

**Exhibit E**  
 Facilities Costs  
 Pro Rata Share Calculation

LAUSD Campus: Berendo Middle School

Charter School: MORCS

THIS IS A SAMPLE CALCULATION ONLY AND ACTUAL BILL WILL BE BASED ON ACTUAL SF AND FACILITIES COSTS AT THE TIME OF OCCUPANCY

**Exclusive Space Square Footage**

Building A - Admin Area	2,908
Building A - Sub-surface Parking Garage	17,393
Building B - MPR Building	3,245
Building C - Classroom Building	21,342
Total Charter School Exclusive Use Square Footage of Enclosed Building Area = A	44,888

**Shared Space Calculation**

M =	Total Square Footage of Charter Exclusive Use Space	44,888
N =	Total Square Footage of LAUSD Exclusive Use Space	123,375
% of Shared Use Space =	$\frac{\text{Total SF of Charter Exclusive Use Space (M)}}{\text{Total SF of All Charter and LAUSD Exclusive Use SF (M + N)}}$	
	% = 0.27	

**Pro Rata Share Calculations**

A =	44,888	A = Charter School Exclusive Use Square Footage
B =	4,087	B = Total Charter School Shared Use Space Building Square Footage Obligation <sup>1</sup>
C =	39,144	C = Total Charter School Shared Use Space Outdoor Play Area Square Footage Obligation
D =	\$3.48	D = 2015-2016 Facilities Costs per Building Square Foot less Custodial (building), Utilities & IT. <sup>2</sup>
E =	\$0.00	E = 2015-16 Outdoor Play Area Costs per Land Square Foot <sup>3</sup>
F =	\$6.96	F = 2015-16 Shared Facilities Cost per Building Square Foot

W = A * D	\$156,210	W = Charter School Exclusive Use Pro Rata Share Amount
X = B * F	\$ 28,445	X = Charter School Shared Building Use Pro Rata Share Amount
Y = C * E	-	Y = Charter School Shared Outdoor Play Space Use Pro Rata Share Amount

**Z = W+X+Y \$ 184,655 Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL**

(1) Based on MORCS indication they will request shared use of the existing Berendo MS Gymnasium. Subject to change in the future  
 (2) Facilities Cost are re-calculated on a yearly basis.  
 (3) At this time LAUSD is not calculating Outdoor Play Space costs. Subject to change in future.

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Facilities Costs  
Pro Rata Share Calculation

**SHARED USE BUILDING SPACE CALCULATION**

**BUILDING AREA**

<u>Area, per Exhibit A (Shared Use Agreement)</u>	<u>Area Square Footage</u>	<u>Charter %<sup>1</sup></u>	<u>Charter School Pro-Rata Share</u>
Gymnasium	15,320	27%	4,087
Auditorim	10,154	0%	-
Total Charter School Shared Use Space Building Square Footage Obligation			4,087

**SHARED USE OUTDOOR PLAY SPACE CALCULATION**

**OUTDOOR PLAY AREA**

<u>Area, per Exhibit A (Shared Use Agreement)</u>	<u>Area Square Footage</u>	<u>Charter %*</u>	<u>Charter School Pro-Rata Share</u>
Soccer/Track Area	60,981	27%	16,268
Basketball Area	29,558	27%	7,885
Volleyball Area	28,744	27%	7,668
Handball/Basketball Area	27,447	27%	7,322
Total Charter School Shared Use Space Building Square Footage Obligation			39,144

(1) Based on MORCS indication they will request shared use of the Berendo MS Gymnasium . Subject to change in future.

Exhibit E (continued)

LAUSD Facilities Cost Worksheet for 2015-2016 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1)	<b>Debt Service- interest and principal on COPS</b>	\$36,168,706.37	\$0.50	<b>\$0.50</b>
	<b>Maintenance &amp; Operations</b>			<b>\$4.97</b>
(1) (2)	Air Filter Tech and Building Engineering	\$3,826,377.00	\$0.05	
(1) (2)	Pest Management	\$3,354,045.00	\$0.05	
(1) (2)	Custodial (Buildings)	\$129,418,888.00	\$1.78	
(1) (3)	Rubbish Removal	\$5,968,639.53	\$0.08	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$110,041,213.00	\$1.51	
(1) (2)	Utilities (Electricity, Water, Gas)	\$109,395,400.06	\$1.50	
	Electricity	\$86,221,677.47		
	Gas	\$4,539,602.08		
	Water	\$18,634,120.51		
	<b>Safe and Comfortable</b>			
(1) (3)	School Police Services	\$60,485,271.46	\$0.83	<b>\$0.83</b>
(1) (3)	Office of Environmental Health & Safety (OEHS)	\$14,483,718.44	\$0.20	<b>\$0.20</b>
(1) (3)	Information Technology	\$14,853,837.33	\$0.20	<b>\$0.20</b>
(4)	<b>Deferred Maintenance</b>	\$0.00	\$0.00	<b>\$0.00</b>
(1) (3) (5)	<b>Insurance</b>	\$9,180,500.89	\$0.13	<b>\$0.13</b>
	<b>Grounds Costs</b>			<b>\$0.13</b>
(1) (6)	Gardening Services	\$10,000,960.00	\$0.04	
(1) (6)	Landscaping/Tree Trimming	\$3,196,629.00	\$0.01	
(1) (6)	Custodial (Grounds)	\$18,488,413.00	\$0.08	
			<b>GRAND TOTAL</b>	<b>\$6.96</b>
<b>LEGEND</b>	<i>Total K-12 building square footage and direct support space</i>		<b>72,888,743</b>	
	<i>Footprint for K-12 buildings and direct support space</i>		<b>48,067,110</b>	
	<i>Total District building square footage</i>		<b>78,567,928</b>	
	<i>Total Grounds square footage</i>		<b>278,288,982</b>	
	<i>Net grounds square footage</i>		<b>230,060,876</b>	
<b>*NOTES:</b>				
	<i>(1) Calculation of facilities costs based upon actual 2013-2014 school year expenses</i>			
	<i>(2) Total K-12 building square footage and direct support space</i>			
	<i>(3) Rubbish removal, school police, OEHS (costs for annual safety inspections, CEQA and traffic studies), information technology, and insurance costs calculated as 92.8% of total District building square footage</i>			
	<i>(4) Deferred Maintenance was paid for by bond funds during 2013-14 school year</i>			
	<i>(5) District's premiums for excess liability, property coverage, Boiler &amp; Machinery, and Property Floater</i>			
	<i>(6) Net grounds square footage = Total grounds square footage less footprint for K-12 buildings and direct support space</i>			