

MORCS @ Berendo MS Pro Rata Share - School Years 2022-2025			July 2022 - June 2023	July 2023 - June 2024	July 2024 - June 2025
40 year Lease - Term: 1/7/2019 to 1/6/2059					
(A)		Total Sq. Ft. (SF) of Exclusive & 100% Occupied Areas	44,888	44,888	44,888
		Shared Use Area SF	6,598	6,598	6,598
		% of Shared Area	27%	27%	27%
(B)		Total Shared Use Area SF	1,781	1,781	1,781
(F)		Facilities Cost per Building Square Foot	\$10.49	\$11.18	\$13.22
		Annual LAUSD Facilities Excluded Costs per SF Custodial (Buildings) + Utilities+ Information Technology Costs Excluded RRGM excluded after 6/30/23 (Srvcs Paid by Tenant)	\$5.35	\$9.41	\$10.66
(D)		Facilities Cost per Building Square Foot after Excluded Costs Per SF	\$5.14	\$1.77	\$2.56
(W)	(A*D)	Annual Pro Rata for Exclusive Share Amount	\$ 230,724.32	\$ 79,451.76	\$ 114,913.28
(X)	(B*F)	Annual Pro Rata for Shared Use Space Amount	\$ 18,687.52	\$ 19,916.72	\$ 23,550.90
(Z)		Total Annual Pro-Rata Share Charge Due from Charter	\$ 249,411.84	\$ 99,368.48	\$ 138,464.18
		Total Amount Charter Paid	\$ 249,411.84	\$ 33,122.84	\$ -
		YEAR END REMAINING BALANCE DUE FROM CHARTER	\$ (0.00)	\$ 66,245.64	\$ 138,464.18
		BALANCE DUE FROM CHARTER THROUGH APRIL 2024	\$ -	\$ 49,684.26	\$ -

Monthly Pro Rata Share		
July 2022 - June 2023	July 2023 - June 2024	July 2024 - June 2025
\$ 20,784.32	\$ 8,280.71	\$ 11,538.68

Facilities Costs
2022-2023
Pro Rata Share Calculation

LAUSD Campus: Berendo Middle School

Charter School: Monsenor Oscar Romero Charter

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	<u>Total SF of Charter Exclusive Use Space (M)</u>	
	Total SF of all Charter and LAUSD Exclusive Use SF (M+N)	
	% =	27%

Pro Rata Share Calculations

A =	44,888	A = Charter School Exclusive Use Square Footage
B =	1,781.46	B = Total Charter School Shared Use Space Building Square Footage Obligation ¹
C =	23,866.85	C = Total Charter School Shared Use Space Outdoor Play Area Square Footage Obligation
D =	\$5.14	D = 2022-2023 Facilities Cost per Building Square Foot less Custodial (building), Utilities & IT ²
E =	\$0.00	E = 2022-2023 Outdoor Play Area Costs per Land Square Foot ³
F =	\$10.49	F = 2022-2023 Shared Facilities Cost per Building Square Foot

W = A * D	\$ 230,724.32	W = Charter School Exclusive Use Pro Rata Share Amount
X = B * F	\$ 18,687.52	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 \$ 249,411.84 Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL
AA = Z/12 \$ 20,784.32 AA = MONTHLY PRO RATA SHARE CHARGE

(1) Calculation reflects MORCS' 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.

Facilities Costs
2022-2023
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 %¹</u>	<u>Charter School Pro-Rata Share</u>
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			1,781.46

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%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			23,866.85

(1) Calculation reflects MORCS' shared use of the existing Berendo MS Gymnasium. Subject to change in the future

EXHIBIT B
LAUSD Facilities Cost Worksheet for 2022-2023 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$16,255,235.05	\$0.22	\$0.22
	Maintenance & Operations			\$7.44
(1) (2)	Air Filter Tech and Building Engineering	\$4,404,442.74	\$0.06	
(1) (2)	Pest Management	\$2,496,918.66	\$0.03	
(1) (2)	Custodial (Buildings)	\$153,905,488.89	\$2.07	
(1) (2)	Rubbish Removal	\$5,688,974.09	\$0.08	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$261,929,638.01	\$3.53	
(1) (2)	Utilities (Electricity, Water, Gas)	\$123,796,695.00	\$1.67	
	Safe and Comfortable			\$2.41
(1) (2)	School Police Services	\$52,500,000.00	\$0.71	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,588,922.20	\$0.09	
(1) (2)	Information Technology Division	\$119,643,047.00	\$1.61	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$20,296,324.00	\$0.27	\$0.27
	Grounds Costs			\$0.15
(1) (5)	Gardening Services	\$12,364,467.15	\$0.05	
(1) (5)	Landscaping/Tree Trimming	\$3,284,047.17	\$0.01	
(1) (5)	Custodial (Grounds)	\$21,986,498.41	\$0.09	
			GRAND TOTAL	\$10.49
	Excluded Amounts			\$5.35
	Custodial (Buildings)		\$2.07	
	Utilities (Electricity, Water, Gas)		\$1.67	
	Information Technology Division		\$1.61	
	LAUSD COSTS w/o Excluded Amount(s)			5.14
LEGEND	Total K-12 building square footage and direct support		74,268,950	
	Footprint for total District buildings		49,155,826	
	Total District grounds square footage		280,805,620	
	Net grounds square footage		231,649,794	

***NOTES:**

- (1) Calculation of facilities costs based upon actual 2020-21 school year expenses.
 - (2) Total K-12 building square footage and direct support space
 - (3) Deferred Maintenance was paid for by bond funds during 2020-21 school year
 - (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
 - (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings
- 04-01-2022

Facilities Costs
2023-2024 School Year
Pro Rata Share Calculation

LAUSD Campus: Berendo Middle School	Charter School: Monsenor Oscar Romero Charter
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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	$\frac{\text{Total SF of Charter Exclusive Use Space (M)}}{\text{Total SF of all Charter and LAUSD Exclusive Use SF (M+N)}}$
	% = 27%

Pro Rata Share Calculations

A =	44,888	A = Charter School Exclusive Use Square Footage
B =	1,781.46	B = Total Charter School Shared Use Space Building Square Footage Obligation ¹
C =	23,866.85	C = Total Charter School Shared Use Space Outdoor Play Area Square Footage Obligation
D =	\$1.77	D = 2023-2024 Facilities Cost per Building Square Foot less Routine Repairs General Maintenance (RRGM), Custodial (building), Utilities & Information Technology ²
E =	\$0.00	E = 2023-2024 Outdoor Play Area Costs per Land Square Foot ³
F =	\$11.18	F = 2023-2024 Shared Facilities Cost per Building Square Foot

W = A * D	\$ 79,451.76	W = Charter School Exclusive Use Pro Rata Share Amount
X = B * F	\$ 19,916.72	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	\$ 99,368.48	Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL
AA = Z/12	\$ 8,280.71	AA = MONTHLY PRO RATA SHARE CHARGE
BB = AA * 4	\$ 33,122.84	BB = AMOUNT CHARTER SCHOOL PAID FOR JULY 2023 - OCTOBER 2023
CC= AA * 8	\$ 66,245.64	CC= REMAINING ANNUAL BALANCE

(1) Calculation reflects MORCS' 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.

Facilities Costs
2023-2024 School Year
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 %¹</u>	<u>Charter School Pro-Rata Share</u>
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			1,781.46

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%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			23,866.85

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

EXHIBIT B
LAUSD Facilities Cost Worksheet for 2023-2024 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$16,374,431.26	\$0.22	\$0.22
	Maintenance & Operations			\$7.94
(1) (2)	Air Filter Tech and Building Engineering	\$4,156,361.26	\$0.06	
(1) (2)	Pest Management	\$2,561,065.78	\$0.03	
(1) (2)	Custodial (Buildings)	\$163,591,438.06	\$2.20	
(1) (2)	Rubbish Removal	\$13,036,852.16	\$0.18	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$242,993,167.91	\$3.27	
(1) (2)	Utilities (Electricity, Water, Gas)	\$163,771,619.95	\$2.20	
	Safe and Comfortable			\$2.56
(1) (2)	School Police Services	\$54,090,617.00	\$0.73	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,674,153.89	\$0.09	
(1) (2)	Information Technology Division	\$129,732,032.00	\$1.74	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$21,185,599.00	\$0.28	\$0.28
	Grounds Costs			\$0.18
(1) (5)	Gardening Services	\$14,016,669.49	\$0.06	
(1) (5)	Landscaping/Tree Trimming	\$3,472,919.91	\$0.02	
(1) (5)	Custodial (Grounds)	\$23,370,205.44	\$0.10	
			GRAND TOTAL	\$11.18
	Excluded Amounts			\$9.41
	Custodial (Buildings)		\$2.20	
	Utilities (Electricity, Water, Gas)		\$2.20	
	Information Technology Division		\$1.74	
	Routine Repairs General Maintenance (RRGM)		\$3.27	
	LAUSD COSTS w/o Excluded Amount(s)			1.77
LEGEND	Total K-12 building square footage and direct support space		74,372,006	
	Footprint for total District buildings		49,504,706	
	Total District grounds square footage		280,853,971	
	Net grounds square footage		231,349,265	

***NOTES:**

- (1) Calculation of facilities costs based upon actual 2021-22 school year expenses.
- (2) Total K-12 building square footage and direct support space
- (3) Deferred Maintenance was paid for by bond funds during 2021-22 school year
- (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
- (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings

Facilities Costs
2024-2025 School Year
Pro Rata Share Calculation

LAUSD Campus: Berendo Middle School

Charter School: Monsenor Oscar Romero Charter

Exclusive Space Square Footage

Building A - Admin Area	2,908
Building A - Sub-Surface Parking Garage	17,393
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Building C - Classroom Building	21,342
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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	$\frac{\text{Total SF of Charter Exclusive Use Space (M)}}{\text{Total SF of all Charter and LAUSD Exclusive Use SF (M+N)}}$
	% = 27%

Pro Rata Share Calculations

A =	44,888	A = Charter School Exclusive Use Square Footage
B =	1,781.46	B = Total Charter School Shared Use Space Building Square Footage Obligation ¹
C =	23,866.85	C = Total Charter School Shared Use Space Outdoor Play Area Square Footage Obligation
D =	\$2.56	D = 2024-2025 Facilities Cost per Building Square Foot less Routine Repairs General Maintenance (RRGM), Custodial (building), Utilities & Information Technology ²
E =	\$0.00	E = 2024-2025 Outdoor Play Area Costs per Land Square Foot ³
F =	\$13.22	F = 2024-2025 Shared Facilities Cost per Building Square Foot

W = A * D	\$ 114,913.28	W = Charter School Exclusive Use Pro Rata Share Amount
X = B * F	\$ 23,550.90	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 \$ 138,464.18 Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL
AA = Z/12 \$ 11,538.68 AA = MONTHLY PRO RATA SHARE CHARGE

(1) Calculation reflects MORCS' 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.

Facilities Costs
2024-2025 School Year
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 %¹</u>	<u>Charter School Pro-Rata Share</u>
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			1,781.46

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%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			23,866.85

(1) Calculation reflects MORCS' shared use of the existing Berendo MS Gymnasium. Subject to change in the future

EXHIBIT B
LAUSD Facilities Cost Worksheet for 2024-2025 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$14,819,374.69	\$0.20	\$0.20
	Maintenance & Operations			\$8.92
(1) (2)	Air Filter Tech and Building Engineering	\$818,730.25	\$0.01	
(1) (2)	Pest Management	\$2,669,125.62	\$0.04	
(1) (2)	Custodial (Buildings)	\$176,802,936.13	\$2.39	
(1) (2)	Rubbish Removal	\$19,175,690.45	\$0.26	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$303,041,462.20	\$4.09	
(1) (2)	Utilities (Electricity, Water, Gas)	\$157,668,349.66	\$2.13	
	Safety and Comfort			\$2.96
(1) (2)	School Police Services	\$60,488,115.40	\$0.82	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,503,706.52	\$0.09	
(1) (2)	Information Technology Division	\$151,664,307.85	\$2.05	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$69,228,020.65	\$0.94	\$0.94
	Grounds Costs			\$0.20
(1) (5)	Gardening Services	\$15,881,497.98	\$0.07	
(1) (5)	Landscaping/Tree Trimming	\$3,874,899.52	\$0.02	
(1) (5)	Custodial (Grounds)	\$25,257,562.30	\$0.11	
			GRAND TOTAL	\$13.22
LEGEND	Total K-12 building square footage and direct support space		74,007,838	
	Footprint for total District buildings		48,897,777	
	Total District grounds square footage		280,806,055	
	Net grounds square footage		231,908,278	

***NOTES:**

- (1) Calculation of facilities costs based upon actual 2022-23 school year expenses
 - (2) Total K-12 building square footage and direct support space
 - (3) Deferred Maintenance was paid for by bond funds during 2022-23 school year
 - (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
 - (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings
- 4-1-2024