusive obligations shall be limited to providing teaching stations, non-teaching space, specialized teaching space, and all other facilities, furnishings and equipment as set forth in this Agreement and the Final Offer. In no event during the duration of this Agreement shall the District be obligated to provide Charter School any teaching stations, non-teaching space, specialized teaching space, or all other facilities, furnishings and equipment not being provided to Charter School at the time of mutual execution of this Agreement, and not set forth herein.

If the Charter School wishes to install teaching stations, non-teaching space, specialized teaching space, and all other facilities, furnishings and equipment, in addition to those set forth above, and allocated to Charter School at the time of mutual execution of this Agreement, it shall do so at its sole expense. Charter School shall ask for and receive the express written consent of the District in compliance with Section 9 of this Agreement before adding any buildings to the site, or making any improvements, additions or modifications thereto.

b. Over-allocation: The parties agree that the over-allocation penalty set forth in 5 CCR § 11969.8 shall apply. That section provides as follows:

Space is considered to be over-allocated if (1) the charter school's actual in-district classroom ADA is less than the projected in-district classroom ADA upon which the facility allocation was based and (2) the difference is greater than or equal to a threshold ADA amount of 25 ADA or 10 percent of projected in-district classroom ADA, whichever is greater. The per-pupil rate for over-allocated space shall be equal to the statewide average cost avoided per pupil set pursuant to Education Code section 42263 for 2005-06, adjusted annually thereafter by the CDE by the annual percentage change in the general-purpose entitlement to charter schools calculated pursuant to Education Code section 47633, rounded to the next highest dollar, and posted on the CDE Web site. The reimbursement amount owed by the charter school for over-allocated space shall be equal to (1) this rate times the difference between the charter school's actual in-district classroom ADA and the projected in-district classroom ADA upon which the facility

allocation was based, less (2) this rate times one-half the threshold ADA. For purposes of this subdivision, the actual in-district classroom ADA shall be determined using the report submitted pursuant to section 11969.9(l) in conjunction with the second principal apportionment under Education Code section 41601.

The parties agree that any over-allocation penalty shall be based upon an allocation of facilities, furnishings and equipment under this agreement upon an ADA projection as set forth in the chart above.

c. Other Conditions: Charter School shall comply with District policies and/or practices regarding the operations and maintenance of the facilities, furnishings, and equipment.

Although Charter School shall have partial use of the facilities at the Site, as specifically enumerated herein, Charter School agrees to comply with the provisions of the Civic Center Act (Education Code section 38131 et seq.) in making use of the facilities accessible to members of the community. For purposes of compliance with the Civic Center Act with respect to the Site only, the Charter School Governance Council agrees to comply with the provisions of Education Code sections 38130-38139 and shall also follow District Board Policy and Administrative Regulations in making use of the facilities accessible to members of the community. Charter School shall not allow any use of the facility other than Charter School use. Charter School shall refer any party or group interested in use of the facility to the District or District's web portal for facility use.

The District will be enforcing its right to make the facilities accessible to the community through the Civic Center Act outside of the Charter School's school hours, starting at 3:15 p.m. Monday through Friday. The Charter School may reserve use of the shared facilities after its school hours for special events such as parent nights and school dances by utilizing the facility management scheduling platform. The Charter School shall be required to use the facility management scheduling calendar for all school activities that require space reservation. As the Charter School will have priority use of the Premises, the Charter School shall have access to the facility management scheduling system to update, maintain and schedule their use accordingly.

Charter School acknowledges that the District has allocated to it all of the facilities, furnishings and equipment contained in its Request for Facilities. The parties agree that the provision of facilities pursuant to this Agreement constitutes full and complete satisfaction of the District's obligation to provide facilities to Charter School under Education Code section 47614 and the Proposition 39 regulations for the entire duration of this Agreement. Charter School agrees to waive its right to bring a legal action for the term of this Agreement based on compliance or noncompliance with Education Code section 47614. Should Charter School desire to obtain facilities from the District under Proposition 39 for the 2023-2024 school year and beyond, it shall make a written request in compliance with that statute and its implementing regulations. Nothing

in this provision shall be construed to limit or impair Charter School's right to make a facilities request for the 2023-2024 and beyond.

d. Name of the School: The name of the Charter School to be located on the Premises is BRIDGES Charter School. The Charter School shall be entitled to install signage customarily used by other schools in the District at the Site. The Charter School shall seek approval from the District of all signage, including location and size, but the District shall not unreasonably deny approval of signage that complies with District custom and practice.

Section 3. Furnishings and Equipment. For the term of this Agreement, the Charter School's exclusive entitlement to furnishings and equipment shall constitute those set forth in this Agreement, and those provided at the time of mutual execution of this Agreement. In no event shall District be obligated to provide Charter School any other furnishings and equipment not being provided to Charter School at the time of mutual execution of this Agreement, and not set forth herein. The District and the Charter School shall develop a mutually agreeable written inventory of the furnishings and equipment that will be located at the Site which shall be attached as **Exhibit B** and is hereby incorporated by reference. All furnishings and equipment provided shall remain the property of the District. Charter School shall follow all District policies regarding disposal of any assets.

The existing fire alarm, bell system, clocks, phone systems, and LAN systems currently on the Site will remain for Charter School's use, and the District's Maintenance and Technology staff will coordinate with Charter School and Ventura County Office of Education staff on the use and maintenance of the systems.

Section 4. Term. The term of this agreement shall begin on July 1, 2023 and end June 30, 2024. Charter School shall quit the premises and remove its possessions therefrom as of the effective date of termination, or upon the expiration of this Agreement.

Section 5. Termination. This Agreement will automatically terminate upon the revocation, or non-renewal or other termination of Charter School's charter (after exhaustion of all non-judicial administrative remedies to the State Board of Education, or any other authorizing agency having jurisdiction recognized by law, as defined under Education Code sections 47605(j) or 47607(f) or the permanent cessation of Charter School's operations for any reason.) Neither this Agreement, nor the Charter School's right to use and possession of the Site and facilities set forth herein, shall continue in operation while Charter School exercises any judicial challenges to any such nonrenewal/revocation.

Section 6. Pro Rata Share The District shall yearly charge the Charter School a pro rata share amount for use of the facilities, consistent with Education Code section 47614(b)(1) and 5 C.C.R. Section 11969.7. The calculation of this sum for the 2023-2024 school year is attached as **Exhibit C** and is hereby incorporated by reference. The District shall perform the calculation for each

subsequent year, to be submitted to the Charter School for review no later than April 1. If the Charter School does not agree with the District's calculation, the dispute shall be resolved by requesting that the Ventura County Office of Education review the relevant information and provide a binding decision. The pro rata share shall be divided into 12 equal payments, with the resulting amount to be paid by the Charter School to the District on or before the 1st of each month, commencing July 1. The pro rate share is subject to adjustment and reconciliation upon the District's receipt of actual audited facilities costs for the fiscal year on which it is calculated.

Section 7. Utilities. Charter School shall pay for all utilities consumed by Charter School on the Premises, including but not limited to, gas, electric, water, sewage, and for any and all connection charges. Charter School shall also be responsible for wiring/MIS infrastructure improvements. The Charter School will be responsible to make arrangements for and to pay for garbage, internet, telephone service and any related connection charges. Charter School shall obtain its own internet service provider and shall assume sole responsibility for upkeep and maintenance of all telephone systems, data lines, and related equipment, software and hardware.

Section 8. Maintenance. Facilities and furnishings and equipment provided to the Charter School shall remain the property of the District. The ongoing operations and maintenance of the facilities and equipment are provided by the District. The Charter School shall provide its own custodial services. The parties agree that the District shall be entitled to include the costs of operations and maintenance as "Facilities Costs" in the pro-rata share during every school year in which it provides operations and/or maintenance services at the Site. Projects identified under Education Code section 17582(a) and the replacement of furnishings and equipment supplied by the District in accordance with District schedules and practices shall remain the responsibility of the District. District shall be responsible for the maintenance of irrigations systems and all other grounds maintenance functions, including mowing and trimming.

District shall be responsible for the major maintenance of the facilities used by Charter School. For purposes of this section, "major maintenance" includes the major repair or replacement of plumbing, heating, ventilation, air conditioning, electrical, roofing, and floor systems, exterior and interior painting, and any other items identified under Education Code section 17582(a). All other kinds of maintenance shall be considered routine maintenance.

Section 9. Installation of Improvements. Charter School shall not construct or install any improvements on the Site or otherwise alter the Site without the prior written consent of District, and if required, the Division of the State Architect. District's approval of any improvements, including the construction schedule, work hours, and modifications, shall be at District's sole discretion. District shall provide its response to any request for improvements within fifteen (15) calendar days after the request is submitted. Contractors retained by Charter School with respect to the construction or installation of improvements shall be fully licensed and bonded as required by law and must maintain levels of casualty, liability and

workers' compensation insurance and performance and payment bonds consistent with District construction requirements. The construction or installation of improvements shall be performed in a sound and workmanlike manner, in compliance with all laws applicable to charter schools, including buildings codes and prevailing wage laws. District or District's agent shall have a continuing right at all times during the period that improvements are being constructed or installed to enter the premises and to inspect the work, provided that such entries and inspections do not unreasonably interfere with the progress of the construction or interrupt instruction to students.

Section 10. Condition of Property. The District is not aware of any defect in or condition of the Site that would prevent its use for the Charter School's purposes. The District has not received any notice of violation of statute, ordinance, regulation, order or holding from any state or federal agency with jurisdiction over the Site that calls into question the appropriateness or sufficiency of the Site for its intended purpose. Charter School, at its expense, shall comply with all applicable laws, regulations, rules and orders with respect to its use and occupancy of the Site that are triggered by the Charter School's use, modifications or alterations to the Site, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality and shall use the Site in accordance with all applicable law. The Charter School shall not be responsible for any and all environmental conditions that exist on the Site unless caused by the Charter School, or occurring after its first date of occupation at the Site. The District shall remain responsible for compliance with the ADA, FEHA, and other applicable building code standards regarding access for any existing compliance issue prior to the date that Charter School first took possession of the Site, and which are not the result of any modifications or improvement made by the Charter School. The Charter School shall only assume responsibility for compliance with ADA and FEHA access rights to the extent of any modifications or improvement made by the Charter School since the date that it first took possession of the Site.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Site after Charter School's first date of occupation of the Site, Charter School, at its expense, shall be obligated to clean all the property affected, to the satisfaction of District and any governmental agencies having jurisdiction over the Site.

Section 11. Title to Property. The parties acknowledge that title to the Site is held by the District and shall remain in the District at all times.

Section 12. Fingerprinting. Charter School shall be responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in Education Code section 45125.1.

District shall be responsible for complying with all criminal background check laws for all employees or vendors that work on the Site, or which it directs to the Site for any work to be performed at its direction.

Section 13. Insurance. The District will continue to maintain its current levels of insurance on the structures on the Site. Charter School shall, during the term of this Agreement, maintain in force the required levels of insurance as stated in the MOU between the Charter School and the Ventura County Office of Education. The District shall be named as an additional insured on all liability insurance policies obtained by the Charter School, and with certificates of insurance and endorsement pages.

In addition, the Charter School shall secure and maintain property insurance that addresses business interruption and casualty needs, including flood, fire, and other hazards with replacement costs coverage for all assets listed in the Charter School's property inventory and consumables. The Charter School shall secure property coverage with a minimum policy limit of 80% of the fair market value of the Charter School's contents.

The District shall maintain, during the term of this Agreement, insurance against claims for injuries to persons or damages to property (real and personal, including the structures on the Site and any District owned personal property) in amounts equal to that which would be in place if the Site were occupied by another school of the District.

Third-Party Claims. District's insurance shall be primary for claims for damage to the Site's physical structures caused by the actions of third parties, except to the extent that the third party's actions arose as a result of the negligence, intentional disregard or malfeasance of the Charter School. The Charter School's liability insurance shall be primary to the District's for all third party liability claims related to the site, except to the extent that the third party's actions arose as a result of the negligence, intentional disregard or malfeasance of the District.

Section 14. Indemnification. Charter School shall indemnify, hold harmless, and defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site after District delivers possession of the Site to the Charter School, arising from the Charter School's use of the Site or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by Charter School in or about the Site; provided, however, that Charter School shall not have any obligation to indemnify, hold harmless or defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site after District delivers possession of the Site to the Charter School, resulting from or arising out of the sole negligence or willful malfeasance of the District, its trustees, officers, employees and agents or any person or entity not subject to the Charter School's control and supervision.

District shall indemnify, hold harmless, and defend the Charter School, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site after District delivers possession of the Site to the Charter School, arising from the District's use of the Site or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by District in or about the Site; provided, however, that District shall not have any obligation to indemnify, hold harmless or defend the Charter School, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Site after District delivers possession of the Site to the Charter School, resulting from or arising out of the sole negligence or willful malfeasance of the Charter School, its trustees, officers, employees and agents or any person or entity not subject to the District's control and supervision.

Section 15. Access. Charter School shall permit District, its agents, representatives or employees, to enter upon the Site for the purpose of inspecting same or to make repairs, alterations, or additions to any portion of the Site. District shall attempt to give reasonable notice where practicable but shall not be obligated to do so in the event of emergency or imminent threat to health or safety of occupants.

Section 16. Damage and Destruction of Site:

Partial Damage. If the Site is damaged by any casualty which is covered by applicable insurance, and the Charter School still has access to at least sixty percent (60%) of the usable classroom space, then the Site shall be restored provided insurance proceeds are available to pay for the cost of restoration, and provided such restoration can be completed within one hundred twenty (120) days after the commencement of the work in the opinion of a registered architect or engineer approved by District. In such event, this Agreement shall continue in full force and effect, except that Charter School shall be entitled to proportionate reduction of all fees and payments while such restoration takes place, such proportionate reduction to be based upon the extent to which the restoration efforts interfere with Charter School's business on the Site.

Total Destruction. If the Site is totally destroyed (defined as the destruction of more than forty percent (40%) of the usable classroom space), or the Site cannot be restored as required herein, notwithstanding the availability of insurance proceeds, then this Agreement shall be terminated effective the date of the damage. Immediately upon the effective date of the damage, the District will comply with Proposition 39 and provide a school facility to the Charter School as soon as reasonably possible so as to avoid any interruption in the educational program of the Charter School.

Section 17. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served and received if given in writing and personally delivered or either deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service or facsimile transmission, addressed as follows:

If to the District: Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services
Conejo Valley Unified School District
750 Mitchell Road
Newbury Park, CA 91320

If to the School: Kelly R. Simon, Ph.D.
Director
BRIDGES Charter School
1335 Calle Bouganvilla
Thousand Oaks, CA, 91360

Any notice personally given or sent by facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

Section 18. Charter School's Material Breach and Default. The occurrence of any one of the following events shall be considered a material breach and default of this Agreement by Charter School:

(a) Any failure by Charter School to make payments required to be paid hereunder (where such failure continues for thirty (30) days after receipt of written notice by District to Charter School);

(b) The complete abandonment or vacation of the entire Site by Charter School;

(c) A failure by Charter School to observe and perform any other provision of this Agreement to be observed or performed by Charter School, where such failure continues for thirty (30) days after receipt of written notice thereof by District to Charter School; unless, however, the nature of the default is such that the same cannot reasonably be cured within said thirty (30) day period. Charter School shall not be deemed to be in default if Charter School shall within such thirty (30) day period commence such cure and thereafter diligently prosecute the same to completion;

(d) The making by Charter School of any general assignment or general arrangement for the benefit of creditors; the filing by or against Charter School of a petition to have Charter School adjudged bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in

the case of a petition filed against Charter School, the same is dismissed within 60 days); the appointment of a trustee or receiver to take possession of substantially all of Charter School's assets located at the Site or of Charter School's interest in this Agreement, where possession is not restored to Charter School within 30 days; or the attachment execution or other judicial seizure of substantially all of Charter School's assets located at the Site or of Charter School's interest in this Agreement, where such seizure is not discharged within 30 days.

Section 18.2. Remedies for District. If the Charter School commits a material breach and default, then District may exercise any right or remedy at law or in equity which District may have by reason of such default or breach.

Section 18.3. Material Breach and Default by District. District shall not be in material breach and default unless District fails to perform obligations required of District within a reasonable time, but in no event later than 30 days after receipt of written notice by Charter School to District specifying wherein District has failed to perform such obligations; provided however, that if the nature of District's obligation is such that more than 30 days are required for performance, then District shall not be in default if District commences performance within such 30-day period and thereafter diligently prosecutes the same to completion.

Section 18.4. Remedies for Charter School. If the District commits a material breach and default, then Charter School may exercise any right or remedy at law or in equity which Charter School may have by reason of such default or breach.

Section 19. Subcontract and Assignment. Neither party shall assign its rights, duties or privileges under this Agreement, nor shall a party attempt to confer any of its rights, duties or privileges under this Agreement (including that of sublease) on any third party, without the written consent of the other party.

Section 20. Independent Status. This Agreement is by and between two independent entities and is not intended to and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture, or association.

Section 21. Entire Agreement of Parties. This Agreement and the MOU constitute the entire agreement between the parties and supersede all prior discussions, negotiations and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by the parties.

Section 22. California Law. This Agreement shall be governed by and the rights, duties and obligations of the parties shall be determined and enforced in accordance with the laws of the State of California. The parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in Ventura County, California.

Section 23. Attorneys' Fees. If either party files any action or brings any proceedings against the other arising out of this Agreement, the prevailing party shall be entitled to recover, in addition to its costs of suit and damages, reasonable attorneys' fees to be fixed by the court. The "prevailing party" shall be the party who is entitled to recover its costs of suit, whether or not suit proceeds to final judgment. No sum for attorneys' fees shall be counted in calculating the amount of a judgment for purposes of determining whether a party is entitled to its costs or attorneys' fees.

Section 24. Waiver. The waiver by any party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

Section 25. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, and assigns.

Section 26. Counterparts. This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.

Section 27. Captions. The captions contained in this Agreement are for convenience only and shall not in any way affect the meaning or interpretation hereof nor serve as evidence of the interpretation hereof, or of the intention of the parties hereto.

Section 28. Severability. Should any provision of this Agreement be determined to be invalid, illegal or unenforceable in any respect, such provision shall be severed and the remaining provisions shall continue as valid, legal and enforceable.


Section 29. Incorporation of Recitals and Exhibits. The Recitals and each exhibit attached hereto are incorporated herein by reference.

Section 30. Compliance with District Policies. The Charter School shall comply with all school district policies regarding the operations and maintenance of the school facility and furnishings and equipment, including but not limited to ensuring only age-appropriate use of all facilities, furnishings and equipment, including playground equipment, and with respect to the disposal of trash.

Section 31. Full Satisfaction of Proposition 39/Release of Claims. Parties agree that this is a negotiated agreement and both parties agree to waive their right to bring a legal action for the term of this Agreement based on compliance or noncompliance with Education Code section 47614 and the Proposition 39 regulations. This waiver does not extend to the obligations set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CONEJO VALLEY UNIFIED SCHOOL DISTRICT

By: 
Dr. Victor P. Hayek
Title: Deputy Superintendent, Business Services

Dated: May 17, 2023

BRIDGES CHARTER SCHOOL

By: 
Dr. Kelly R. Simon
Title: Director

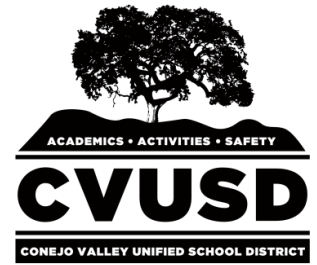
Dated: April 27, 2023

EXHIBIT A

[District Final Offer of Facilities, 2023-2024]

Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



March 31, 2023

VIA ELECTRONIC MAIL

Kelly R. Simon, Ph.D., Director
BRIDGES Charter School
1335 Calle Bouganvilla
Thousand Oaks, CA, 91360

Re: Conejo Valley Unified School District
Proposition 39 Facilities Request, 2023-2024
Final Offer of Facilities

Dear Dr. Simon:

The Conejo Valley Unified School District ("District") makes this Final Offer of Facilities to BRIDGES Charter School ("BRIDGES" or "Charter School") for the 2023-2024 school year under Cal. Admin. Code, title 5, §11969.9(h).

The District has carefully considered the Charter School's request for facilities under the criteria set forth in Proposition 39 and its implementing regulations. (Cal. Ed. Code § 47614; Cal. Admin. Code, title 5, §§ 11969.1, *et seq.*) This Final Offer complies with all of the requirements of Proposition 39 and Cal. Admin. Code, title 5 §11969.9(h).

A. Procedural History

The Charter School submitted a November 1, 2022 Request for Facilities under Proposition 39 pursuant to Cal. Admin. Code, title 5, § 11969.9(c). The Charter School's Request for Facilities was based upon a projected total classroom ADA of 301.15 ADA, and total classroom in-District ADA of 198.55.

On or about December 1, 2022, the District issued a written counterprojection of 281.20 total classroom ADA, and 178.60 in-District ADA, upon which it also based its February 1, 2023 Preliminary Offer. In its March 1, 2023 response, the Charter School did not further address the District's counterprojection, and stated that "BRIDGES is pleased with the District's Preliminary Offer and looks forward to receiving the District's Final Offer on April 1st." The District will address the Charter School's response concerning the pro-rata share in Section C(1) of this letter (p. 6-7).

B. 2023-2024 Final Offer to the Charter School

Education Code § 47614 and its implementing regulations obligate the District to offer space sufficient to accommodate the Charter School's in-District classroom ADA. Though not obligated, for the 2023-24 school year, the facilities offer will include in and out-of-district students, but not students that are enrolled in a home-school, distance learning, or independent study type programs. However, the District's calculation of the Charter School's allocation of space based on comparison group school data will be based upon its in-District classroom ADA.

The District's total allocation of space is based upon the following ADA grade-level breakdown:

The District applied the percentage of the District's counterprojection to BRIDGES's projection (93.38% for total classroom ADA of 301.15, 90.0% for total in-District ADA of 198.55) to each grade level projected by the charter school.

Total Classroom ADA	K	1	2	3	4	5	6	7	8	Total
BRIDGES 2023-24 Projected ADA	34.20	38.00	34.20	43.70	33.25	33.25	35.15	30.40	19.00	301.15
District's 2023-24 Counterprojection	31.94	35.48	31.94	40.80	31.05	31.05	32.82	28.38	17.74	281.20
K-5: 202.26							6-8: 78.94			

Total In-District Classroom ADA	K	1	2	3	4	5	6	7	8	Total
BRIDGES 2023-24 Projected ADA	24.70	19.00	26.60	27.55	19.00	23.75	21.85	19.95	16.15	198.55
District's 2023-24 Counterprojection	22.22	17.09	23.93	24.78	17.09	21.36	19.65	17.95	14.53	178.60
K-5: 126.47							6-8: 52.13			

In-District ADA Breakdown: **Grades K-5 = 126.47 Grades 6-8 = 52.13**
Out-of-District ADA Breakdown: **Grades K-5 = 75.79 Grades 6-8 = 26.81**
Total ADA Breakdown: **Grades K-5 = 202.26 Grades 6-8 = 78.94**

The District's Final Offer of Facilities consists of facilities, furnishings and equipment at Park Oaks Elementary School, located at 1335 Calle Bouganvilla, Thousand Oaks, CA, 91360, under Cal. Admin. Code tit. 5, § 11969.3(d).

1. Methodology

Cal. Admin. Code, title 5, § 11969.3 governs the identification of the comparison group sites. Subsection (a)(1) states as follows:

Comparison Group:

The standard for determining whether facilities are sufficient to accommodate charter school students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending (in-person) public schools of the school district. Providing facilities shall be a comparison group of district-operated schools with similar grade levels. If none of the district-operated schools has grade levels similar to the charter school, then a contiguous facility within the meaning of subdivision (d) of section 11969.2 shall be an existing facility that is most consistent with the

needs of students in the grade levels served at the charter school. The district is not obligated to pay for the modification of an existing school site to accommodate the charter school's grade level configuration.

Cal. Admin. Code, title 5, § 11969.3(a)(2) governs the determination of the comparison group schools for districts whose students live in high school attendance areas:

The comparison group shall be the school district-operated schools with similar grade levels that serve students living in the high school attendance area, as defined in Education Code section 17070.15(b), in which the largest number of students of the charter school reside. The number of charter school students residing in a high school attendance area shall be determined using in-district classroom ADA projected for the fiscal year for which facilities are requested.

Based on the information provided in the Charter School's facilities request, the District has determined that the K-5 comparison group schools for BRIDGES are Acacia, Aspen, Glenwood, Ladera, Madrona, Weathersfield and Wildwood, which fall within the Thousand Oaks High School attendance area. For grades 6-8, the comparison group schools are Los Cerritos and Redwood.

2. Facilities Offered

a. Reasonable Equivalence Methodology

In order to determine whether facilities are "reasonably equivalent," the District compares the proposed facilities to District-operated schools constituting the comparison group of schools. The District may propose facilities to the Charter School that are comparable to the comparison group in the following ways:

No.	Facility Characteristic – Capacity	Regulatory Authority
1.	Ratio of teaching stations to average daily attendance ("ADA")	C.C.R., tit. 5, § 11969.3(b)(1)
2.	Specialized classroom space if such facilities are available to the district comparison group (e.g., science laboratories)	C.C.R., tit. 5, § 11969.3(b)(2)
3.	Non-teaching space, which the district can share with the charter school (e.g., administrative, kitchen, multi-purpose, and/or play area space)	C.C.R., tit. 5, § 11969.3(b)(3)
4.	School site size	C.C.R., tit. 5, § 11969.3(c)(1)(A)
5.	Condition of interior and exterior surfaces	C.C.R., tit. 5, § 11969.3(c)(1)(B)
6.	Mechanical, plumbing, electrical, and fire alarm systems in condition and conformity to applicable law	C.C.R., tit. 5, § 11969.3(c)(1)(C)
7.	Availability and condition of technology resources	C.C.R., tit. 5, § 11969.3(c)(1)(D)
8.	Overall learning environment qualities (e.g., lighting, noise mitigation, and/or size for intended use)	C.C.R., tit. 5, § 11969.3(c)(1)(E)
9.	Furnishings and equipment	C.C.R., tit. 5, § 11969.3(c)(1)(F)
10.	Condition of athletic fields and/or play area space	C.C.R., tit. 5, § 11969.3(c)(1)(G)

The District has considered capacity, condition, location, and other relevant factors, using as a point of reference the comparison group schools identified

above, to allocate a facility to the Charter School that meets Proposition 39 standards for “reasonable equivalence.” The District’s reasonable equivalence analysis is contained on **Exhibit A**.

Teaching Stations: With respect to teaching stations, Cal. Admin. Code title 5, § 11969.3(b)(1) states that “facilities made available by a school district to a charter school shall be provided in the same ratio of teaching stations (classrooms) to ADA as those provided to students in the school district attending comparison group schools.”

Specialized Teaching Space: With respect to specialized teaching space, Cal. Admin. Code title 5, § 11969.3(b)(2) states as follows:

If the school district includes specialized classroom space, such as science laboratories, in its classroom inventory, the space allocation provided pursuant to paragraph (1) of subdivision (b) shall include a share of the specialized classroom space and/or a provision for access to reasonably equivalent specialized classroom space. The amount of specialized classroom space allocated and/or the access to specialized classroom space provided shall be determined based on three factors:

- (A) the grade levels of the charter school's in-District students;
- (B) the charter school's total in-District classroom ADA; and
- (C) the per-student amount of specialized classroom space in the comparison group schools.

Non-Teaching Space: With respect to non-teaching space, Cal. Admin. Code title 5, § 11969.3(b)(3) states as follows:

The school district shall allocate and/or provide access to non-teaching station space commensurate with the in-district classroom ADA of the charter school and the per-student amount of non-teaching station space in the comparison group schools. Non-teaching station space is all of the space that is not identified as teaching station space or specialized classroom space and includes, but is not limited to, administrative space, kitchen, multi-purpose room, and play area space. If necessary to implement this paragraph, the district shall negotiate in good faith with the charter school to establish time allocations and schedules so that educational programs of the charter school and school district are least disrupted.

The District’s inventory of the teaching stations, specialized teaching space, and non-teaching space at the comparison group schools and the Charter School’s Site, as well as site maps for those schools, are attached as **Exhibit B**.

Following is the District’s determination of the teaching station, specialized-teaching space, and non-teaching space allocation to BRIDGES for 2023-2024:

Comparison Group School Ratio	BRIDGES Allocation: In-District Classroom ADA		BRIDGES Allocation Out-of-District Classroom ADA	
	K-5: 126.47	6-8: 52.13	K-5: 75.79	6-8: 26.81
18.64 ADA/Teaching Stations (K-5)	6.78		3.50	
24.80 ADA/Teaching Stations (6-8)		2.10		1.08
21.90 SF/ADA STS (K-5)	2,769.69 SF/ 2.89 Rooms		1,659.80 SF/ 1.73 Rooms	
16.01 ADA/STS (6-8)		834.60 SF/ 0.87 Rooms		429.23 SF/ 0.45 Rooms
20.98 SF/ADA NTS (K-5)	2,653.34 SF/ 2.76 Rooms		1,590.07 SF/ 1.66 Rooms	
18.61 SF/ADA Non-Teaching Space (6-8)		970.14 SF STS/ 1.01 Rooms Gymnasium 7.79% Science Lab 7.79%		498.93 SF/ 0.52 Rooms Gymnasium 4.0% Science Lab 4.0%
Total	16.41 Rooms @ 960 SF		8.94 Rooms @ 960 SF	
12.91 SF/ADA MPR (K-5)	1,632.73 SF		978.45 SF	
4.07 SF/ADA Library (K-5)	514.73 SF		308.47 SF	
Outdoor Space				
.02 AC/ADA Field/Blacktop AC (K-5)	2.53 AC		1.52 AC	
.02 AC/ADA Field/Blacktop AC (6-8)		1.04 AC		0.54 AC
.03 AC/ADA Total Site AC (K-5)	3.79 AC		2.27 AC	
.03 AC/ADA Total Site AC (6-8)		1.56 AC		0.80 AC
Total	8.92		5.13	
*Rooms Calculated @ 960 SF each.				

b. Allocation to BRIDGES for 2023-2024

Following is a summary of the total allocation of classroom, specialized classroom and non-teaching space to BRIDGES for 2023-2024:

Classrooms and Specialized Teaching Space	K1, K2A, K2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 2
Additional teaching space: Portable	Room 24 for an additional \$10,200 per year
Total Classrooms (including Specialized Teaching Space and Non-Teaching Space)	19

The District also allocates the following non-teaching space to BRIDGES on a shared basis:

Facility	Sharing Term
Multi-Purpose Room	Exclusive access only during District's instructional day. The District reserves the right to use the MPR on an as-needed basis with proper notice and shall have use of the space after school hours for time not previously reserved by Charter.
Library	Exclusive
Administrative Space	Exclusive
Student Restrooms	Exclusive during the school day
Gymnasium	Based on 11.79% ratio, BRIDGES may access the gymnasium at Los Cerritos or Redwood middle schools for 127 hours during middle school hours for the 2023-2024 school year, on a schedule to be mutually agreed upon by the parties.
Science Laboratories	Based on 11.79% ratio, BRIDGES may access the science labs at Los Cerritos or Redwood middle schools for 127 hours during middle school hours for the 2023-2024 school year, on a schedule to be mutually agreed upon by the parties.

A site map showing BRIDGES's proposed allocation is attached as **Exhibit C** for reference and to indicate the room numbers identified by the District.

The District also offers the Charter School reasonably equivalent Furnishings and Equipment for 281.20 ADA.

C. Final Facilities Offer – Other Terms and Conditions

1. Fees Assessed to Charter School

Response to Charter School's March 1, 2023 Letter:

The Charter School's March 1, 2023 letter contends that "the District's total facilities costs, as used to calculate the pro rata share, appear to have increased significantly in the last year," and that "it appears that inappropriate costs may have been included in the total amount of facilities costs attributable to the Charter School" (March 1, 2023 letter, p. 1.) The Charter School then proceeds to state that because "the charter school will provide its own ongoing operations and maintenance services for its allocated space, the pro rata share must be re-calculated to exclude any District facilities costs for the ongoing operations and maintenance of District facilities." The District has an obligation to ensure that its capital asset is maintained in a responsible manner that will help prolong its life. Because the Charter School has not previously provided maintenance on the District's site, the District has no proof that it "shall comply with school district policies regarding the operations and maintenance of the school facility and furnishings and equipment," and that it has the personnel or financial resources to do so.

The Charter School also incorrectly claims that "the District does not provide security for the campus, and thus the District's security costs could not be included in the calculation." However, there is no basis in law for exclusion of security costs, as the District is entitled to include them in *Districtwide* facilities costs under Cal. Admin. Code tit. 5, § 11969.7(a) and Cal. Admin. Code tit. 5, § 11969.2 as a subset of "Plant Maintenance and Operations" under Function 8300, even if the District does not provide security to the Charter School.

Variance in Pro-Rata Share: The Charter School fails to cite any legal authority supporting its contention that variations in the pro-rata share from year to year are unlawful or inappropriate. Since the pro-rata share is based upon the District's total facilities costs in a given fiscal year, and since the District's facilities costs will invariably change each year, it stands to reason that a charter school's pro-rata share will also vary from year to year.

The District's calculation of the pro-rata share has been transparent, and in response your inquiry, you were provided the breakdown and backup for the calculation for the past three years by e-mail on February 28, 2023, showing that the District used the same methodology each year. We trust that this documentation resolves any issue regarding the District's calculations.

a. Pro-Rata Share: In-District Students

In the event that the Charter School accepts the District's Final Offer and occupies the facilities **1335 Calle Bouganvilla, Thousand Oaks, CA 91360**, in 2023-2024, under Cal. Admin. Code title 5, § 11969.7, the District will charge the Charter School for its use of the District's site proportionally, according to its in-District and out-of-District student populations. The Charter School's proportion of in-District students is 63.51% (178.6/281.2). Therefore, the District will charge 63.51% of the total 27,836 square feet (17,678.64 SF) under the pro-rata share calculation set forth in the Proposition 39, regulations, and the remaining square footage (10,157.36 SF) under the out-of-District rate set forth below.

Charter School's annual pro-rata share payment to the District, under Cal. Admin. Code title 5, § 11969.7, will be a sum of no less than (17,678.64 SF x \$5.37 psf*) \$94,934.30.

b. Charge for Out-of-District Students

Proposition 39 does not obligate the District to provide facilities for the Charter School's out-of-District students. However, the District offers the proportion of facilities commensurate with the Charter School's out-of-District students not to exceed the numbers as set forth above. The additional charge to the Charter School for its out-of-district student population is (10,157.36 SF x \$8.06 psf*) \$81,868.32. Charter School has the option to reduce its requested use of the facility and District will recompute based on the amended space request.

c. Additional Charge(s)

For additional teaching space, formerly known as a "child care" classroom, a portable adjacent to the library, \$10,200.

d. Total charge

Charges for the 2023-24 school year for in-district and out-of-district students shall be \$176,802.62, plus \$10,200 for the additional portable for a total of \$187,002.62. The calculation of this fee is attached as **Exhibit D**.

2. Miscellaneous

This offer of facilities, should it be accepted, is valid only for the 2023-24 school year.

Should Charter School accept the Final Offer of Facilities, the District will require it to return the signed Facilities Use Agreement (attached as **Exhibit E**) with the Charter School's acceptance of the Final Offer.

3. Community Use of Facilities

The District will be enforcing its right to make the facilities accessible to third parties outside of BRIDGES's school hours, starting at 3:15 p.m. Monday through Friday, weekends, holidays, and other times BRIDGES is not in session and has not reserved the space for school activities. BRIDGES may request use of the facilities after its school hours by making a facility use request in accordance with District Board Policy and Administrative Regulations.

4. Charter School's Response

Cal. Admin. Code tit. 5, § 11969.9(i) provides as follows:

The charter school must notify the school district in writing whether or not it intends to occupy the offered space. This notification must occur by May 1 or 30 days after the school district notification pursuant to subdivision (h), whichever is later ...

The District understands that the Charter School has accepted the Preliminary Offer to occupy the facilities identified in this offer during the 2022-2023 school year.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Dr. Victor P. Hayek
Deputy Superintendent, Business Services

EXHIBIT A

Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



“Condition” Analysis for Comparison Group Schools

School	ACACIA (398 ADA)	ASPEN (301 ADA)	GLENWOOD (243 ADA)	LADERA (284 ADA)	MADRONA (267 ADA)	WEATHERSFIELD (368 ADA)	WILDWOOD (355 ADA)	MATES (369 ADA)
Age of Buildings	1963	1967	1963	1961	1964	1962	1972	1961
Size of Site (Acres)	10.29	10.94	11.09	9.58	11.44	8.76	8.98	7.90
Surfaces- Interior	Good	Good	Average	Average	Average	Average	Fair	Good
Surfaces- Exterior	Good	Fair	Fair	Fair	Average	Fair	Average	Good
Mechanical Systems	Average	Average	Good	Fair	Average	Fair	Fair	Average
Plumbing	Average	Good	Average	Fair	Good	Fair	Fair	Average
Electrical	Average	Average	Average	Fair	Good	Good	Fair	Average
Fire	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Conformity to Applicable Codes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tech Infrastructure								
--- Available?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
--- Condition?	Good	Good	Good	Good	Good	Good	Good	Good
Lighting	Good	Good	Good	Good	Good	Good	Good	Good
Noise	Average	Average	Average	Average	Average	Average	Average	Average
Adequacy of Size	Good	Good	Good	Good	Good	Good	Good	Fair
Furnishings/Equipment	Good	Good	Good	Good	Good	Good	Good	Good
Play Fields	Good	Good	Good	Good	Good	Good	Good	Good

Source: Facilities Master Plan 2017 Executive Summary

EXHIBIT B

TEACHING STATIONS (CLASSROOMS)																				
ACACIA (362 ADA)			ASPEN (287 ADA)			GLENWOOD (214 ADA)			LADERA (287 ADA)			MADRONA (245 ADA)			WEATHERSFIELD (385 ADA)			WILDWOOD (364 ADA)		
Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use
1	1280	TK	A	1247	K	C1	1439	K	1	960	TK/K	1	1337	TK	K1	1432	TK	K1	997	K
2	1280	2	B	1247	K	C2	1439	K	2	960	1	2	1337	K	K2	1212	TK	K2	1164	K
3	1024	K	1	1024	1	C3	1440	TK	3	960	1	2A	1246	TK-2 LEAP	3	960	K	K3	1440	TK
5	1024	1	2	1024	1	D4	960	1	4	960	½	3	960	K	4	960	1	3	615	3
7	1024	K	3	1024	TK	D7	960	1	6	960	2	5	960	2	5	960	1	4	872	3
9	1024	1	4	1024	SAI 2/3	D8	960	2	7	960	2	6	960	2	6	960	1	5	830	3
10	1024	1	5	1024	SAI 1	E2	960	3	8	960	3/4/5	7	960	4	7	960	K	8	780	1
11	1024	2	6	1024	SAI TK/K	E3	960	3	11	960	3	10	960	3	8	960	2	9	819	2
12	608	2/3 SDC	7	1024	4	E4	960	2	12	960	3	11	960	4/5 LEAP	9	960	2	10	672	2
13	1024	3	8	1024	5	E5	960	5	13	960	4	12	960	3/4 LEAP	10	960	K	13	945	4
14	1024	3	9	1024	2	E6	960	4	14	960	4	14	960	1	11	960	3	14	900	5
15	1024	2	10	1024	3	E7	960	4/5	15	960	5	15	960	1	12	960	3	15	1010	5
16	608	4/5 SDC	11	1024	5				16	960	5	16	960	4	13	960	3	16	1013	5
17	1024	2	12	1024	2				21	1406	K	17	960	5	14	960	2	17	900	4
18	1024	3	20	960	3				22	1423	K	22	960	3	15	960	4	18	945	3
21	1024	5	21	960	3				26	1440	TK				16	960	4	20	720	1
22	1024	4	22	960	SAI 4/5										17	960	5	24	960	K
25	1024	5													18	960	5	24	960	1
26	1024	4																		
Total Classrooms (TK-5)		19	Total Classrooms (TK-5)		17	Total Classrooms (TK-5)		12	Total Classrooms (TK-5)		16	Total Classrooms (TK-5)		15	Total Classrooms (TK-5)		18	Total Classrooms (TK-5)		18

115 Comparison Group Total Teaching Stations
Comparison Group Total ADA 2,144/115 Comparison Group Total Teaching Stations = 18.64 ADA/Teaching Stations

MPR AND LIBRARY SPACE																				
ACACIA (362 ADA)			ASPEN (287 ADA)			GLENWOOD (214 ADA)			LADERA (287 ADA)			MADRONA (245 ADA)			WEATHERSFIELD (385 ADA)			WILDWOOD (364 ADA)		
MPR	4243	MPR	MPR	5852	MPR	A3	3210	MPR	MPR	2774	MPR	MPR	4655	MPR	MPR	2886	MPR	MPR	4050	MPR
20	608	Library	LIB	1224	Library	A1	1278	Library	LIB	1591	Library	35	1712	Library	LIB	1307	Library	LIB	1010	Library

Comparison Group Total MPR SF 27,670
Comparison Group Total MPR SF 27,670/Comparison Group Total ADA 2,144 = 12.91 SF/ADA
Comparison Group Total Library 8,730 SF
Comparison Group Total Library 8,730 SF/ Comparison Group Total ADA 2,144 = 4.07 SF/ADA

SPECIALIZED TEACHING SPACE																				
ACACIA (362 ADA)			ASPEN (287 ADA)			GLENWOOD (214 ADA)			LADERA (287 ADA)			MADRONA (245 ADA)			WEATHERSFIELD (385 ADA)			WILDWOOD (364 ADA)		
Specialized Teaching Rooms			Specialized Teaching Rooms			Specialized Teaching Rooms			Specialized Teaching Rooms			Specialized Teaching Rooms			Specialized Teaching Rooms			Specialized Teaching Rooms		
8	608	Speech	13	900	Psy/Cnsl	C4	960	Interventn	A	146	Psych	2A-O	144	Psych	20	960	Interventn	6	660	Interventn
19	1024	Learn Cent	14	900	Art	C5	720	A.S. Star	B	146	EL	8	960	Learn Cent	21	360	Interventn	7	657	Comp Lab
27	720	Enr. Lab	17	900	Comp. Lab	C6	720	A.S. Star	5	960	Interventn	9	960	Art	22	960	Music	12	960	Learn Cent
	301	Psy/Cnsl	18	900	Dance	C7	720	A.S. Star	9	960	Learn Cent	18	960	Comp. Lab	23	720	ELOP	19	720	Interventn
	88	Speech	19	960	Learn Cent	C8	720	A.S. Star	10	960	Interventn	21	960	Mkr Spc	27	960	CC/Mus		310	Speech
				201	Sp./Lang.	D1	960	Learn Cent	20	961	Lab	23	960	ELOP		186	Psych/Coun			
						D2	960	PE	24	944	Art/Mus.	24	960	ELOP		182	Speech			
						E1	960	Speech	28	960	Speech	25	960	ELOP						
						F1	960	PE				26	960	Sci. Lab						
						F2	960	Music				27	960	Comp. Lab						
						F4	960	Cnsl				29	960	Interventn						
						F5	960	Psych				30	960	Interventn						
						F6	960	OT's				33	710	Motor/OT						
												34	710	Music						
												37	717	EL						
												38	717	Speech						
												39	710	Speech						
Total Specialized SF		2,741	Total Specialized SF		4,761	Total Specialized SF		11,520	Total Specialized SF		6,037	Total Specialized SF		14,268	Total Specialized SF		4,328	Total Specialized SF		3,307

Total Comparison Group STS 46,962 SF
Total Comparison Group STS 46,962 SF/Comparison Group School ADA 2,144 = 21.90 SF/ADA Specialized Teaching Space

NON-TEACHING SPACE																				
ACACIA (362 ADA)			ASPEN (287 ADA)			GLENWOOD (214 ADA)			LADERA (287 ADA)			MADRONA (245 ADA)			WEATHERSFIELD (385 ADA)			WILDWOOD (364 ADA)		
Non-Teaching Space			Non-Teaching Space			Non-Teaching Space			Non-Teaching Space			Non-Teaching Space			Non-Teaching Space			Non-Teaching Space		
4	608	Outreach	C	960	St. Lounge	A2	102	Storage	25	944	Tech. Ofc.	4	960	IEP	19	960	Resource	21	960	Tech. Ofc.
6	1024	Conf. Rm.	CC	1440	Childcare	A4	400	St. Lounge	27	1024	Childcare	13	960	Storage	24	720	Tech. Ofc.	22	720	Childcare
23	1024	Acad Spec	16	900	Tech. Ofc.	B1	288	Main Ofc		230	Health Ofc	19	960	Childcare	CC	954	Childcare	23	720	Childcare
24	608	Wellness		280	Rec. Sup.	B2	258	Health		470	Office/WR	20	960	Childcare		221	Day Cust Of		172	Wkrm (15)
CC	1440	Childcare		280	PE Room	B3	240	Workroom		432	Lit Lib/PTA	28	960	Tech. Ofc.		196	Nig. Cust Of		178	Wkrm (16)
	718	Admin		340	Office	D3	960	Acad Spec		385	St. Lounge	31	710	St. Lounge		380	St Lounge		236	Prim. Res.
	94	Tech Ofc.		229	Wk. Room	D5	960	Tech. Ofc.		392	Kitchen	32	717	T. Lounge		352	Office		142	PTA St.
	230	Health		216	Textbook	D6	960	T. Lounge				36	710	Wellness		187	Health Ofc		335	St. Lounge
	198	PE Office		135	Cust. Rm.	E8	960	EL					1036	Office		252	T Workrm		410	Workroom
	666	T. Lounge		534	Kitchen	F3	960	Supp. Rm					1012	Work Rm		458	Kitchen		350	Bookroom
	165	Cust. Rm.					779	Kitchen					1384	Kitchen					282	IMT
	1353	Kitchen																	130	Pr. Off
																			419	Office
																			185	Health Ofc
																			511	Kitchen
Total Non-Teaching SF		8,128	Total Non-Teaching SF		5,314	Total Non-Teaching SF		6,867	Total Non-Teaching SF		3,877	Total Non-Teaching SF		10,369	Total Non-Teaching SF		4,680	Total Non-Teaching SF		5,750
Total Comparison Group STS 44,985 /Comparison Group School ADA 2,144 = 20.98 SF/ADA Non-Teaching Space																				

OUTDOOR SPACE																				
ACACIA (362 ADA)			ASPEN (287 ADA)			GLENWOOD (214 ADA)			LADERA (287 ADA)			MADRONA (245 ADA)			WEATHERSFIELD (385 ADA)			WILDWOOD (364 ADA)		
Outdoor Space			Outdoor Space			Outdoor Space			Outdoor Space			Outdoor Space			Outdoor Space			Outdoor Space		
	Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA		Total	SF/ADA
Field (AC)	6.5	.018	Field (AC)	8.4	.029	Field (AC)	3.5	.016	Field (AC)	6.6	.023	Field (AC)	7.0	.028	Field (AC)	4.5	.012	Field (AC)	6.8	.019
Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)			Blcktp (AC)					
Site (AC)	11.35	.031	Site (AC)	10.98	.038	Site (AC)	10.01	.047	Site (AC)	9.58	.033	Site (AC)	11.39	.046	Site (AC)	8.76	.023	Site (AC)	9.35	.026
									LOS CERRITOS MIDDLE SCHOOL (702 ADA)			REDWOOD MIDDLE SCHOOL (637 ADA)								
										Total	SF/ADA		Total	SF/ADA						
									Play (AC)	7.8	.011	Play (AC)	12.5	.020						
									Site (AC)	18.0	.026	Site (AC)	23.6	.037						
									AC/ADA Play		.011	AC/ADA Play		.020						
									AC/ADA Site		.026	AC/ADA Site		.037						
<p>K-5: 43.3 Total Field/Blacktop AC/Comparison Group School ADA 2,144 = 0.02 AC/ADA</p> <p>K-5: 71.42 Total Site AC/Comparison Group School ADA 2,144 = 0.03 AC/ADA</p> <p>6-8: 20.3 Total Play AC/Comparison Group School ADA 1,339 = 0.02 AC/ADA</p> <p>6-8: 41.6 Total Site AC/Comparison Group School ADA 1,339 = 0.03 AC/ADA</p>																				

TEACHING STATIONS (CLASSROOMS)					
LOS CERRITOS (702 ADA)			REDWOOD (637 ADA)		
Room #	Sq Ft	Grade Use	Room #	Sq Ft	Grade Use
2	900	Special Ed	B7	960	8
4	900	Special Ed	B8	960	7
7	900	Science	C9	960	6/8
8	900	Science	C11	960	6/7/8
11	830	Science	C28	960	6
12	960	English	C29	960	6
13	870	English	C30	960	6
24	900	Special Ed	D13	960	6
25	900	Special Ed	D15	960	6/7/8
29	900	6	D16	960	7
30	1260	6	D23	960	7/8
34	900	6	D27	960	6
35	900	6	E17	960	7
36	900	6	E18	960	6/7/8
39	809	6	E20	960	8
40	809	Special Ed	E21	960	6/7/8
P-2	960	English	E22	960	7/8
P-3	960	English	F43	960	6/7/8
P-4	960	Spanish	F44	960	7/8
P-5	960	Math	F45	960	8
P-6	960	Math	H31	960	6/7/8
P-7	960	Social Science	H32	960	7/8
P-8	960	Social Science	H33	960	7/8
P-9	960	Math	H37	960	7/8
P-10	960	Math	H38	960	7
P-11	960	Math	H39	960	8
P-12	960	Social Science	H40	960	7/8
Total Classrooms (6-8)		27	Total Classrooms (6-8)		27

Comparison Group Total ADA 1,339/54 Comparison Group
Total Teaching Stations = 24.80 ADA/Teaching Stations

MPR AND LIBRARY SPACE					
LOS CERRITOS (702 ADA)			REDWOOD (637 ADA)		
MPR	6783	MPR	MPR	3899	MPR
	4165	Library	A2	1470	Library
	11057	Gym		11057	Gym

Comparison Group Total MPR 10,682 SF/Comparison Group Total ADA 1,339= 7.98 SF/ADA
Comparison Group Total Library 5,635 SF/Comparison Group Total ADA 1,339= 4.21 SF/ADA
Comparison Group Total Gym 22,114 SF/Comparison Group Total ADA 1,339 = 16.52 SF/ADA

SPECIALIZED TEACHING SPACE					
LOS CERRITOS (702 ADA)			REDWOOD (637 ADA)		
Specialized Teaching Rooms			Specialized Teaching Rooms		
9	900	Science Lab	B4	1170	Science Lab
20	2539	Band	D14	960	ETHOS
21	3272	Orchestra	D24	960	Band
23	2418	Art	D25	1500	Band
26	1475	Computer Lab	D26	960	Strings
P-13	1440	Woodshop	F46	960	Choir
			F47	960	Computer Lab
			F48	960	Computer Lab
			H34	960	SLP
Total Specialized SF		12,044	Total Specialized SF		9,390
SF/ADA Specialized Sp.		17.16	SF/ADA Specialized Sp.		14.74

Total Comparison Group STS 21,434 SF/Comparison Group School 1,339 ADA =
16.01 SF/ADA Specialized Teaching Space

NON-TEACHING SPACE					
LOS CERRITOS (702 ADA)			REDWOOD (637 ADA)		
Non-Teaching Space			Non-Teaching Space		
1	900	ISBT Office	B3	1428	Not in use
10	900	Not in use	B5	960	Not in use
14	840	Storage	B6	960	Storage
22	1365	IT Storage	C10	960	Not in use
27	900	Not in use	D12	960	Tech Office
28	460	CLU Room	E19	960	Not in use
31	900	Not in use	F49	960	Tech Storage
32	900	Not in use	H41	960	Conference Rm
33	900	Not in use	H42	960	Wellness Center
37	900	Conference Rm	H35	480	Mental Health Ofc.
38	900	Conference Rm	H36	960	DO Nurses Office
P-1	960	Wellness		1545	Kitchen
1 st Floor	1769	Storage		1477	Counseling Office
2 nd Floor	883	Staff Lounge		395	Health Room
	3022	Admin		1868	Admin
	1392	Kitchen			
Total Non-Teaching SF		13,391	Total Non-Teaching SF		11,525
SF/ADA Non-Teaching		19.08	SF/ADA Non-Teaching		18.09

Total Comparison Group STS 24,916 SF/Comparison Group School ADA 1,339 =
18.61 SF/ADA Non-Teaching Space

OUTDOOR SPACE					
LOS CERRITOS (702 ADA)			REDWOOD (637 ADA)		
Outdoor Space			Outdoor Space		
	Total	SF/ADA		Total	SF/ADA
Field (AC))	7.8	.011	Field (AC))	12.5	.020
Blcktp (AC)			Blcktp (AC)		
Site (AC)	18.15	.026	Site (AC)	23.42	.037
20.3 Total Field/Blacktop AC/Comparison Group School 1,339 = .02 AC/ADA					
41.57 Total Site AC/Comparison Group School 1,339 ADA= 0.03 AC/ADA					

TEACHING STATIONS (CLASSROOMS)		
BRIDGES (178.60 ADA)		
Room #	Sq Ft	Grade Use
K-1	1663	K
K-2A	1663	K
3	960	3
4	960	3
7	960	1
8	960	1
9	960	2
10	960	2
11	960	4/5
12	960	4/5
13	960	4/5
14	960	6/7/8
16	960	6/7/8
Total Classrooms (TK-5)		13
ADA/Classrooms		19.49 ADA K-5 23.09 ADA 6-8

MPR AND LIBRARY SPACE

MPR	3700	MPR
23	1800	Library

SPECIALIZED TEACHING SPACE

17A/B	1500	Science Lab
24	1440	Art/CC
Total Specialized SF		2,940
SF/ADA Specialized Sp.		21.38 SF/ ADA K-5 19.53 SF/ ADA 6-8

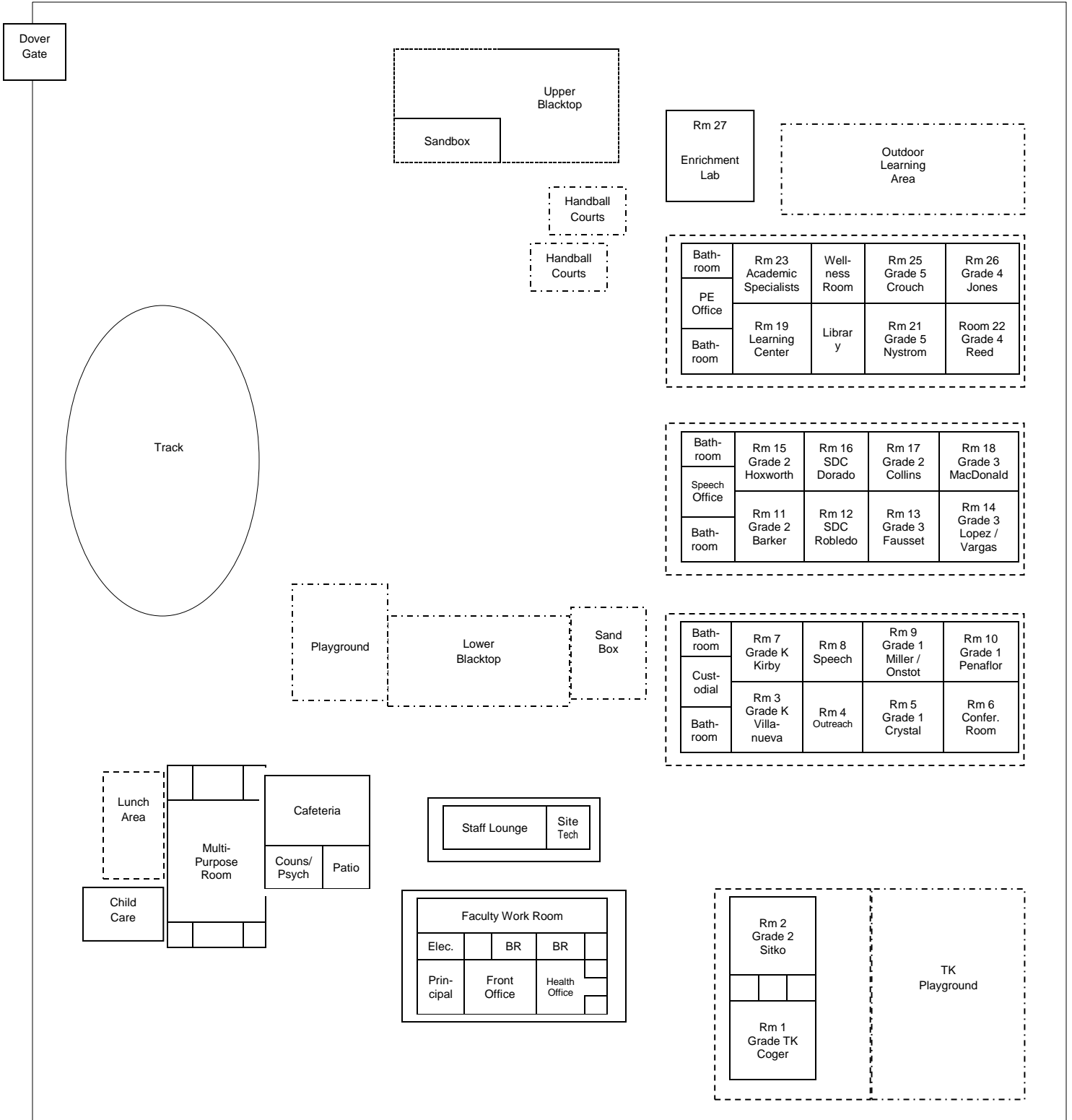
NON-TEACHING SPACE

K-2B	1663	H/S future UTK
5	960	Admin
6	960	Resource
	1900	Admin
	540	Closet
Total Non-Teaching SF		6,023
SF/ADA Non-Teaching		22.83 SF/ADA K-5 15.41 SF/ADA 6-8



Acacia Magnet School

2022-2023



Child Care

Primary
Playground

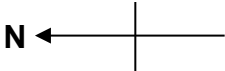
Girls RR	Recess Supplies	Boys RR
3 Emily Fick Transitional Kindergarten	6 Allison Chenevert SAI Grades TK/K	
2 Haley Rosenberg Grade 1	5 Shauna Behm SAI Grade 1	
1 Christy Button Grade 1	4 Vivianne Palazzo SAI Grades 2/3	

Girls RR	PE Room	Boys RR
9 Sue Sundstrom Grade 2	12 Emily Kneller Grade 2	
8 Nicole Dann Grade 5	11 Greg Stelle Grade 5	
7 Lori Brown Grade 4	10 Kaylee Sosa Grade 3	

22 Sheala Larimer SAI 4/5
21 Diane Barrett Grade 3
20 Kathi Byington Grade 3
19 Donna Manley Learning Center

ASPEN ELEMENTARY

Upper
Playground



Lunch Area

Multipurpose
Room/
Kitchen

B

Samantha Birg
Kindergarten

KDG RR

Cust. Room

A

Vicki Calle
Kindergarten

C

Staff Lounge

Girls RR	14	15	Boys RR
K. VanVoy Sp/Lang	Art Room	Intervention/ Meeting Room	Cust. Room
13	Text Book Room	LIBRARY	16
Psychologist/ Counselor			Technology Office
			17
			Computer Lab/ ELD Advisor Room
<div><div></div><div></div></div>	Work Room		
Copy Room			
Office	Office	18	
Nurse	Supply Room	Dance/Music Room	
	Principal		

Parking
Oberlin Avenue

GLENWOOD ELEMENTARY SCHOOL

2022-2023

After School Program

Room C 8 <i>Ext. 222</i> STAR
Room C 7 <i>Ext. 221</i> STAR
Room C 6 <i>Ext. 220</i> STAR intervention
Room C 5 <i>Ext. 219</i> STAR intervention

Room D 4 <i>Ext. 206</i> K. Lewis Grade 1	Room D 8 <i>Ext. 210</i> C. Hocutt Grade 2
Room D 3 <i>Ext. 205</i> M. Miller	Room D 7 <i>Ext. 209</i> K Davidson Grade 1
Room D 2 <i>Ext. 204</i> M. Abraham Physical	Room D 6 <i>Ext. 208</i> Teacher's lounge
Room D 1 <i>Ext. 203</i> A. Caldwell Learning Center	Room D 5 <i>Ext. 217</i> Site Tech Al, Nobile

Room E 4 <i>Ext. 214</i> Gomez-Benito Grade 2	Room E 8 <i>Ext. 218</i> Hernandez, Sandra
Room E 3 <i>Ext. 213</i> E. Chun Grade 3	Room E 7 <i>Ext. 217</i> RJ Maloney Grade 4/5
Room E 2 <i>Ext. 212</i> B. Balsley Grade 3	Room E 6 <i>Ext. 216</i> G. Kinberg Grade 4
Room E 1 <i>Ext. 211</i> Speech S. Billings	Room E 5 <i>Ext. 215</i> D. Brown Grade 5

Possible County Program

Room G1 <i>Ext. 230</i>
Room G 2
Room G 3 <i>Ext. 231</i>

Room C 3 <i>Ext. 232</i> K. Cook Grade TK

Room C 4 <i>Ext. 227</i> Intervention
Room C 2 <i>Ext. 202</i> S. Stoll Kindergarten
Room C 1 <i>Ext. 201</i> S. Budzy Kindergarten

Room B 3 <i>Ext 116</i> Workroom <i>Ext. 107</i>	Room B2 <i>Ext. 106</i> A Dury Health Clerk RR	Room B 1 Carmen 104 Elsa - 100 Gabby -114 Main Office
------------------------------------------------------------------	----------------------------------------------------------------------	-----------------------------------------------------------------------------

Room A 2 <i>Ext. 109</i>	Room A 3 Multipurpose Room Cafeteria <i>Ext. 113</i>
Room A 1 <i>Ext. 108</i> Library J. Heninger	Room A 4 <i>Ext. 112</i>

"F" Building

Room F 1 <i>Ext. 223</i> PE J. Clem	Room F 2 <i>Ext. 224</i> MUSIC	Room F 3 <i>Ext. 225</i> FRIENDSHIP	Room F 4 <i>Ext. 226</i> G. Magdaleno Social Worker and V, Martinez Counselor	Room F 5 <i>Ext. 228</i> E, Joaquin Psychologists	Room F 6 OTs District
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"D" Building

"E" Building

"C" Building

"B" Building

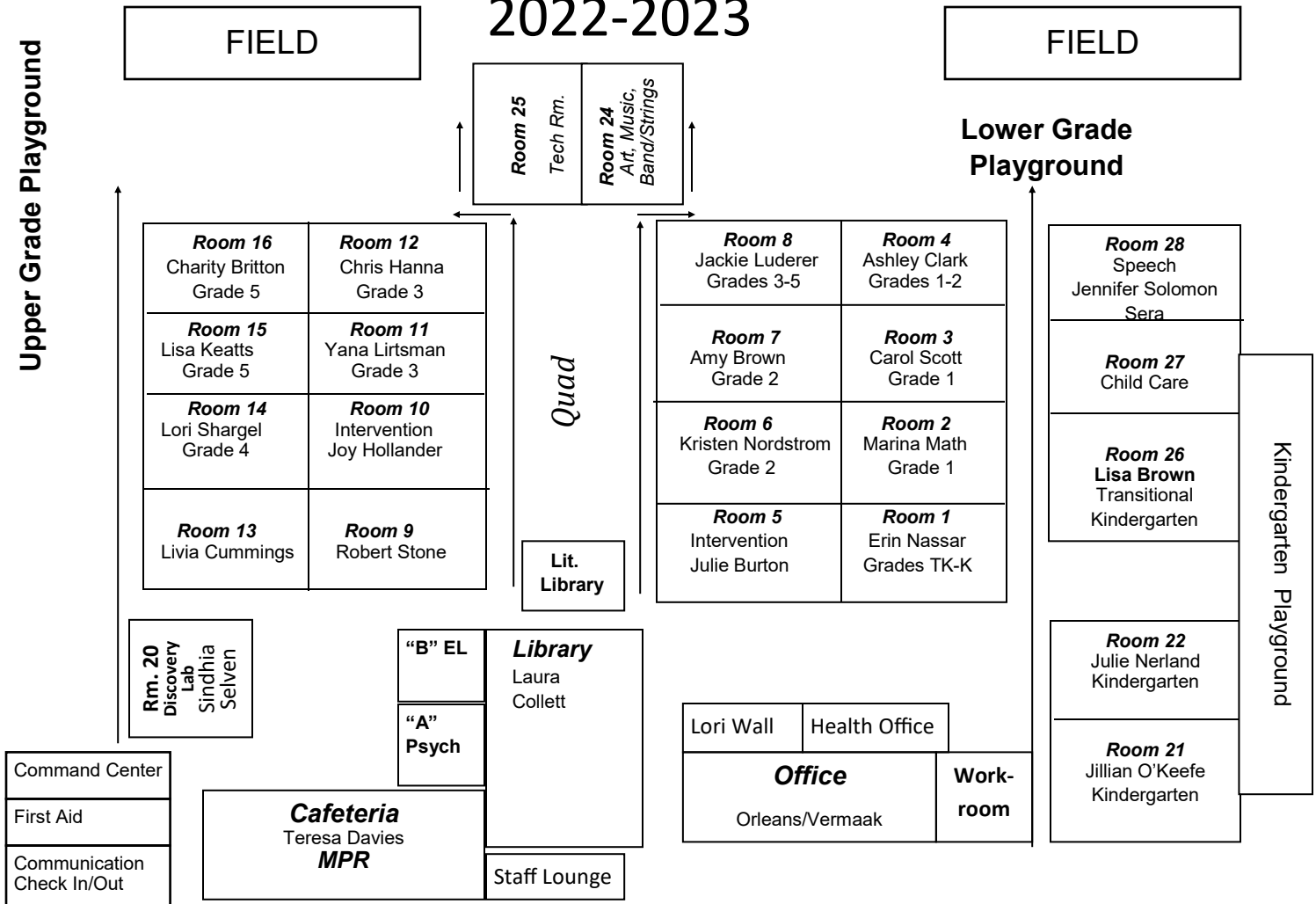
"G" Building

"A" Building

Ladera STARS Academy

~Campus Map~

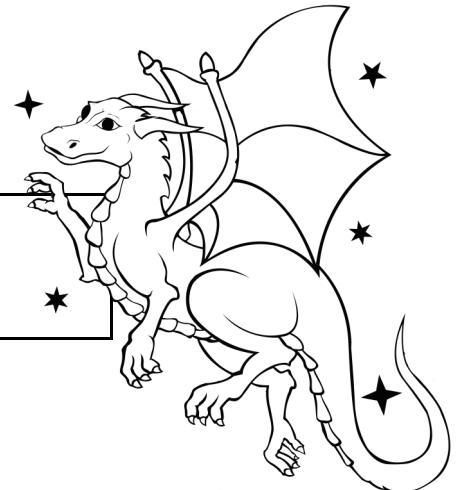
2022-2023



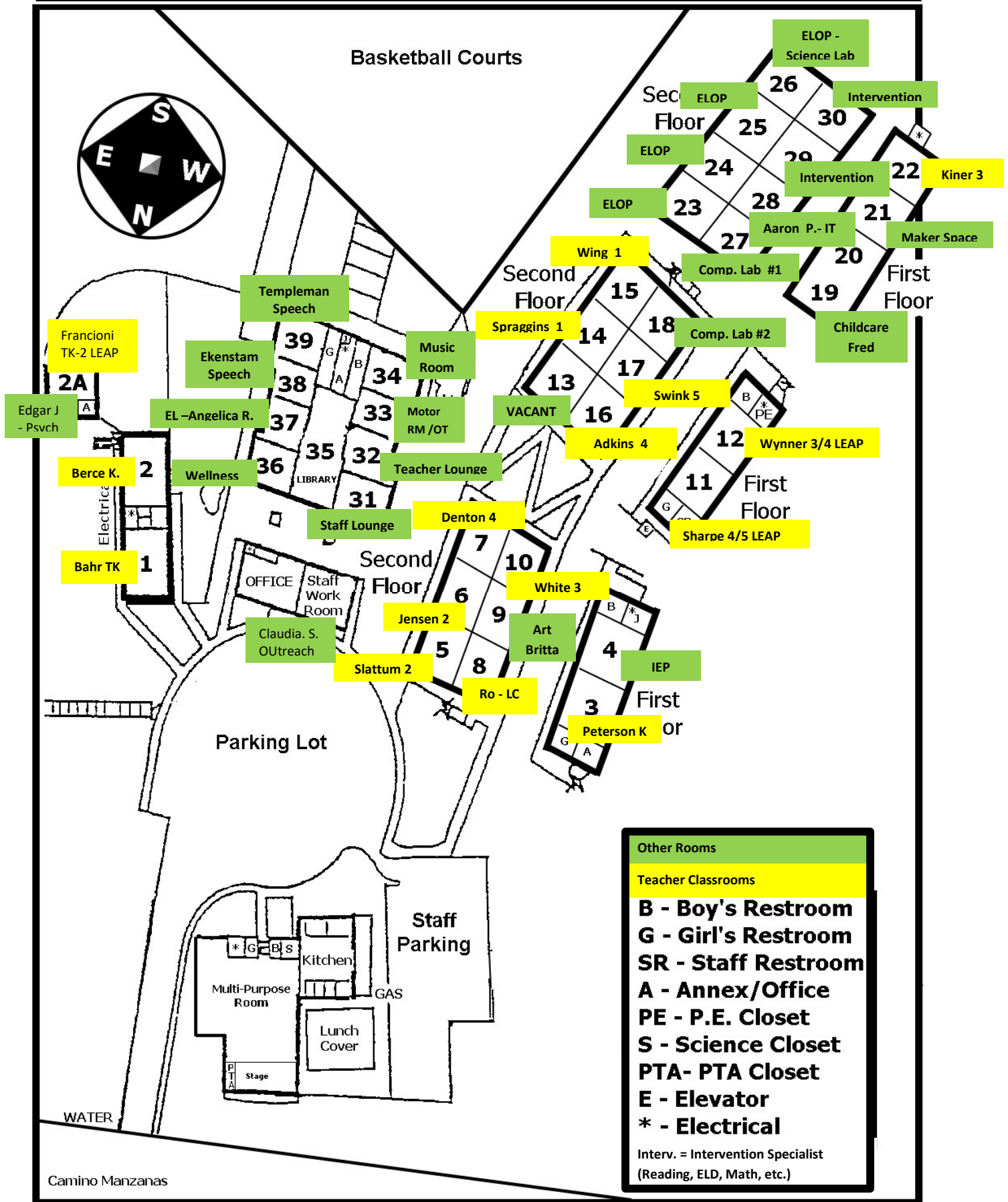
**Visitors
Parking**

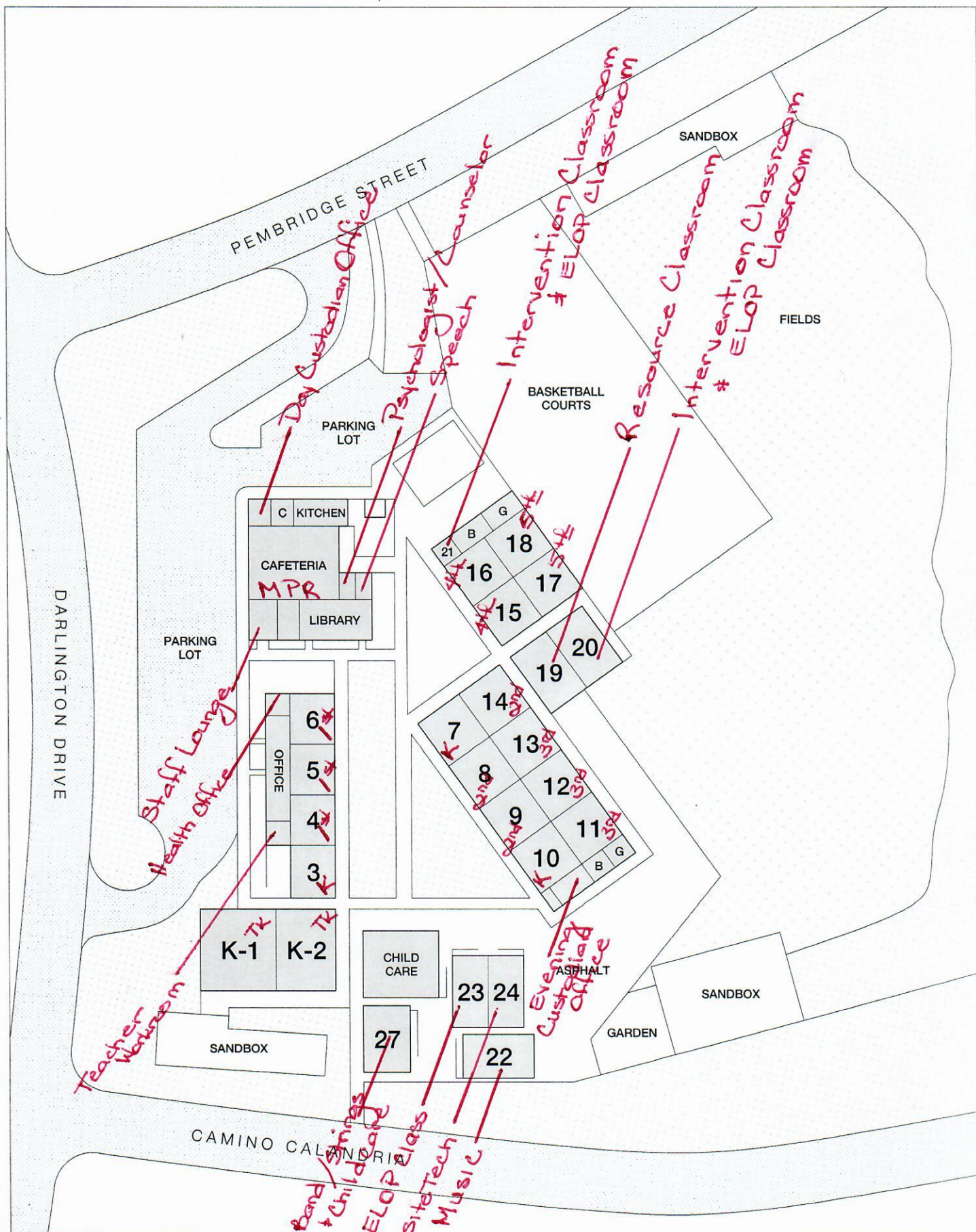
Staff Parking

Calle Almendro



Madrona Room Map

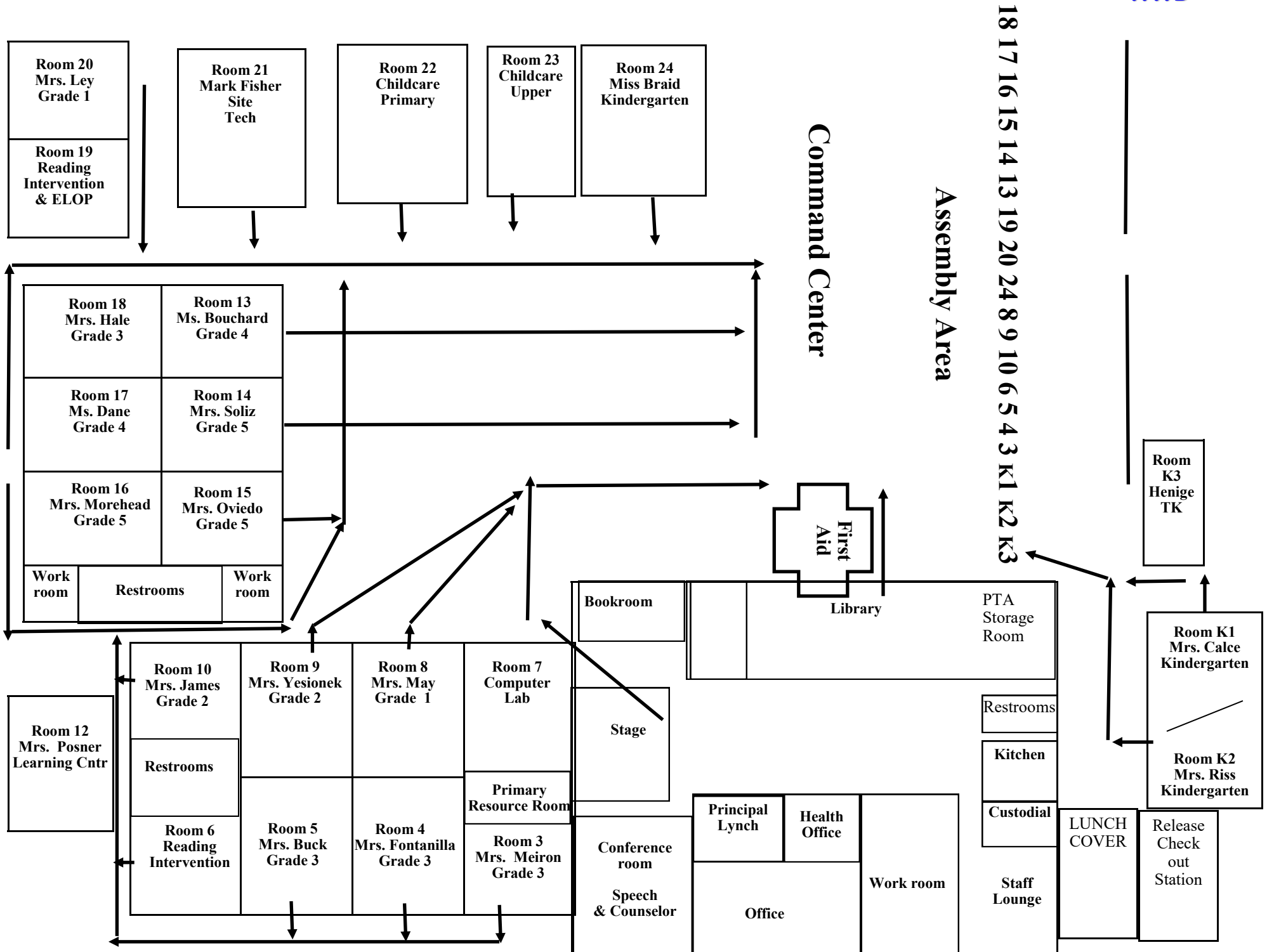


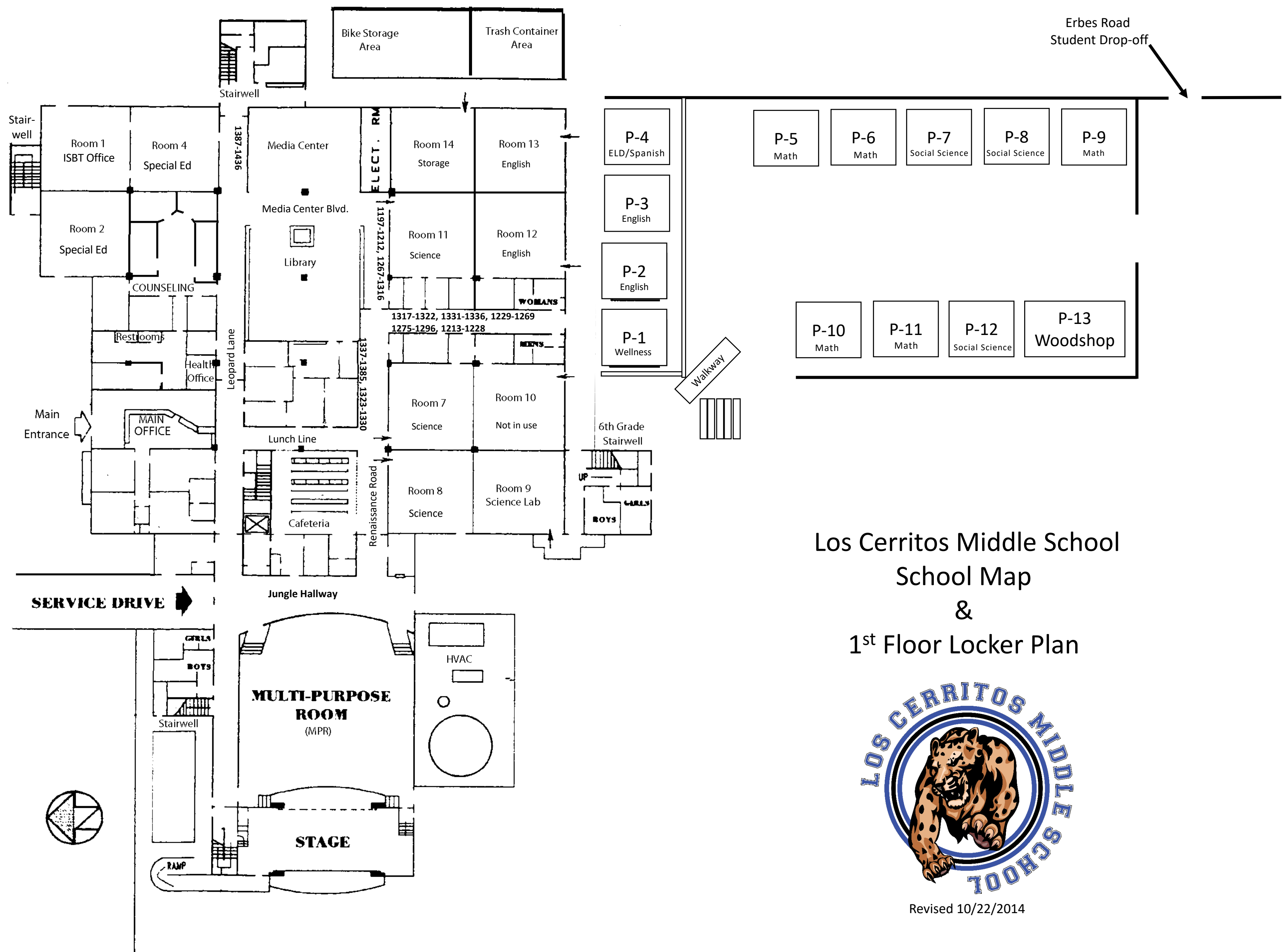


WEATHERSFIELD ELEMENTARY

3151 Darlington Drive, Thousand Oaks, CA 91360



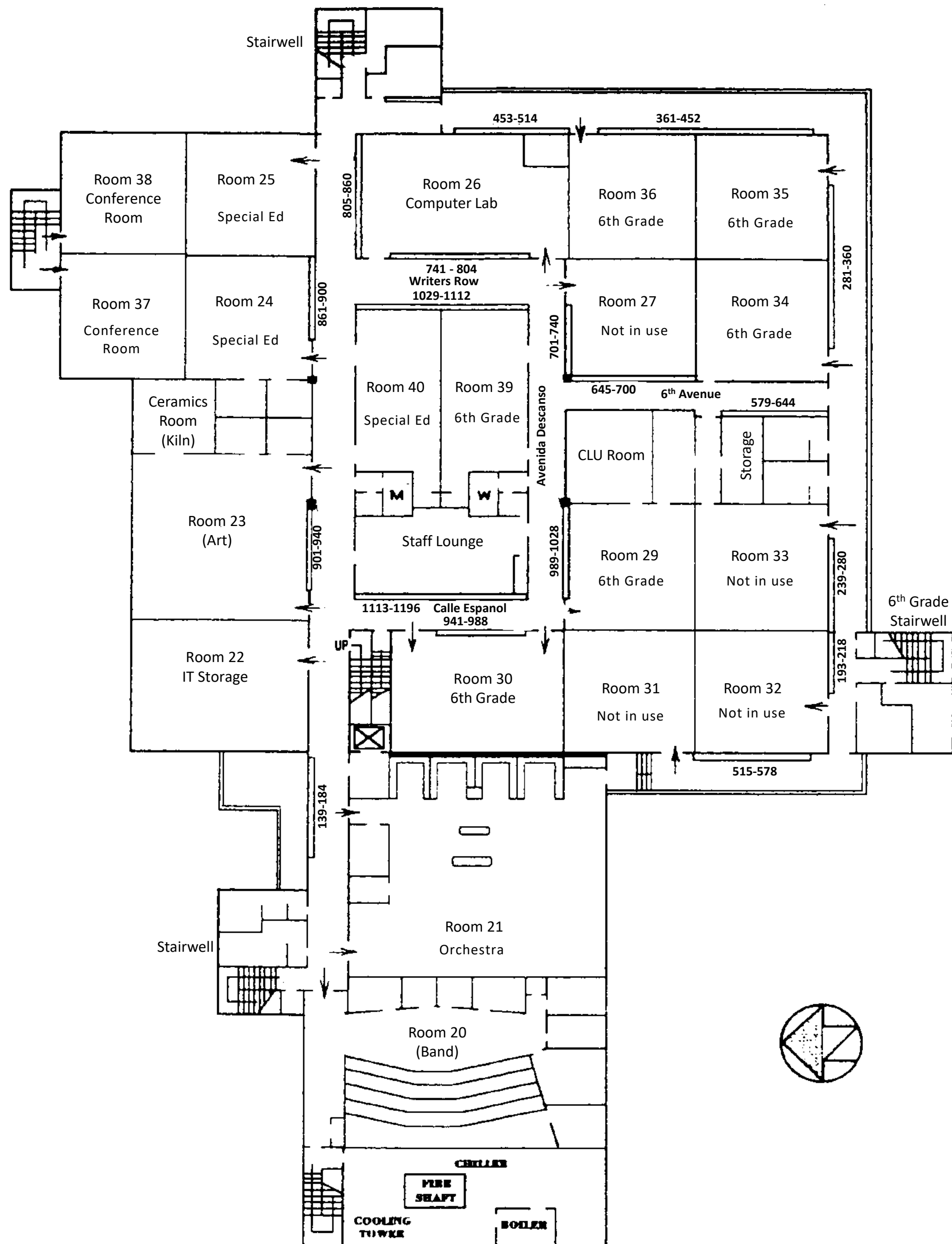




Los Cerritos Middle School
School Map
&
1st Floor Locker Plan



Revised 10/22/2014



Los Cerritos Middle School
 School Map
 &
 2nd Floor Locker Plan



Revised 10/22/2014

233 Gainsborough
Thousand Oaks, CA 91360

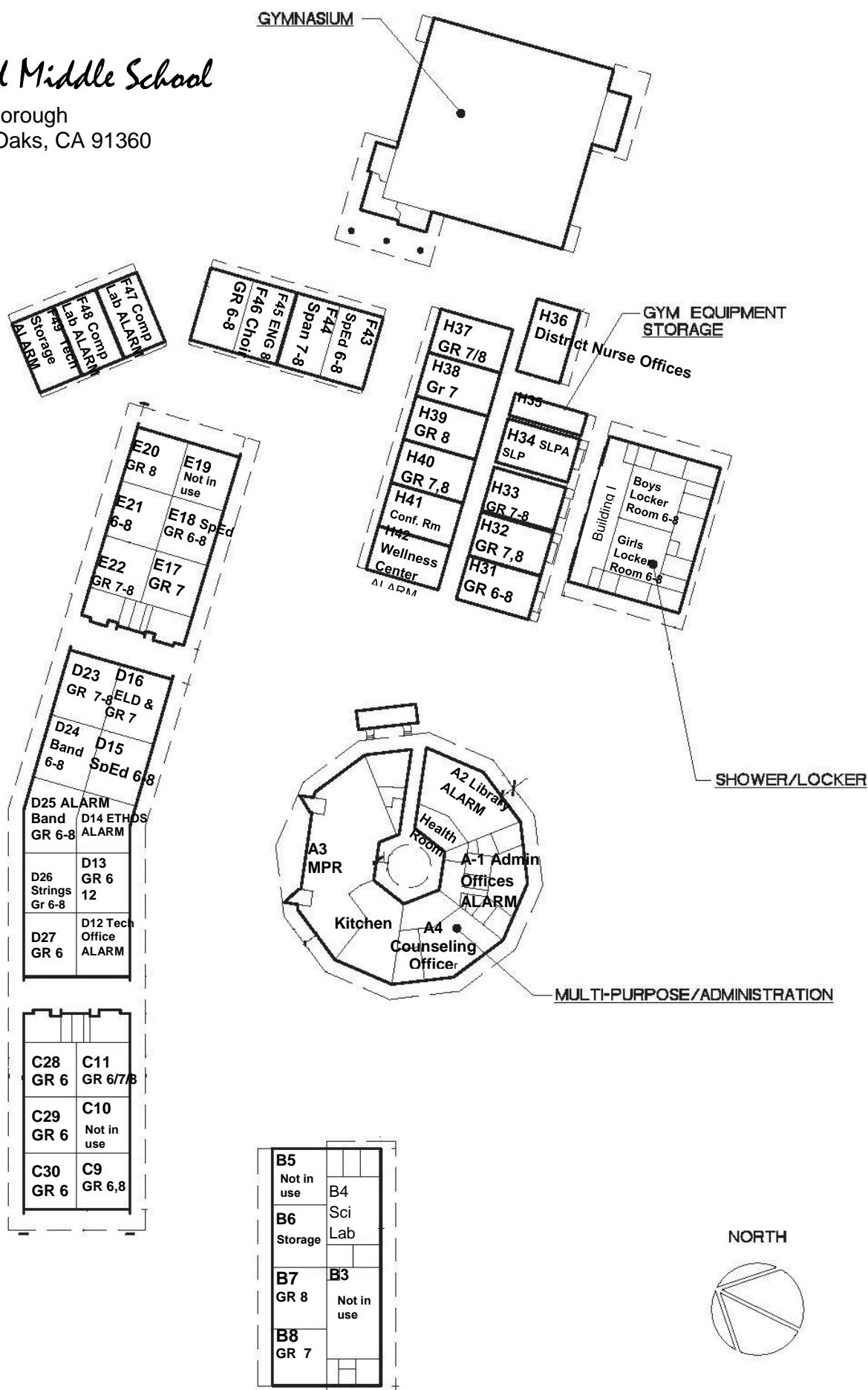


EXHIBIT C

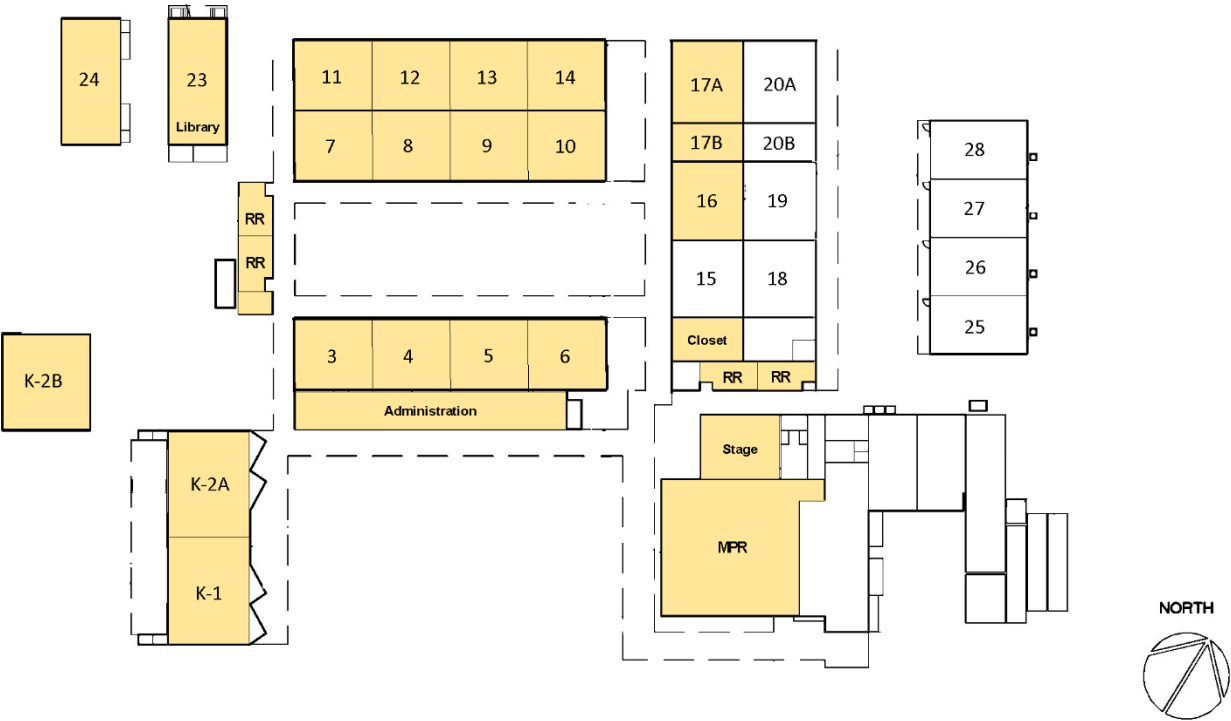
For reference only to show BRIDGES' current allocation and to identify room numbers to be recovered by District.

BRIDGES Charter Facilities Use

LEGEND:					
Room No.	Floor Area	Room No.	Floor Area	Room No.	Floor Area
K-1	1,663 sq ft	8	960 sq ft	17	1,500 sq ft
K-2A	1,663 sq ft	9	960 sq ft	23	1,800 sq ft
K-2B	1,440 sq ft	10	960 sq ft	24	1,440 sq ft
3	960 sq ft	11	960 sq ft	Closet	540 sq ft
4	960 sq ft	12	960 sq ft	MPR	2,765 sq ft
5	960 sq ft	13	960 sq ft	Stage	935 sq ft
6	960 sq ft	14	960 sq ft	Administration	1,900 sq ft
7	960 sq ft	16	960 sq ft	Restrooms	1,150 sq ft

Total Building Area Allocated 29,276 sq ft

Total Area Billed 27,836 sq ft



K1: Kindergarten
K2: Kindergarten
7: 1st grade
8: 1st grade
9: 2nd grade
10: 2nd grade
3: 3rd grade
4: 3rd grade
11: 4th/5th grade
12: 4th/5th grad
13: 4th/5th grade
14: middle school
17: middle school + science lab
16: middle school
6: Resource Room
5: Admin Offices (Director, Assistant Director, Admin Coordinator, Attendance Clerk/Health Clerk, Office Assistant, School Psychologist, Special Ed offices for assessment, Nurse Station)

MPR and stage: Universal Lunch program, performing arts, music, PE

Portable #1: Library, Counselor's Office

Portable #2: Art Room and child care program (ELO-P)

Portable #3: Homeschool program, and future UTK program

EXHIBIT D

CONEJO VALLEY UNIFIED SCHOOL DISTRICT
PROGRAM BUDGET AS OF MARCH 31, 2023 (2022-23 2ND INTERIM)
BRIDGES FACILITY COSTS AT THE PARK OAKS ELEMENTARY SITE

FISCAL YEAR 2022-23

**ONGOING AND MAJOR MAINTENANCE ACCOUNTS
GENERAL AND DEFERRED MAINTENANCE FUND,RESOURCE 0000-1999 & 8150**

FUNCTION CODES	DESCRIPTION	PERSONNEL BUDGET	OTHER EXP BUDGET	TOTAL EXP BUDGET	PERCENT OF EXP	TOTAL EST 2022-23 CHARGE
#8110	MAINTENANCE	4,627,978	1,469,734	6,097,712	100%	6,097,712
#8200	OPERATIONS	3,157,704	491,709	3,649,413	100%	3,649,413
#8300	SECURITY	0	383	383	100%	383
#8500	FACILITIES, ACQ, CONSTRUCTION	0	1,010,603	1,010,603	100%	1,010,603
#7200	TRANS	0	196,787	196,787	100%	196,787
TOTAL ESTIMATED 2022-23 EXPENDITURES				10,954,898		10,954,898

TOTAL DISTRICT BUILDING SQUARE FOOTAGE	2,041,908
BRIDGES BUILDING USAGE AT PARK OAKS SQUARE FOOTAGE	27,836
BRIDGES PERCENT OF TOTAL DISTRICT SQUARE FOOTAGE	1.36%

ESTIMATED ANNUAL ONGOING AND MAJOR MAINTENANCE ACCOUNTS	10,954,898
BRIDGES PERCENT OF DISTRICT SQUARE FOOTAGE	1.36%
ESTIMATED TOTAL BRIDGES FACILITY COST	149,341

ESTIMATED TOTAL BRIDGES FACILITY COST PER SQUARE FOOT	\$ 5.37
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EXHIBIT B

[Inventory of Furnishings and Equipment]

Bridges Inventory 5/12/16

Asset Id	Location	Room	Asset Category	Description
25629	Bridges (170)	15	BOOKCASE LG	2 each bookcase 36 x 48
25741	Bridges (170)	16	BOOKCASE LG	bookcase 36 x 48
25760	Bridges (170)	7	BOOKCASE LG	bookcase 36 x 48
25631	Bridges (170)	7	BOOKCASE LG	bookcase large storage rolling cabinet
25740	Bridges (170)	18	BOOKCASE LG	BOOKCASE, ROLLING
25697	Bridges (170)	LIB	BOOKCASE LG	BOOKCASE, ROLLING
25652	Bridges (170)	8	BOOKCASE LG	cabinet, bookcase rolling
32407	Bridges (170)	8	BOOKCASE SM	2 each bookcase
32406	Bridges (170)	MPR	BOOKCASE SM	2 each bookcase
25660	Bridges (170)	7	BOOKCASE SM	BOOKCASE, ROLLING
25710	Bridges (170)	K2A	BOOKCASE SM	BOOKCASE, ROLLING
25696	Bridges (170)	K2A	CABINET	2 ea cabinet, 4 DRAWER
25642	Bridges (170)	7	CABINET	cabinet bookcase rolling large
25671	Bridges (170)	18	CABINET	cabinet, 4 DRAWER
25762	Bridges (170)	18	CABINET	cabinet, 4 DRAWER
25685	Bridges (170)	13	CABINET	cabinet, 4 DRAWER
25698	Bridges (170)	14	CABINET	cabinet, 4 drawer
25723	Bridges (170)	LIB	CABINET	cabinet, file 4 drawer
25744	Bridges (170)	10	CABINET	cabinet, paper 4 drawer
25755	Bridges (170)	6	CABINET	cabinet, paper 4 drawer
25726	Bridges (170)	K1	CABINET	cabinet, paper 4 drawer
25641	Bridges (170)	8	CABINET	cabinet, paper rolling
25711	Bridges (170)	7	CABINET	cabinet, paper, 4 drawer
25754	Bridges (170)	18	CABINET	cabinet, paper, 4 drawer
25672	Bridges (170)	9	CABINET	cabinet, paper, rolling
25725	Bridges (170)	16	CABINET	cabinet, teacher wardrobe
25743	Bridges (170)	K2A	CABINET	cabinet, teacher wardrobe
25758	Bridges (170)	K2A	CHAIR GUEST	3 ea chair, office
25659	Bridges (170)	3	CHAIR GUEST	chair, guest
25712	Bridges (170)	8	CHAIR GUEST	chair, student, rolling
25713	Bridges (170)	6	CHAIR LARGE	10 chair, student 17"
25699	Bridges (170)	15	CHAIR LARGE	17 chair, large 19"
25700	Bridges (170)	18	CHAIR LARGE	19 each chair, medium, multi colors, 17"
32415	Bridges (170)	12	CHAIR LARGE	32 ea Chair 17"
25727	Bridges (170)	14	CHAIR LARGE	34 ea Chair 17"
32416	Bridges (170)	13	CHAIR LARGE	36 ea Chair 17"
25714	Bridges (170)	11	CHAIR LARGE	37 chair, student 17"
32414	Bridges (170)	3	CHAIR LARGE	4 ea Chair 17"
32413	Bridges (170)	16	CHAIR LARGE	Chair 17"
25753	Bridges (170)	16	CHAIR LARGE	chair, teacher
32410	Bridges (170)	10	CHAIR MEDIUM	17 ea chair 15"
25624	Bridges (170)	18	CHAIR MEDIUM	2 chair blue and orange
32417	Bridges (170)	12	CHAIR MEDIUM	2 chairs, pink/metal
25661	Bridges (170)	MPR	CHAIR MEDIUM	2 ea chair, student
25636	Bridges (170)	STAGE	CHAIR MEDIUM	23 ea chair, 15", multi colors
32411	Bridges (170)	9	CHAIR MEDIUM	25 ea chair 15"
25653	Bridges (170)	8	CHAIR MEDIUM	28 chair, multi colors 15"
25686	Bridges (170)	10	CHAIR MEDIUM	3 ea chair 15"

25764 Bridges (170)	3	CHAIR MEDIUM	30 ea chair, student, 15"
32418 Bridges (170)	LIBRARY	CHAIR MEDIUM	32 chairs, pink/metal
			34 each chairs 15" multi colors
25673 Bridges (170)	3	CHAIR MEDIUM	
25643 Bridges (170)	7	CHAIR MEDIUM	35 each chair multi colors 15"
25746 Bridges (170)	19	CHAIR MEDIUM	36 ea chair, student 17"
25632 Bridges (170)	19	CHAIR MEDIUM	5 ea multi colors chair 15"
25633 Bridges (170)	MPR	CHAIR MEDIUM	61 ea chair 15 " multi colors
32412 Bridges (170)	WORKROOM	CHAIR MEDIUM	9 ea chair 15"
32409 Bridges (170)	16	CHAIR MEDIUM	9 ea chair 15"
25651 Bridges (170)	9	CHAIR ROLLING	chair, office, gray
25630 Bridges (170)	7	CHAIR ROLLING	teacher chair
			32 each chair, 13" multi colors
25687 Bridges (170)	K1	CHAIR SMALL	
32408 Bridges (170)	MPR	CHAIR SMALL	34 ea chair, 13"
25756 Bridges (170)	K2A	CHAIR SMALL	34 ea chair, 13"
25675 Bridges (170)	10	CHAIR SMALL	4 each chair, 13" student
25644 Bridges (170)	10	CHAIR SMALL	7 ea chair sm multi color 13"
25716 Bridges (170)	19	DESK 2 X 4	13 ea table, student
25645 Bridges (170)	12	DESK 2 X 4	19 desk, student
25742 Bridges (170)	CUST	DESK 2 X 4	2 ea desk, teacher
25702 Bridges (170)	5	DESK 2 X 4	2 ea student desk
32437 Bridges (170)	10	DESK 2 X 4	2 ea table, student
25701 Bridges (170)	15	DESK 2 X 4	2 ea table, student
25689 Bridges (170)	11	DESK 2 X 4	2 table, student
25654 Bridges (170)	11	DESK 2 X 4	3 desk, student
25637 Bridges (170)	K1	DESK 2 X 4	3 ea student table
25757 Bridges (170)	9	DESK 2 X 4	3 ea table, student 2 x 4
25634 Bridges (170)	3	DESK 2 X 4	3 each table 24 48
25747 Bridges (170)	LIB	DESK 2 X 4	3 table, student 24 x 48
32419 Bridges (170)	MPR	DESK 2 X 4	7 DESK, STD, 24X48
			DESK TEACHER,
32431 Bridges (170)	14	DESK 2 X 4	BROWN/BLACK TOP
			DESK TEACHER,
32432 Bridges (170)	6	DESK 2 X 4	GRAY/WOOD
32426 Bridges (170)	17A	DESK 2 X 4	desk, teacher
32429 Bridges (170)	K1	DESK 2 X 4	desk, teacher
32422 Bridges (170)	9	DESK 2 X 4	desk, teacher
25709 Bridges (170)	3	DESK 2 X 4	desk, teacher
32420 Bridges (170)	4	DESK 2 X 4	desk, teacher
25724 Bridges (170)	7	DESK 2 X 4	desk, teacher
32421 Bridges (170)	8	DESK 2 X 4	desk, teacher
32425 Bridges (170)	14	DESK 2 X 4	desk, teacher
32424 Bridges (170)	13	DESK 2 X 4	desk, teacher
25640 Bridges (170)	16	DESK 2 X 4	desk, teacher
25635 Bridges (170)	15	DESK 2 X 4	desk, teacher
32427 Bridges (170)	19	DESK 2 X 4	desk, teacher
32428 Bridges (170)	18	DESK 2 X 4	desk, teacher
32423 Bridges (170)	11	DESK 2 X 4	desk, teacher
25684 Bridges (170)	10	DESK 2 X 4	desk, teacher
32430 Bridges (170)	MPR	DESK 2 X 4	desk, teacher
32436 Bridges (170)	16	DESK 2 X 4	table, student
32438 Bridges (170)	7	DESK 2 X 4	table, student

32439 Bridges (170)	4	DESK 2 X 4	table, student
32440 Bridges (170)	5	DESK 2 X 4	table, student
25676 Bridges (170)	18	DESK EXECUTIVE	9 desk, student
25694 Bridges (170)		DESK EXECUTIVE	credenza
25759 Bridges (170)	FRT OFF	FILE LATERAL	cabinet, file 4 drawer
25722 Bridges (170)	FR OFFICE	FILE VERTICAL	2 ea cabinet, file 4 drawer
25683 Bridges (170)	14	FILE VERTICAL	cabinet file, 4 drawer legal
25695 Bridges (170)	17A	FILE VERTICAL	cabinet, file 4 drawer
25708 Bridges (170)	CUSTODIAN	FILE VERTICAL	cabinet, file, 3DRAWER, TAN
25752 Bridges (170)	K2A	FILE VERTICAL	cabinet, file, 4 drawer
25627 Bridges (170)		FILE VERTICAL	1 grey 2 drawer
25739 Bridges (170)		FILE VERTICAL	3 ea file cabinet 4 drawer
25628 Bridges (170)		FILE VERTICAL	3 each file cabinet
25626 Bridges (170)		HEALTH COT	2 each new health beds
27870 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27871 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27872 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27873 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27874 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27875 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27876 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27877 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME

27878 Bridges (170)	Bridges	LUNCH TABLE	WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME WABASH SG111D, 8' PICNIC TABLE, SIGNATURE SERIES PER ATTCHED QUOTE; BLUE WITH BLACK FRAME
27879 Bridges (170)	Bridges	LUNCH TABLE	DVD PLAYER
32470 Bridges (170)	11	MISC SEE DESC	KEYBOARD/YAMAHA
32433 Bridges (170)	18	MISC SEE DESC	maps & projection screen
25681 Bridges (170)	16	MISC SEE DESC	maps and projection screen
25650 Bridges (170)	19	MISC SEE DESC	maps and projection screen
25639 Bridges (170)	9	MISC SEE DESC	maps and projector screen
25751 Bridges (170)	7	MISC SEE DESC	maps and projector screen
25721 Bridges (170)	8	MISC SEE DESC	maps and projector screen
25707 Bridges (170)	5	MISC SEE DESC	maps and projector screen
25693 Bridges (170)	4	MISC SEE DESC	maps and projector screen
25657 Bridges (170)	3	MISC SEE DESC	maps and projector screen
25734 Bridges (170)	K1	MISC SEE DESC	maps and projector screen
25679 Bridges (170)		MISC SEE DESC	plug in table (light table) Refrigerator 2 Door TRUE T- 49
25822 Bridges (170)	CAFE	MISC SEE DESC	
25682 Bridges (170)	3	MISC SEE DESC	tables, computer, 2 STATION
32469 Bridges (170)	12	MISC SEE DESC	VCR, PANASONIC
25745 Bridges (170)		MISC SEE DESC	2 ea cart, computer, desk
25761 Bridges (170)		MISC SEE DESC	25 ea globes, small
25763 Bridges (170)		MISC SEE DESC	globe, large
25625 Bridges (170)		MISC SEE DESC	several wall partitions
25677 Bridges (170)		MISC SEE DESC	study carrell
25766 Bridges (170)		OHP / STAND	2 ea projector, overhead
25648 Bridges (170)	10	OHP / STAND	cart for projector
25750 Bridges (170)	13	OHP / STAND	cart for projector
25706 Bridges (170)	7	OHP / STAND	cart for projector
25656 Bridges (170)	14	OHP / STAND	cart, projector
25703 Bridges (170)		OHP / STAND	overhead projector
25729 Bridges (170)		OHP / STAND	projector, ohp
25733 Bridges (170)		OHP / STAND	cart, ohp
25680 Bridges (170)		OHP / STAND	cart, projector
25692 Bridges (170)		OHP / STAND	cart, projector
25720 Bridges (170)		OHP / STAND	cart, projector
25649 Bridges (170)		PARTITIONS	3 wood partitions 3 sleeves
32442 Bridges (170)	7	TABLE	2 ea table, large 30 x 48
25728 Bridges (170)	9	TABLE	2 ea tables, long 30 x 60
32456 Bridges (170)	10	TABLE	2 table, round
32463 Bridges (170)	9	TABLE	2 table, trapezoid
25765 Bridges (170)	11	TABLE	3 ea table, long 30 x 60
32455 Bridges (170)	15	TABLE	3 table, round
25717 Bridges (170)	LIB	TABLE	4 ea table, large 30 x 48
32443 Bridges (170)	MPR	TABLE	4 ea table, large 30 x 48
25715 Bridges (170)	MPR	TABLE	4 ea table, student 24 x 48
32449 Bridges (170)	K2A	TABLE	4 ea tables, long 30 x 60
32446 Bridges (170)	8	TABLE	4 ea tables, long 30 x 60

32460 Bridges (170)	K1	TABLE	4 table, round
32462 Bridges (170)	MPR	TABLE	4 table, round
32458 Bridges (170)	4	TABLE	5 table, round
25719 Bridges (170)	3	TABLE	7 table, round
32457 Bridges (170)	3	TABLE	7 table, round
32459 Bridges (170)	13	TABLE	8 table, round
32452 Bridges (170)	19	TABLE	TABLE, KIDNEY
25691 Bridges (170)	10	TABLE	table, kidney
25705 Bridges (170)	4	TABLE	table, kidney
25731 Bridges (170)	5	TABLE	table, kidney
25749 Bridges (170)	8	TABLE	table, kidney
25647 Bridges (170)	7	TABLE	table, kidney
32454 Bridges (170)	K1	TABLE	TABLE, KIDNEY
32451 Bridges (170)	9	TABLE	TABLE, KIDNEY
32453 Bridges (170)	K2A	TABLE	TABLE, KIDNEY
32441 Bridges (170)	16	TABLE	table, large 30 x 48
32461 Bridges (170)	LIB	TABLE	table, round
25732 Bridges (170)	15	TABLE	table, trapezoid
32444 Bridges (170)	15	TABLE	tables, long 30 x 60
32448 Bridges (170)	18	TABLE	tables, long 30 x 60
32447 Bridges (170)	13	TABLE	tables, long 30 x 60
32445 Bridges (170)	10	TABLE	tables, long 30 x 60
32450 Bridges (170)	K1	TABLE	tables, long 30 x 60
32464 Bridges (170)	12	TV	tv
25748 Bridges (170)	16	TV	tv & dvd/VCR
25690 Bridges (170)	18	TV	tv & vcr
25704 Bridges (170)	17A	TV	tv & vcr/DVD
25678 Bridges (170)	9	TV	tv & vcr/DVD
25655 Bridges (170)	7	TV	tv & vcr/DVD
25646 Bridges (170)	8	TV	tv & vcr/dvd
25638 Bridges (170)	3	TV	tv & vcr/DVD
32465 Bridges (170)	6	TV	tv, SHARP
32468 Bridges (170)	K1	TV	tv, SHARP
32466 Bridges (170)	13	TV	tv, SHARP
32467 Bridges (170)	14	TV	tv, SHARP
25718 Bridges (170)	19	TV	tv, vcr, dvd
25730 Bridges (170)	11	TV	tv/DVD

EXHIBIT C

[Calculation of Pro Rata Share]

CONEJO VALLEY UNIFIED SCHOOL DISTRICT
PROGRAM BUDGET AS OF MARCH 31, 2023 (2022-23 2ND INTERIM)
BRIDGES FACILITY COSTS AT THE PARK OAKS ELEMENTARY SITE

FISCAL YEAR 2022-23

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BRIDGES BUILDING USAGE AT PARK OAKS SQUARE FOOTAGE	27,836
BRIDGES PERCENT OF TOTAL DISTRICT SQUARE FOOTAGE	1.36%

ESTIMATED ANNUAL ONGOING AND MAJOR MAINTENANCE ACCOUNTS	10,954,898
BRIDGES PERCENT OF DISTRICT SQUARE FOOTAGE	1.36%
ESTIMATED TOTAL BRIDGES FACILITY COST	149,341

ESTIMATED TOTAL BRIDGES FACILITY COST PER SQUARE FOOT	\$ 5.37
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