

# **Facilities Usage Fee Justification Study**

Santa Ana Unified School District

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### Exhibits

- Exhibit A:** California Civic Center Act (Education Code Section 38130 *et seq.*)  
**Exhibit B:** Summary Schedule of Usage Costs

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## I. Introduction

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The purpose of this Facilities Usage Fee Justification Study ("Study") is to determine the facility usage fees ("Usage Fees") that the Santa Ana Unified School District ("SAUSD" or "School District") can legally charge for the use of its facilities pursuant to Sections 38131 and 38134 of the Education Code. The Study calculates Usage Fees for (i) indoor facilities (e.g., classrooms, multipurpose rooms, gymnasiums, etc.), (ii) outdoor facilities (e.g., fields, tennis courts, etc.) and (iii) pools. SAUSD has retained the services of Dolinka Group, LLC ("Dolinka Group") in the production of the Study.

### Purpose

The California Department of Education summarizes the community use of school facilities as follows:

*"Every public school facility is considered a civic center where citizens, school-community councils, and clubs as well as senior, recreation, education, political, artistic, and other organizations may meet. The school district may grant the use of school facilities and grounds upon certain terms and conditions deemed proper by the governing board and subject to specified limitations, requirements, and restrictions set forth within the law."*

The California Civic Center Act was enacted in 1917 (codified as Education Code Sections 38130 et seq. of the Education Code), and it provided the legal basis for the provision of school facilities as civic centers (see Exhibit A for the text of the California Civic Center Act). Additionally, the Civic Center Act provided school districts with guidelines for charging Usage Fees, including classifications of fee types. In accordance with the Education Code, the Study determines two (2) sets of Usage Fees: Direct Costs and Fair Rental Value Costs.

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## II. Definitions

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For the purposes of the Usage Fees, the terms hereinafter set forth have the following meanings.

**Amortized Costs:** Indirect expenses associated with the running of School District facilities and the apportionment of such expenses over the expected life of such facilities.

**Capital Direct Costs:** The estimated costs for maintenance, repair, restoration, and refurbishment for use of school facilities or grounds under the Civic Center Act. For purposes of estimating capital direct costs, school facilities shall be limited to non-classroom space.

**Direct Costs:** Direct costs are the estimated operational direct costs and capital direct costs identified by a school district.

**Fair Rental Value:** The direct costs to the school district plus the amortized costs of the school facilities used for the duration of the activity authorized.

**Labor Charges:** Necessary labor required by the usage of Outdoor Facilities and Pool Facilities, including time for set up, cleanup, and supervision.

**Operational Direct Costs:** The estimated costs of supplies, utilities, janitorial services, services of school district employees and/or contracted workers, and salaries and benefits paid to school district employees directly associated with the administration of the Civic Center Act to operate and maintain school facilities or grounds.

**Overtime:** Hours worked by School District staff in excess of the regularly scheduled 40-hour work week.

**Usage Fees:** School District fees that can be legally charged for the use of its facilities pursuant to Education Code Sections 38131 and 38134.

**Utilities Costs:** Refers to the electricity, gas, sewer, trash and water costs expended by SAUSD on an annual basis.

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### III. Direct Costs

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The Civic Center Act (the “Act”) authorizes a school district governing board to grant the use of school facilities as civic centers, upon terms and conditions deemed proper by the school board. Existing law authorizes the board to charge a fee, not to exceed a district’s Direct Costs for the use of school facilities by the public that promote youth and school activities. Direct Costs are defined by the Act as the estimated Operational Direct Costs and Capital Direct Costs identified by a school district.

#### **Labor and Administration Costs**

SAUSD requires staff to be present to provide assistance in the setup and takedown of furniture and equipment, as well as any cleanup required from the use of its facilities to ensure the site is returned to its original state. Additionally, staff performs a supervisory role for the duration of the event. It should be noted that in accordance with negotiated labor agreements, the School District may have to pay guaranteed hourly minimums to personnel and, as a result, may impose additional Overtime charges. These charges will include the required amounts of set up time before the event and cleanup time following the event. The School District will evaluate the circumstances of each facility request when imposing Overtime charges. Table 1 below shows the direct labor charges of School District personnel. These Labor Costs are subject to change without notice.

**Table 1**  
**Direct Hourly Labor Costs for Indoor, Outdoor & Pool Facilities**

School District Staff	Hourly Labor		
	Regular Rate	Overtime Rate <sup>[1]</sup>	Holiday Rate <sup>[1]</sup>
Custodian	\$42.25	\$63.38	\$84.50
SAUSD Safety Officer	\$34.99	\$52.49	\$69.98
Stage Manager	\$28.42	\$42.63	\$56.84
Computer Technician	\$32.87	\$49.31	\$65.74
Groundskeeper	\$32.93	\$49.40	\$65.86
Food Service Field Supervisor	\$39.24	\$58.86	\$78.48
Athletic Equipment Attendant	\$27.68	\$41.51	\$55.36
Sworn Officer	\$46.68	\$70.02	\$93.36
Facility Ranger	\$50.74	\$68.23	\$85.73

[1] If applicable; as determined by SAUSD.

#### **A. Indoor Facilities**

##### **1. Operational Direct Costs**

Operational Direct Costs include the estimated costs of utilities, supplies, janitorial services, services of school district employees and/or contracted worker services, property and liability insurance and the prorated annual salaries and benefits paid to school district employees directly associated with the administration of the Act.

The Operational Direct Costs are the first component of the Total Annual Direct Costs for indoor facilities. These expenditures are comprised of a 53.19 percent apportionment of the School District's total maintenance personnel and supply costs related to the upkeep and operation of facilities, a 40.0 percent allocation of the costs associated with the administration of the Civic Center Act, a 70.0 percent apportionment of the School District's property and liability insurance expenses, and a 90.0 percent allocation of the School District's electricity and gas costs. The water expenses included under the utilities costs below assumes a consumption ratio of 30.0 percent of the School District's total water costs.

**Table 2**  
**Districtwide Total Indoor Operational Costs**

<b>Item</b>	<b>Total cost</b>
Utilities Costs	\$6,377,959.85
Maintenance and Supply Costs	\$14,818,653.44
Administration Costs	\$33,103.61
Annual Property & Liability Insurance	\$1,668,543.10
<b>Total Indoor Operational Direct Costs</b>	<b>\$22,898,260.00</b>

When a school district elects to charge fees pursuant to the Act, the board has to adopt a fee schedule that includes the hourly fee for each specific school facility available for public use. In order to determine the applicable hourly fee of a facility as mandated by the Act, Dolinka Group first calculated the public's proportionate share of Direct Costs, as a percent, for each facility available for use by the public as follows:

**a) Operational Cost per Square Foot**

In order to determine a facility's cost per Square Foot, Dolinka Group took the sum of all Operational Direct Costs as detailed in Table 2 and divided it by the total building square footage of all indoor facilities within the School District to get the Operational Direct Costs per Square Foot as shown below in Table 3.

**Table 3**  
**Annual Indoor Operational Direct Cost per Square Foot**

<b>Item</b>	<b>Cost</b>
Total District Indoor Operational Direct Costs	\$22,898,260.00
Total Square Feet of Indoor Facilities	4,862,789
<b>Indoor Operational Direct Costs per Square Foot</b>	<b>\$4.7088739</b>

**b) Annual Operational Direct Cost per Indoor Facility**

Multiplying the Indoor Operational Direct Costs per Square Foot by the average square feet of an indoor facility yields the Annual Operational Direct Cost per Indoor Facility as detailed in Table 4 below.

**Table 4  
Annual Operational Direct Costs per Indoor Facility**

<b>Facility</b>	<b>Average Facility Square Footage</b>	<b>Operational Direct Cost per Square Foot</b>	<b>Annual Operational Direct Cost</b>
Classroom	960	\$4.71	\$4,520.52
Multipurpose Room	3,145	\$4.71	\$14,809.41
Library - Small	2,152	\$4.71	\$10,133.50
Library - Large	9,041	\$4.71	\$42,572.93
Theatre - Small	2,431	\$4.71	\$11,447.27
Theatre - Medium	13876	\$4.71	\$65,340.33
Theatre - Large	15,800	\$4.71	\$74,400.21
Gym - Small	12,800	\$4.71	\$60,273.59
Gym - Large	21,000	\$4.71	\$98,886.35
Locker Room	6,042	\$4.71	\$28,451.02
Cafetorium	1,280	\$4.71	\$6,027.36
Staff Lounge	1,292	\$4.71	\$6,083.87
Restroom	548	\$4.71	\$2,580.46
Conference Room	88	\$4.71	\$414.38

**c) Public's Proportional Use Share per Indoor Facility**

The next step is to determine the public's average use of each indoor facility available for rent. With hourly rental use per facility data provided by the School District, Dolinka Group was able to determine the average annual number of hours each indoor facility was used by the public in fiscal year 2014/2015 (in some cases an estimate was utilized due to a lack of data for certain facilities). In order to determine the School District's proportional use share per facility, the Study multiplies the 204 days the School District is in operation in a school year by a standard 9 hour workday yielding the total annual School District use hours per facility.

The Study then takes each indoor facility's average annual number of public use hours and divides it by the sum of the annual School District use hours and the average annual hours of public use which yields the Public's Proportional Use Share per Indoor Facility as shown in Table 5.

**Table 5  
Public's Proportionate Use Share per Indoor Facility**

<b>Facility</b>	<b>Average Public Use Hours per Facility</b>	<b>Total School Use Hours per Facility</b>	<b>Total Use Hours per Facility</b>	<b>Public's Share of Facility Usage</b>
Classroom	119.69	1,800	1,919.69	6.23%
Multipurpose Room	97.29	1,800	1,897.29	5.13%
Library - Small	15.68	1,800	1,815.68	0.86%
Library - Large	15.68	1,800	1,815.68	0.86%
Theatre - Small	86.00	1,800	1,886.00	4.56%
Theatre - Medium	529.50	1,800	2,329.50	22.73%
Theatre - Large	402.50	1,800	2,202.50	18.27%
Gym - Small	4.78	1,800	1,804.78	0.26%
Gym - Large	36.86	1,800	1,836.86	2.01%
Locker Room	36.86	1,800	1,836.86	2.01%
Cafetorium	97.29	1,800	1,897.29	5.13%
Staff Lounge	6.08	1,800	1,806.08	0.34%
Restroom	339.00	1,800	2,139.00	15.85%
Conference Room	104.00	1,800	1,904.00	5.46%

**d) Public's Share of Operational Costs per Indoor Facility**

Next, the Study takes the public's proportional use share per facility (Table 5) and multiplies it by the annual Operational Direct Cost per facility (Table 4) in order to determine the Public's Share of Operational Direct Costs per Indoor Facility as shown in Table 6.

**Table 6  
Public's Share of Operational Direct Costs per Indoor Facility**

<b>Facility</b>	<b>Annual Operational Direct Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Operational Direct Cost</b>
Classroom	\$4,520.52	6.23%	\$281.84
Multipurpose Room	\$14,809.41	5.13%	\$759.39
Library - Small	\$10,133.50	0.86%	\$87.51
Library - Large	\$42,572.93	0.86%	\$367.66
Theatre - Small	\$11,447.27	4.56%	\$521.99
Theatre - Medium	\$65,340.33	22.73%	\$14,851.99
Theatre - Large	\$74,400.21	18.27%	\$13,596.41
Gym - Small	\$60,273.59	0.26%	\$159.56
Gym - Large	\$98,886.35	2.01%	\$1,984.18
Locker Room	\$28,451.02	2.01%	\$570.92
Cafetorium	\$6,027.36	5.13%	\$309.07
Staff Lounge	\$6,083.87	0.34%	\$20.48
Restroom	\$2,580.46	15.85%	\$408.97
Conference Room	\$414.38	5.46%	\$22.63

**e) Public's Hourly Operational Costs per Indoor Facility**

The Study then takes the public's share of Operational Direct Costs per Indoor Facility and divides that number by the average annual number of hours an indoor facility was used by the public in fiscal year 2014/2015 in order to determine the Public's Share of Hourly Operational Direct Costs per Indoor Facility.

**Table 7  
Public's Share of Hourly Operational Direct Costs per Indoor Facility**

<b>Facility</b>	<b>Public's Share of Operational Direct Cost</b>	<b>Average Public Use Hours per Facility</b>	<b>Public's Share of Operational Direct Cost per Hour</b>
Classroom	\$281.84	119.69	\$2.35
Multipurpose Room	\$759.39	97.29	\$7.81
Library - Small	\$87.51	15.68	\$5.58
Library - Large	\$367.66	15.68	\$23.45
Theatre - Small	\$521.99	86.00	\$6.07
Theatre - Medium	\$14,851.99	529.50	\$28.05
Theatre - Large	\$13,596.41	402.50	\$33.78
Gym - Small	\$159.56	4.78	\$33.40
Gym - Large	\$1,984.18	36.86	\$53.83
Locker Room	\$570.92	36.86	\$15.49
Cafetorium	\$309.07	97.29	\$3.18
Staff Lounge	\$20.48	6.08	\$3.37
Restroom	\$408.97	339.00	\$1.21
Conference Room	\$22.63	104.00	\$0.22

**2. Capital Direct Costs**

Recent amendments to the Act have expanded the definition of “Direct Costs” that a school district’s board may charge the public for the use of school facilities to include the public’s proportional share of Capital Direct Costs. Capital Direct Costs include the expected estimated costs to maintain, repair, restore, or refurbish a school facility at the end of its useful life. Title 5 of the California Code of Regulations section 14037-14042 does provide for the substitution of the estimated costs to replace a school facility when maintenance, repair, restoration, and refurbishment would not be practicable or cost effective. Capital Direct Costs estimates however are limited to non-classroom space as authorized by the Act. This portion of the law is scheduled to remain in effect until at least January 1, 2020.

Dolinka Group quantified annual Capital Direct Costs per applicable indoor facility based on data provided by the School District as follows:

a) **Annual Capital Direct Costs**

In lieu of the estimated costs for the maintenance, repair, restoration, and refurbishment of indoor school facilities, the Study divides replacement cost estimates for each facility by the facility's estimated useful life in years in order to determine the Annual Capital Direct Costs for each indoor facility.

**Table 8  
Annual Capital Direct Cost**

<b>Facility</b>	<b>Estimated Capital Direct Cost*</b>	<b>Useful Life Expectancy (Years)</b>	<b>Annual Capital Direct Cost</b>
Classroom	N/A	N/A	N/A
Multipurpose Room	\$1,157,360	30	\$38,578.67
Library - Small	\$796,240	30	\$26,541.33
Library - Large	\$3,345,170	30	\$111,505.67
Theatre - Small	\$882,453	30	\$29,415.10
Theatre - Medium	\$5,036,988	30	\$167,899.60
Theatre - Large	\$5,735,400	30	\$191,180.00
Gym - Small	\$3,840,000	30	\$128,000.00
Gym - Large	\$6,300,000	30	\$210,000.00
Locker Room	\$1,812,600	30	\$60,420.00
Cafetorium	\$125,000	30	\$4,166.67
Staff Lounge	\$471,580	30	\$15,719.33
Restroom	\$224,680	30	\$7,489.33
Conference Room	\$32,120	30	\$1,070.67
*The determination of the estimated maintenance, repair, restoration and refurbishment costs for these facilities was not practicable or cost effective for the School District. Thus, the substitution of the estimated costs to replace these facilities was used as authorized in Title 5 of the California Code of Regulations, section 14037-14042.			

b) **Public's Proportional Share of Annual Capital Direct Costs**

The next step requires determining the public's proportional share of the annual Capital Direct Costs for each indoor facility. As provided in Table 9, the Study takes the public's percentage share of a facility's use and multiplies it by the Annual Capital Direct Costs yielding the Public's Share of the Annual Capital Direct Costs.

**Table 9  
Public's Share of Annual Capital Direct Costs**

<b>Facility</b>	<b>Annual Capital Direct Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Annual Capital Direct Cost</b>
Classroom	N/A	N/A	N/A
Multipurpose Room	\$38,578.67	5.13%	\$1,978.23
Library - Small	\$26,541.33	0.86%	\$229.21
Library - Large	\$111,505.67	0.86%	\$962.95
Theatre - Small	\$29,415.10	4.56%	\$1,341.31
Theatre - Medium	\$167,899.60	22.73%	\$38,163.91
Theatre - Large	\$191,180.00	18.27%	\$34,937.55
Gym - Small	\$128,000.00	0.26%	\$338.85
Gym - Large	\$210,000.00	2.01%	\$4,213.71
Locker Room	\$60,420.00	2.01%	\$1,212.44
Cafetorium	\$4,166.67	5.13%	\$213.66
Staff Lounge	\$15,719.33	0.34%	\$52.92
Restroom	\$7,489.33	15.85%	\$1,186.95
Conference Room	\$1,070.67	5.46%	\$58.48

**c) Public's Share of Capital Direct Cost per Hour**

The Study then takes the Public's Proportional Share of the Annual Capital Direct Costs and divides it by the average number of hours a facility was used by the public as detailed in Table 5 yielding the Public's Share of Capital Direct Costs per hour for each facility.

**Table 10  
Public's Share of Annual Capital Direct Costs per Indoor Facility**

<b>Facility</b>	<b>Public's Share of Capital Direct Cost</b>	<b>Average Public Use Hours per Facility</b>	<b>Public's Share of Capital Direct Cost per Hour</b>
Classroom	N/A	N/A	N/A
Multipurpose Room	\$1,978.23	97.29	\$20.33
Library - Small	\$229.21	15.68	\$14.62
Library - Large	\$962.95	15.68	\$61.41
Theatre - Small	\$1,341.31	86.00	\$15.60
Theatre - Medium	\$38,163.91	529.50	\$72.08
Theatre - Large	\$34,937.55	402.50	\$86.80
Gym - Small	\$338.85	4.78	\$70.92
Gym - Large	\$4,213.71	36.86	\$114.33
Locker Room	\$1,212.44	36.86	\$32.89
Cafetorium	\$213.66	97.29	\$2.20
Staff Lounge	\$52.92	6.08	\$8.70
Restroom	\$1,186.95	339.00	\$3.50
Conference Room	\$58.48	104.00	\$0.56

**d) Total Hourly Direct Cost per Indoor Facility**

The total hourly Direct Costs per indoor facility are then determined by adding the public's share of Operational Direct Cost per hour and the public's share of Capital Direct Cost per hour which yields the Total Direct Cost per hour.

**Table 11  
Total Direct Cost per Hour**

<b>Facility</b>	<b>Public's Share of Operational Direct Cost per Hour</b>	<b>Public's Share of Capital Direct Cost per Hour</b>	<b>Public's Share of Total Direct Cost Per Hour</b>
Classroom	\$2.35	N/A	\$2.35
Multipurpose Room	\$7.81	\$20.33	\$28.14
Library - Small	\$5.58	\$14.62	\$20.20
Library - Large	\$23.45	\$61.41	\$84.86
Theatre - Small	\$6.07	\$15.60	\$21.67
Theatre - Medium	\$28.05	\$72.08	\$100.13
Theatre - Large	\$33.78	\$86.80	\$120.58
Gym - Small	\$33.40	\$70.92	\$104.32
Gym - Large	\$53.83	\$114.33	\$168.16
Locker Room	\$15.49	\$32.89	\$48.38
Cafetorium	\$3.18	\$2.20	\$5.38
Staff Lounge	\$3.37	\$8.70	\$12.07
Restroom	\$1.21	\$3.50	\$4.71
Conference Room	\$0.22	\$0.56	\$0.78

**B. Outdoor Facilities**

**1. Operational Direct Costs**

The Operational Direct Costs are the first component of the Total Annual Direct Costs for outdoor facilities. These expenditures are comprised of a 46.31 percent apportionment of the School District's total maintenance personnel and supply costs related to the upkeep and operation of facilities, a 40 percent allocation of the costs associated with the administration of the Civic Center Act, a 28.5 percent apportionment of the property and liability insurance expenses, and a 10 percent allocation for electricity and gas costs.

The water costs listed below for outdoor facilities assumes a consumption ratio of 68.5 percent of the School District's total water costs (please note that SAUSD's pools consume an estimated 1.50 percent of the School District's water and these costs have been categorized separately to better identify these expenditures).

**Table 12  
Districtwide Total Operational Costs for Outdoor Facilities**

<b>Item</b>	<b>Total cost</b>
Utilities Costs <sup>[1]</sup>	\$1,314,279.48
Maintenance and Supply Costs	\$12,901,367.85
Administration Costs	\$33,103.61
Annual Property & Liability Insurance	\$679,335.41
<b>District Total</b>	<b>\$14,928,086.35</b>
[1] Includes 68.5% of SAUSD's total water costs as well as a 10% apportionment of the School District's electricity and gas costs.	

**a) Operational Cost per Square Foot**

In order to determine the facility cost per Square Foot, Dolinka Group took the sum of the Operational Direct Costs as detailed in Table 12 and divided the sum by the total square footage of all non-water consuming outdoor facilities within the School District to get the Operational Direct Costs per Square Foot. Water expenses were added for those outdoor facilities that require water. The sum of these costs were then divided by the sum of the total square footage of all water-consuming outdoor facilities to get the Operational Direct Costs per Square Foot for outdoor facilities that consume water as shown below in Table 13.

**Table 13  
Operational Direct Cost per Square Foot**

<b>Item</b>	<b>Non-Water Cost</b>	<b>Water Cost</b>
School District Total	\$14,185,452.53	\$742,633.82
Total Square Feet	10,202,187.60	6,186,022.00
<b>School District Cost/Square Feet</b>	<b>\$1.3904324</b>	<b>\$0.1200503</b>

**b) Annual Operational Cost per Outdoor Facility**

Multiplying the Operational Direct Costs per Square Foot by the average square feet of an outdoor rental facility yields the Annual Operational Direct Costs per Outdoor facility as detailed in Table 14 below.

**Table 14  
Annual Operational Direct Costs per Outdoor Facility**

<b>Facility</b>	<b>Average Facility Square Footage</b>	<b>School District Cost per Square Foot</b>	<b>Annual Operational Cost</b>
Hard Court/Playground	38,092	\$1.39	\$52,964.60
Lunch Table Area	16,082	\$1.39	\$22,360.52
Parking Lot	34,027	\$1.39	\$47,312.71
Tennis Court	56,425	\$1.39	\$78,455.15
Baseball Field (Natural) <sup>[1]</sup>	125,938	\$1.51	\$190,227.17
Track/Soccer/Football (Natural) <sup>[1]</sup>	136,336	\$1.51	\$205,933.50
Track/Soccer/Football (Synthetic)	132,000	\$1.39	\$183,537.08
Stadium (Synthetic)	180,296	\$1.39	\$250,688.70
Outdoor Amphitheater	23,680	\$1.39	\$32,925.44
Softball Field <sup>[1]</sup>	38,092	\$1.39	\$52,964.60
<sup>[1]</sup> Includes associated water costs.			

**c) Public's Proportional Use Share per Outdoor Facility**

The next step is to determine the public's share of facility use. With hourly rental use per facility data provided by the School District, Dolinka Group was able to determine the average annual number of hours each outdoor facility was used by the public in fiscal year 2014/2015 (in some cases an estimate was utilized due to a lack of data for certain facilities). In order to determine the School District's share of facility use, the Study multiplies the 204 days the School District is in operation in a school year by a standard 9 hour workday yielding the total annual School District use hours per facility.

The Study then takes the average annual number of hours a facility was used by the public and divides it by the sum of the annual School District use hours and the average annual hours of public use yielding the Public's Proportional Use Share per Outdoor facility as shown in Table 15.

**Table 15  
Public's Proportionate Use Share per Outdoor Facility**

<b>Facility</b>	<b>Average Public Use Hours per Facility</b>	<b>Total School Use Hours per Facility</b>	<b>Total Use Hours per Facility</b>	<b>Public's Share of Facility Usage</b>
Hard Court/Playground	35.94	1,800	1,835.94	1.96%
Lunch Table Area	33.88	1,800	1,833.88	1.85%
Parking Lot	339.00	1,800	2,139.00	15.85%
Tennis Court	65.57	1,800	1,865.57	3.51%
Baseball Field (Natural)	950.31	1,800	2,750.31	34.55%
Track/Soccer/Football (Natural)	1,762.30	1,800	3,562.30	49.47%
Track/Soccer/Football (Synthetic)	2,720.83	1,800	4,520.83	60.18%
Stadium (Synthetic)	420.00	1,800	2,220.00	18.92%
Outdoor Amphitheater	18.18	1,800	1,818.18	1.00%
Softball Field	142.00	1,800	1,942.00	7.31%

**d) Public's Share of Operational Costs per Outdoor Facility**

Next, the Study takes the Public's Proportional Use Share per Outdoor Facility above and multiplies it by the Annual Operational Cost per Outdoor Facility as shown in Table 14 in order to determine the Public's Proportional Share of the School District's Annual Operational Direct Costs per Outdoor Facility.

**Table 16  
Public's Proportional Share of Operational Direct Costs per Outdoor Facility**

<b>Facility</b>	<b>Annual Operational Direct Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Operational Direct Cost</b>
Hard Court/Playground	\$52,964.60	1.96%	\$1,036.82
Lunch Table Area	\$22,360.52	1.85%	\$413.13
Parking Lot	\$47,312.71	15.85%	\$7,498.37
Tennis Court	\$78,455.15	3.51%	\$2,757.56
Baseball Field (Natural)	\$190,227.17	34.55%	\$65,728.78
Track/Soccer/Football (Natural)	\$205,933.50	49.47%	\$101,877.18
Track/Soccer/Football (Synthetic)	\$183,537.08	60.18%	\$110,460.56
Stadium (Synthetic)	\$250,688.70	18.92%	\$47,427.59
Outdoor Amphitheater	\$32,925.44	1.00%	\$329.25
Softball Field	\$79,777.65	7.31%	\$5,833.38

**e) Public's Hourly Operational Costs per Outdoor Facility**

The Study then takes the Public's Proportional Share of Operational Direct Costs per Outdoor Facility divided by the average annual number of hours an outdoor facility was rented by the public in fiscal year 2014/2015 in order to determine the Public's Proportional Share of Hourly Operational Direct Costs per Outdoor Facility.

**Table 17  
Public's Share of Hourly Operational Direct Costs per Outdoor Facility**

<b>Facility</b>	<b>Public's Share of Operational Direct Cost</b>	<b>Average Public Use Hours per Facility</b>	<b>Public's Share of Operational Direct Cost Per Hour</b>
Hard Court/Playground	\$1,036.82	35.94	\$28.85
Lunch Table Area	\$413.13	33.88	\$12.19
Parking Lot	\$7,498.37	339.00	\$22.12
Tennis Court	\$2,757.56	65.57	\$42.05
Baseball Field (Natural)	\$65,728.78	950.31	\$69.17
Track/Soccer/Football (Natural)	\$101,877.18	1,762.30	\$57.81
Track/Soccer/Football (Synthetic)	\$110,460.56	2,720.83	\$40.60
Stadium (Synthetic)	\$47,427.59	420.00	\$112.92
Outdoor Amphitheater	\$329.25	18.18	\$18.11
Softball Field	\$5,833.38	142.00	\$41.08

**2. Capital Direct Costs**

Dolinka Group quantified annual Capital Direct Costs for each outdoor facility as follows:

**a) Annual Capital Direct Costs**

In lieu of the estimated costs for the maintenance, repair, restoration, and refurbishment of outdoor school facilities, the Study divides replacement costs estimates for each facility by the facility's useful life in years in order to determine the Annual Capital Direct Costs of the facility.

**Table 18  
Annual Capital Direct Cost**

<b>Facility</b>	<b>Estimated Capital Direct Cost</b>	<b>Facility Life Expectancy (Years)</b>	<b>Annual Capital Direct Cost</b>
Hard Court/Playground	\$308,546.66	30	\$10,284.89
Lunch Table Area	\$134,329.54	30	\$4,477.65
Parking Lot	\$408,328.00	30	\$13,610.93
Tennis Court	\$677,100.00	30	\$22,570.00
Baseball Field (Natural)	\$1,889,070.00	30	\$62,969.00
Track/Soccer/Football (Natural)	\$954,353.52	30	\$31,811.78
Track/Soccer/Football (Synthetic)	\$2,970,000.00	30	\$99,000.00
Stadium (Synthetic)	\$7,994,250.00	30	\$266,475.00
Outdoor Amphitheater	\$2,788,800.00	30	\$92,960.00
Softball Field	\$792,240.00	30	\$26,408.00

\*The determination of the estimated maintenance, repair, restoration and refurbishment costs for these facilities was not practicable or cost effective for the School District. Thus, the substitution of the estimated costs to replace these facilities was used as authorized in Title 5 of the California Code of Regulations, section 14037-14042.

**b) Public's Proportional Share of Annual Capital Direct Costs**

The next step is to determine the public's proportional share of the annual Capital Direct Costs. As provided above in Table 15, the Study takes the public's percentage share of a facility's use and multiplies it by the annual Capital Direct Costs which yields the Public's Share of Annual Capital Direct Costs.

**Table 19  
Public's Share of Annual Capital Direct Costs**

<b>Facility</b>	<b>Annual Capital Direct Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Annual Capital Direct Cost</b>
Hard Court/Playground	\$10,284.89	1.96%	\$201.33
Lunch Table Area	\$4,477.65	1.85%	\$82.73
Parking Lot	\$13,610.93	15.85%	\$2,157.13
Tennis Court	\$22,570.00	3.51%	\$793.29
Baseball Field (Natural)	\$62,969.00	34.55%	\$21,757.54
Track/Soccer/Football (Natural)	\$31,811.78	49.47%	\$15,737.58
Track/Soccer/Football (Synthetic)	\$99,000.00	60.18%	\$59,582.49
Stadium (Synthetic)	\$266,475.00	18.92%	\$50,414.19
Outdoor Amphitheater	\$92,960.00	1.00%	\$929.60
Softball Field	\$26,408.00	7.31%	\$1,930.97

**c) Public's Share of Capital Direct Cost per Hour**

The Study then takes the public's proportional share of a facility's annual Capital Direct Costs and divides it by the average number of hours a facility was used by the public as detailed in Table 17 yielding the public's share of a facility's Capital Direct Costs per hour.

**Table 20**  
**Public's Share of Annual Capital Direct Costs per Outdoor Facility**

Facility	Public's Share of Annual Capital Direct Cost	Average Public Use Hours per Facility	Public's Share of Capital Direct Cost per Hour
Hard Court/Playground	\$201.33	35.94	\$5.60
Lunch Table Area	\$82.73	33.88	\$2.44
Parking Lot	\$2,157.13	339.00	\$6.36
Tennis Court	\$793.29	65.57	\$12.10
Baseball Field (Natural)	\$21,757.54	950.31	\$22.90
Track/Soccer/Football (Natural)	\$15,737.58	1762.30	\$8.93
Track/Soccer/Football (Synthetic)	\$59,582.49	2720.83	\$21.90
Stadium (Synthetic)	\$50,414.19	420.00	\$120.03
Outdoor Amphitheater	\$929.60	18.18	\$51.13
Softball Field	\$1,930.97	142.00	\$13.60

**d) Public's share of Total Direct Cost for Outdoor facilities**

The total hourly Direct Costs per outdoor facility is then determined by adding the public's share of Operational Direct Cost per hour and the public's share of Capital Direct Cost per hour yielding the public's total share of an outdoor facility's Direct Cost per hour.

**Table 21**  
**Public's Share of Direct Costs for Outdoor Facilities**

Facility	Public's Share of Operational Direct Cost Per Hour	Public's Share of Capital Direct Cost Per Hour	Public's Share of Total Direct Cost Per Hour
Hard Court/Playground	\$28.85	\$5.60	\$34.45
Lunch Table Area	\$12.19	\$2.44	\$14.63
Parking Lot	\$22.12	\$6.36	\$28.48
Tennis Court	\$42.05	\$12.10	\$54.15
Baseball Field (Natural)	\$69.17	\$22.90	\$92.07
Track/Soccer/Football (Natural)	\$57.81	\$8.93	\$66.74
Track/Soccer/Football (Synthetic)	\$40.60	\$21.90	\$62.50
Stadium (Synthetic)	\$112.92	\$120.03	\$232.95
Outdoor Amphitheater	\$18.11	\$51.13	\$69.24
Softball Field	\$41.08	\$13.60	\$54.68

**C. Pool**

**1. Operational Direct Costs**

The first component of the annual Direct Costs for pool use is the School District's Operational Direct Costs.

a) **Annual Operational Costs per Pool**

The Annual Operational Direct pool Costs are comprised of non-utility and utility costs incurred in the operation of a School District pool. The Non-Utility Costs as reflected in Table 22 below are based on a 0.5 percent apportionment of the School District's total operational maintenance and supply costs, a 1.5 percent apportionment of the property and liability insurance costs and a 20.0 percent apportionment of the Civic Center Act administration costs. The Utility Operational Costs are comprised of an estimated 1.5 percent apportionment of the School District's total gas and electricity expenses and 1.5 percent of the School District's total water costs. The Total Non-Utility Operational Costs and Total Utility Operational Costs are added to determine the Total Annual Operational Pool Costs.

**Table 22**  
**Annual Operational Direct Pool Costs**

<b>Non-Utility Operational Costs</b>	<b>Costs</b>
Operational Maintenance & Supply Costs	\$139,296.59
Administration Costs	\$16,551.81
Annual Property & Liability Insurance Costs	\$35,754.50
<b>Total Non-Utility Operational Costs</b>	<b>\$191,602.90</b>
<b>Utility Operational Costs</b>	
Utility Costs	\$117,140.70
<b>Total Utility Operational Costs</b>	<b>\$117,140.70</b>
<b>Total Annual Operational Costs</b>	<b>\$308,743.60</b>

The School District operates and rents one 25M pool and one 50M pool. Due to the significant size difference between the two pools, Table 23 below identifies the estimated total utility and non-utility costs for each pool, respectively. First, the Non-Utility Operational pool Costs are divided by the Total Square Feet of all School District pools in order to obtain the Non-Utility Costs per Square Foot. The Non-Utility Costs per Square Foot is then multiplied by the Square Footage of Each Pool to identify the Total Non-Utility Operational Costs per Pool. Next, the Total Utility Operational pool Costs are divided by the Total Cubic Feet of all School District Pools to determine the Utility Costs per Cubic Foot of Water. The Non-Utility Costs per Cubic Foot of Water is then multiplied by the Cubic Feet of Each Pool to identify the Total Utility Operational Costs for each pool. The Total Non-Utility Operational Costs per Pool is then added to the Total Utility Operational Costs yielding the Total Annual Operational Direct Pool Costs.

**Table 23  
Annual Operational Direct Pool Costs**

<b>Non-Utility Operational Costs</b>	<b>25M Pool</b>	<b>50M Pool</b>
Total Non-Utility Operational Costs	\$191,602.90	
Total Square Feet of All Pools	43,890	
Non-Utility Costs per Square Foot	\$4.37	
Square Footage of Each Pool	14,050	29,840
Total Non-Utility Operational Costs per Pool	\$61,335.63	\$130,267.27
<b>Utility Operational Costs</b>		
Total Utility Operational Costs	\$117,140.70	
Total Cubic Feet of All Pools	192,500	
Utility Costs per Cubic Foot of Water	\$0.6085	
Cubic Feet of Each Pool	64,166.67	128,333.33
Total Utility Operational Costs	\$39,046.90	\$78,093.81
<b>Total Annual Operational Costs</b>	<b>\$100,382.53</b>	<b>\$208,361.08</b>

**b) Public's Proportional Use per Pool**

The next step is to determine the public's proportional use share of a School District pool. With hourly rental use data provided by SAUSD, Dolinka Group was able to determine the average number of hours a pool was rented by the public in fiscal year 2014/2015. In order to determine the School District's proportional use share, the study multiplies the 204 days the School District is in operation in a school year by a standard nine (9) hour workday yielding the total annual hours of use for the School District.

The Study then takes the average annual number of public use hours for a pool and divides it by the sum of the annual School District use hours and the average annual hours of public use, yielding the public's proportional use share as shown in Table 24 below.

**Table 24  
Public's Proportional Share of Pool Use**

<b>Item</b>	<b>Hours Used</b>
Average Public Hours	586.50
School District Hours	1,800.00
Total Hours of Facility Usage	2,386.50
<b>Public Share of Pool Costs/Usage</b>	<b>0.2457574</b>

**c) Public's Share of Operational Direct Cost per Pool**

Next, the Study takes the public's proportional use share and multiplies it by the Annual Operational Direct Cost as shown in Table 23 to determine the Public's Share of Operational Direct Costs.

**Table 25  
Public's Share of Operational Direct Costs**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Annual Operational Direct Costs	\$100,382.53	\$208,361.08
Public Share of Pool Costs/Usage	0.2457574	0.2457574
<b>Public's Share of Annual Operational Direct Costs</b>	<b>\$24,669.75</b>	<b>\$51,206.28</b>

**d) Public's Share of Operational Direct Cost per Pool**

The Study then takes the public's share of the annual Operational Direct Costs and divides it by the average annual number of hours a pool was used by the public in fiscal year 2014/2015 to determine Public's Proportional Share of the Annual Operational Direct Costs per Hour.

**Table 26  
Public's Proportional Share of Annual Operational Direct Costs per Hour**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Public's Share of Annual Operational Direct Costs	\$24,669.75	\$51,206.28
Average Public Use Hours	586.50	586.50
<b>Public's Proportional Share of Annual Operational Direct Costs per Hour</b>	<b>\$42.06</b>	<b>\$87.31</b>

**2. Capital Direct Pool Costs**

Capital Direct pool Costs include the estimated costs for the maintenance, repair, restoration, and refurbishment of a pool within the School District at the end of its useful life. Regulations do provide for the substitution of the estimated cost to replace a school facility when maintenance, repair, restoration or refurbishment would not be practicable or cost effective.

**a) Annual Capital Direct Pool Costs**

In lieu of the estimated costs for the maintenance, repair, restoration, and refurbishment of a single School District pool, the Study divides the estimated pool replacement cost by its expected useful life in years to reflect a pool's Annual Capital Direct Cost.

**Table 27  
Annual Capital Direct Cost of a Pool**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Replacement Costs*	\$1,124,000.00	\$2,387,200.00
Life Expectancy (Years)	30	30
<b>Annual Capital Direct Costs</b>	<b>\$37,466.67</b>	<b>\$79,573.33</b>

\*The determination of the estimated maintenance, repair, restoration and refurbishment costs for a pool was not practicable or cost effective for the School District. Thus, the substitution of the estimated costs to replace a pool was used as authorized in Title 5 of the California Code of Regulations, Sections 14037-14042.

**b) Public's Proportional Share of Annual Capital Direct Pool Costs**

The next step is to determine the public's proportional share of the Annual Capital Direct Cost. As provided above in Table 24, the Study takes the public's percentage share of pool use and multiplies it by the Annual Capital Direct Cost yielding the Public's Share Annual Capital Direct Cost.

**Table 28  
Public's Share of Annual Capital Direct Costs**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Annual Capital Direct Costs	\$37,466.67	\$79,573.33
Public Share of Pool Costs/Usage	0.2457574	0.2457574
<b>Public's Share of Annual Capital Direct Costs</b>	<b>\$9,207.71</b>	<b>\$19,555.73</b>

**c) Public's Share of Annual Capital Direct Pool Costs per Hour**

The Study then takes the Public's Proportional Share of Annual Capital Direct Cost and divides it by the average number of hours the pool was used by the public as detailed in Table 24, yielding the Public's Hourly Share of Annual Capital Direct Cost.

**Table 29  
Public's Hourly Share of Annual Capital Direct Costs**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Public's Share of Annual Capital Direct Costs	\$9,207.71	\$19,555.73
Average Public Use Hours	586.50	586.50
<b>Public's Hourly Share of Annual Operational Direct Costs per Hour</b>	<b>\$15.70</b>	<b>\$33.34</b>

**d) Public's Share of Total Direct Pool Costs**

The total hourly Direct Costs for each pool is then determined by adding the Public's Share of Operational Direct Cost per hour and the Public's Share of Capital Direct Cost per hour yielding the public's total share of each pool's Direct Cost per hour.

**Table 30  
Public's Share of Total Direct Costs per Hour**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Public's Share of Annual Operational Direct Costs per Hour	\$42.06	\$87.31
Public's Share of Annual Capital Direct Costs per Hour	\$15.70	\$33.34
<b>Public's Share of Total Direct Cost Per Hour</b>	<b>\$57.76</b>	<b>\$120.65</b>

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## IV. Fair Rental Value Costs

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Education Code Section 38134 defines Fair Rental Value as "Direct Costs to the district, plus the Amortized Costs of the school facilities or grounds used for the duration of the activity authorized."

### A. Indoor Facilities

This section of the study calculates the Amortized Costs associated with renting indoor school facilities.

#### 1. Amortized Annual Construction Costs

Dolinka Group divided the estimated replacement cost per square foot for each indoor facility by the facility's useful life, which the Study assumes to be 30 years. Table 21 shows the resulting amortized annual construction costs per indoor facility.

**Table 31**  
**Amortized Annual Construction Costs**

<b>Facility</b>	<b>Facility Replacement Cost</b>	<b>Facility Life Expectancy (Years)</b>	<b>Annual Amortized Cost</b>
Classroom	\$336,000.00	30	\$11,200.00
Multipurpose Room	\$1,157,360.00	30	\$38,578.67
Library - Small	\$796,240.00	30	\$26,541.33
Library - Large	\$3,345,170.00	30	\$111,505.67
Theatre - Small	\$882,453.00	30	\$29,415.10
Theatre - Medium	\$5,036,988.00	30	\$167,899.60
Theatre - Large	\$5,735,400.00	30	\$191,180.00
Gym - Small	\$3,840,000.00	30	\$128,000.00
Gym - Large	\$6,300,000.00	30	\$210,000.00
Locker Room	\$1,812,600.00	30	\$60,420.00
Cafetorium	\$125,000.00	30	\$4,166.67
Staff Lounge	\$471,580.00	30	\$15,719.33
Restroom	\$224,680.00	30	\$7,489.33
Conference Room	\$32,120.00	30	\$1,070.67

#### 2. Public's Share of Amortized Indoor Facility Costs

Next, the amortized annual cost as identified in Table 31 above is then multiplied by the public's percentage share of the facility's use in order to determine the public's share of an indoor facility's annual Amortized Cost.

**Table 32  
Public's Share of Amortized Facility Costs**

<b>Facility</b>	<b>Annual Amortized Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Amortized Cost</b>
Classroom	\$11,200.00	6.23%	\$698.28
Multipurpose Room	\$38,578.67	5.13%	\$1,978.23
Library - Small	\$26,541.33	0.86%	\$229.21
Library - Large	\$111,505.67	0.86%	\$962.95
Theatre - Small	\$29,415.10	4.56%	\$1,341.31
Theatre - Medium	\$167,899.60	22.73%	\$38,163.91
Theatre - Large	\$191,180.00	18.27%	\$34,937.55
Gym - Small	\$128,000.00	0.26%	\$338.85
Gym - Large	\$210,000.00	2.01%	\$4,213.71
Locker Room	\$60,420.00	2.01%	\$1,212.44
Cafetorium	\$4,166.67	5.13%	\$213.66
Staff Lounge	\$15,719.33	0.34%	\$52.92
Restroom	\$7,489.33	15.85%	\$1,186.95
Conference Room	\$1,070.67	5.46%	\$58.48

**3. Public's Share of Amortized Cost per Hour**

The public's share of amortized facility costs as identified above in Table 32 is then divided by the average public use hours of the facility yielding the public's share of the facility's Amortized Costs per hour.

**Table 33  
Public's Share of Amortized Cost per Hour for Indoor Facilities**

<b>Facility</b>	<b>Public's Share of Amortized Cost</b>	<b>Average Public Use Hours per Facility</b>	<b>Public's Share of Amortized Cost Per Hour</b>
Classroom	\$698.28	119.69	\$5.83
Multipurpose Room	\$1,978.23	97.29	\$20.33
Library - Small	\$229.21	15.68	\$14.62
Library - Large	\$962.95	15.68	\$61.41
Theatre - Small	\$1,341.31	86.00	\$15.60
Theatre - Medium	\$38,163.91	529.50	\$72.08
Theatre - Large	\$34,937.55	402.50	\$86.80
Gym - Small	\$338.85	4.78	\$70.92
Gym - Large	\$4,213.71	36.86	\$114.33
Locker Room	\$1,212.44	36.86	\$32.89
Cafetorium	\$213.66	97.29	\$2.20
Staff Lounge	\$52.92	6.08	\$8.70
Restroom	\$1,186.95	339.00	\$3.50
Conference Room	\$58.48	104.00	\$0.56

**4. Fair Rental Value Costs**

In order to determine the Fair Rental Value Costs of indoor facilities, the hourly Operational Direct Costs for indoor facilities in (Table 7) were added to the hourly amortized indoor facilities costs in (Table 33). This calculation is shown in Table 34. Please note that the estimated replacement costs were used in determining each indoor facility's Capital Direct Cost. The Capital Direct Cost calculation is the same calculation used in determining the annual amortized costs per facility. Accordingly, the Study will only use the Operational Direct Cost component in lieu of the total Direct Costs (total Direct Costs are comprised of Operational Direct Costs and Capital Direct Costs) when calculating the Fair Rental Value rates per facility to preclude the duplication of costs.

**Table 34  
Fair Rental Value Costs for Indoor Facilities**

<b>Facility</b>	<b>Public's Share of Operational Direct Cost per Hour</b>	<b>Public's Share of Amortized Cost Per Hour</b>	<b>Fair Rental Value Cost Per Hour</b>
Classroom	\$2.35	\$5.83	\$8.18
Multipurpose Room	\$7.81	\$20.33	\$28.14
Library - Small	\$5.58	\$14.62	\$20.20
Library - Large	\$23.45	\$61.41	\$84.86
Theatre - Small	\$6.07	\$15.60	\$21.67
Theatre - Medium	\$28.05	\$72.08	\$100.13
Theatre - Large	\$33.78	\$86.80	\$120.58
Gym - Small	\$33.40	\$70.92	\$104.32
Gym - Large	\$53.83	\$114.33	\$168.16
Locker Room	\$15.49	\$32.89	\$48.38
Cafetorium	\$3.18	\$2.20	\$5.38
Staff Lounge	\$3.37	\$8.70	\$12.07
Restroom	\$1.21	\$3.50	\$4.71
Conference Room	\$0.22	\$0.56	\$0.78

**B. Outdoor Facilities**

This section of the Study calculates the Amortized Costs associated with renting the School District's outdoor facilities.

**1. Amortized Annual Construction Costs**

Dolinka Group divided the estimated replacement cost per square foot for each outdoor facility by the facility's useful life, which the Study assumes to be 30 years. Table 35 shows the resulting amortized annual construction costs per outdoor facility.

**Table 35  
Amortized Annual Construction Costs**

<b>Facility</b>	<b>Facility Replacement Cost</b>	<b>Facility Life Expectancy (Years)</b>	<b>Annual Amortized Cost</b>
Hard Court/Playground	\$308,546.66	30	\$10,284.89
Lunch Table Area	\$134,329.54	30	\$4,477.65
Parking Lot	\$408,328.00	30	\$13,610.93
Tennis Court	\$677,100.00	30	\$22,570.00
Baseball Field (Natural)	\$1,889,070.00	30	\$62,969.00
Track/Soccer/Football (Natural)	\$954,353.52	30	\$31,811.78
Track/Soccer/Football (Synthetic)	\$2,970,000.00	30	\$99,000.00
Stadium (Synthetic)	\$7,994,250.00	30	\$266,475.00
Outdoor Amphitheater	\$2,788,800.00	30	\$92,960.00
Softball Field	\$792,240.00	30	\$26,408.00

**2. Public's Share of Amortized Outdoor Facility Costs**

Next, the amortized annual cost as identified in Table 35 above is then multiplied by the public's percentage share of the facility's use in order to determine the public's share of an outdoor facility's annual Amortized Costs.

**Table 36  
Public's Share of Amortized Outdoor Facility Costs**

<b>Facility</b>	<b>Annual Amortized Cost</b>	<b>Public's Share of Facility Usage</b>	<b>Public's Share of Amortized Cost</b>
Hard Court/Playground	\$10,284.89	1.96%	\$201.33
Lunch Table Area	\$4,477.65	1.85%	\$82.73
Parking Lot	\$13,610.93	15.85%	\$2,157.13
Tennis Court	\$22,570.00	3.51%	\$793.29
Baseball Field (Natural)	\$62,969.00	34.55%	\$21,757.54
Track/Soccer/Football (Natural)	\$31,811.78	49.47%	\$15,737.58
Track/Soccer/Football (Synthetic)	\$99,000.00	60.18%	\$59,582.49
Stadium (Synthetic)	\$266,475.00	18.92%	\$50,414.19
Outdoor Amphitheater	\$92,960.00	1.00%	\$929.60
Softball Field	\$26,408.00	7.31%	\$1,930.97

**3. Public's Share of Amortized Cost per Hour**

The public's share of amortized facility costs as identified above in Table 36 is then divided by the average public use hours of the facility yielding the public's share of the facility's Amortized Costs per hour.

**Table 37  
Public's Share of Amortized Cost per Hour**

<b>Facility</b>	<b>Public's Share of Amortized Cost</b>	<b>Average Public Use Hours per Facility</b>	<b>Public's Share of Amortized Cost Per Hour</b>
Hard Court/Playground	\$201.33	35.94	\$5.60
Lunch Table Area	\$82.73	33.88	\$2.44
Parking Lot	\$2,157.13	339.00	\$6.36
Tennis Court	\$793.29	65.57	\$12.10
Baseball Field (Natural)	\$21,757.54	950.31	\$22.90
Track/Soccer/Football (Natural)	\$15,737.58	1762.30	\$8.93
Track/Soccer/Football (Synthetic)	\$59,582.49	2720.83	\$21.90
Stadium (Synthetic)	\$50,414.19	420.00	\$120.03
Outdoor Amphitheater	\$929.60	18.18	\$51.13
Softball Field	\$1,930.97	142.00	\$13.60

**4. Fair Rental Value Costs**

In order to determine the Fair Rental Value Costs of outdoor facilities, the hourly Operational Direct Costs for outdoor facilities in (Table 17) were added to the hourly amortized outdoor facilities costs in (Table 37). This calculation is shown in Table 38 below. Please note that the estimated replacement costs were used in determining each outdoor facility's Capital Direct Cost. The Capital Direct Cost calculation is the same calculation used in determining the annual amortized costs per facility. Accordingly, the Study will only use the Operational Direct Cost component in lieu of the total Direct Costs (total Direct Costs are comprised of Operational Direct Costs and Capital Direct Costs) when calculating the Fair Rental Value Costs per facility to preclude the duplication of costs.

**Table 38  
Fair Rental Value Costs for Outdoor Facilities**

<b>Facility</b>	<b>Public's Share of Operational Direct Cost Per Hour</b>	<b>Public's Share of Amortized Cost Per Hour</b>	<b>Total Fair Rental Value Price per Hour</b>
Hard Court/Playground	\$28.85	\$5.60	\$34.45
Lunch Table Area	\$12.19	\$2.44	\$14.63
Parking Lot	\$22.12	\$6.36	\$28.48
Tennis Court	\$42.05	\$12.10	\$54.15
Baseball Field (Natural)	\$69.17	\$22.90	\$92.07
Track/Soccer/Football (Natural)	\$57.81	\$8.93	\$66.74
Track/Soccer/Football (Synthetic)	\$40.60	\$21.90	\$62.50
Stadium (Synthetic)	\$112.92	\$120.03	\$232.95
Outdoor Amphitheater	\$18.11	\$51.13	\$69.24
Softball Field	\$41.08	\$13.60	\$54.68

### C. Pool

This Section of the Study calculates the Amortized Costs associated with renting a pool within the School District.

#### 1. Amortized Annual Construction Costs

In order to determine the Amortized Cost of a single SAUSD pool, Dolinka Group estimated the cost to replace each pool type and divided it by its expected useful life, which the Study assumes to be 30 years.

**Table 39**  
**Amortized Construction Cost of a Pool**

Item	25M Pool	50M Pool
Construction/Replacement Costs	\$1,124,000.00	\$2,387,200.00
Life Expectancy	30	30
<b>Amortized Cost</b>	<b>\$37,466.67</b>	<b>\$79,573.33</b>

#### 2. Public's Share of the Amortized Construction Cost of a Pool

Next, the annual Amortized Cost as identified in Table 39 above is multiplied by the public's percentage share of pool use in order to determine the public's share of a pool's Amortized Cost.

**Table 40**  
**Public's Share of Amortized Construction Cost of a Pool**

Item	25M Pool	50M Pool
Amortized Cost	\$37,466.67	\$79,573.33
Public Share of Pool Costs/Usage	0.2457574	0.2457574
<b>Public's Share of Amortized Cost</b>	<b>\$9,207.71</b>	<b>\$19,555.73</b>

#### 3. Public's Share of the Amortized Construction Cost of a Pool per Hour

The public's share of amortized pool cost as identified above in Table 40 is then divided by the average public use hours, yielding the public's hourly share of the Amortized Cost of a pool.

**Table 41**  
**Public's Proportional Share of Amortized Cost per Hour**

Item	25M Pool	50M Pool
Public's Share of Amortized Costs	\$9,207.71	\$19,555.73
Average Public Use Hours	586.50	586.50
<b>Public's Share of Amortized Cost per Hour</b>	<b>\$15.70</b>	<b>\$33.34</b>

**4. Fair Value Rental Costs**

In order to determine the Fair Rental Value Costs for pool use, the hourly Operational Direct pool Costs (Table 26) were added to the public's share of Amortized Cost per hour (Table 41).

**Table 42  
Fair Rental Price of a Pool per Hour**

<b>Item</b>	<b>25M Pool</b>	<b>50M Pool</b>
Public's Share of Amortized Costs per Hour	\$15.70	\$33.34
Public's Share of Operational Direct Costs per Hour	\$42.06	\$87.31
<b>Fair Rental Value Price per Hour</b>	<b>\$57.76</b>	<b>\$120.65</b>

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## **V. Conclusion**

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Pursuant to Education Code Sections 38131 and 38134, the Study has calculated Usage Fees for SAUSD based on different categories of fees. These fees are reasonable and appropriate based on the cost information and calculations documented in the Study.

A summary schedule of the Usage Costs for SAUSD is included in Exhibit B.

**Exhibit A**

**California Civic Center Act  
(*Education Code Section 38130 et seq.*)**

**California Civic Center Act**  
**(Education Code Section 38130 et seq.)**

38130. This article shall be known and may be cited as the Civic Center Act.

38131. (a) There is a civic center at each and every public school facility and grounds within the state where the citizens, parent teacher associations, Camp Fire girls, Boy Scout troops, veterans' organizations, farmers' organizations, school-community advisory councils, senior citizens' organizations, clubs, and associations formed for recreational, educational, political, economic, artistic, or moral activities of the public school districts may engage in supervised recreational activities, and where they may meet and discuss, from time to time, as they may desire, any subjects and questions that in their judgment pertain to the educational, political, economic, artistic, and moral interests of the citizens of the communities in which they reside. For purposes of this section, "veterans' organizations" are those groups included within the definition of that term as specified in subdivision (a) of Section 1800 of the Military and Veterans Code.

(b) The governing board of any school district may grant the use of school facilities or grounds as a civic center upon the terms and conditions the board deems proper, subject to the limitations, requirements, and restrictions set forth in this article, for any of the following purposes:

(1) Public, literary, scientific, recreational, educational, or public agency meetings.

(2) The discussion of matters of general or public interest.

(3) The conduct of religious services for temporary periods, on a one-time or renewable basis, by any church or religious organization that has no suitable meeting place for the conduct of the services, provided the governing board charges the church or religious organization using the school facilities or grounds a fee as specified in subdivision (d) of Section 38134.

(4) Child care or day care programs to provide supervision and activities for children of preschool and elementary school age.

(5) The administration of examinations for the selection of personnel or the instruction of precinct board members by public agencies.

(6) Supervised recreational activities including, but not limited to, sports league activities for youths that are arranged for and supervised by entities, including religious organizations or churches, and in which youths may participate regardless of religious belief or denomination.

(7) A community youth center.

(8) A ceremony, patriotic celebration, or related educational assembly conducted by a veterans' organization.

(9) Other purposes deemed appropriate by the governing board.

38133. The management, direction, and control of school facilities under this article are vested in the governing board of the school district which shall promulgate all rules and regulations necessary to provide, at a minimum, for the following:

(a) Aid, assistance, and encouragement to any of the activities authorized in Sections 38131 and 38132.

(b) Preservation of order in school facilities and on school grounds, and protection of school facilities and school grounds, including, if the governing board deems necessary, appointment of a person who shall have charge of the school facilities and grounds for purposes of their preservation and protection.

(c) That the use of school facilities or grounds is not inconsistent with the use of the school facilities or grounds for school purposes or interferes with the regular conduct of schoolwork.

38134. (a) (1) The governing board of a school district shall authorize the use of school facilities or grounds under its control by a nonprofit organization, or by a club or an association organized to promote youth and school activities, including, but not necessarily limited to, any of the following:

- (A) The Girl Scouts; the Boy Scouts; Camp Fire USA; or the YMCA.
- (B) A parent-teacher association.
- (C) A school-community advisory council.

(2) This subdivision does not apply to a group that uses school facilities or grounds for fundraising activities that are not beneficial to youth or public school activities of the school district, as determined by the governing board.

(b) Except as otherwise provided by law, a governing board may charge an amount not to exceed its direct costs for use of its school facilities or grounds. A governing board that levies these charges shall first adopt a policy specifying which activities shall be charged an amount not to exceed direct costs.

(c) The governing board of a school district may charge an amount, not to exceed its direct costs for use of its school facilities or grounds by the entity using the school facilities or grounds, including a religious organization or church, that arranges for and supervises sports league activities for youths as described in paragraph (6) of subdivision (b) of Section 38131.

(d) The governing board of a school district that authorizes the use of school facilities or grounds for the purpose specified in paragraph (3) of subdivision (b) of Section 38131 shall charge the church or religious organization an amount at least equal to the school district's direct costs.

(e) In the case of an entertainment or a meeting where an admission fee is charged or contributions are solicited, and the net receipts are not expended for the welfare of the pupils of the school district or for charitable purposes, a charge equal to fair rental value shall be levied for the use of the school facilities or grounds.

(f) If the use of school facilities or grounds under this section results in the destruction of school property, the entity using the school facilities or grounds may be charged for an amount necessary to repay the damages, and further use of the facilities or grounds by that entity may be denied.

(g) As used in this section:

(1) "Direct costs" to the school district for the use of school facilities or grounds includes all of the following:

(A) The share of the costs of supplies, utilities, janitorial services, services of school district employees, and salaries paid to school district employees directly associated with the administration of this section to operate and maintain school facilities or grounds that is proportional to the entity's use of the school facilities or grounds under this section.

(B) The share of the costs for maintenance, repair, restoration, and refurbishment, proportional to the use of the school facilities or grounds by the entity using the school facilities or grounds under this section as follows:

(i) For purposes of this subparagraph, "school facilities" shall be limited to only nonclassroom space and "school grounds" shall include, but not be limited to, playing fields, athletic fields, track and field venues, tennis courts, and outdoor basketball courts.

(ii) The share of the cost for maintenance, repair, restoration, and refurbishment shall not apply to:

(I) Classroom-based programs that operate after school hours, including, but not limited to, after school programs, tutoring programs, or child care programs.

(II) Organizations retained by the school or school district to provide instruction or instructional activities to pupils during school hours.

(iii) Funds collected under this subparagraph shall be deposited into a special fund that shall only be used for purposes of this section.

(2) "Fair rental value" means the direct costs to the school district plus the amortized costs of the school facilities or grounds used for the duration of the activity authorized.

(h) By December 31, 2013, the Superintendent shall develop, and the state board shall adopt, regulations to be used by a school district in determining the proportionate share and the specific allowable costs that a school district may include as direct costs for the use of its school facilities or grounds.

(i) (1) A school district authorizing the use of school facilities or grounds under subdivision (a) is liable for an injury resulting from the negligence of the school district in the ownership and maintenance of the school facilities or grounds. An entity using school facilities or grounds under this section is liable for an injury resulting from the negligence of that entity during the use of the school facilities or grounds. The school district and the entity using the school facilities or grounds under this section shall each bear the cost of insuring against its respective risks, and shall each bear the costs of defending itself against claims arising from those risks.

(2) Notwithstanding any other law, this subdivision shall not be waived. This subdivision does not limit or affect the immunity or liability of a school district under Division 3.6 (commencing with Section 810) of Title 1 of the Government Code, for injuries caused by a dangerous condition of public property.

(j) This section shall remain in effect only until January 1, 2020, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

38134. (a) (1) The governing board of a school district shall authorize the use of school facilities or grounds under its control by a nonprofit organization, or by a club or an association organized to promote youth and school activities, including, but not necessarily limited to, any of the following:

(A) The Girl Scouts; the Boy Scouts; Camp Fire USA; or the YMCA.

(B) A parent-teacher association.

(C) A school-community advisory council.

(2) This subdivision does not apply to a group that uses school facilities or grounds for fundraising activities that are not beneficial to youth or public school activities of the school district, as determined by the governing board.

(b) Except as otherwise provided by law, a governing board may charge an amount not to exceed its direct costs for use of its school facilities or grounds. A governing board that levies these charges shall first adopt a policy specifying which activities shall be charged an amount not to exceed direct costs.

(c) The governing board of a school district may charge an amount, not to exceed its direct costs for use of its school facilities or grounds by the entity using the school facilities or grounds, including a religious organization or church, that arranges for and supervises sports league

activities for youths as described in paragraph (6) of subdivision (b) of Section 38131.

(d) The governing board of a school district that authorizes the use of school facilities or grounds for the purpose specified in paragraph (3) of subdivision (b) of Section 38131 shall charge the church or religious organization an amount at least equal to the school district's direct costs.

(e) In the case of an entertainment or a meeting where an admission fee is charged or contributions are solicited, and the net receipts are not expended for the welfare of the pupils of the school district or for charitable purposes, a charge equal to fair rental value shall be levied for the use of the school facilities or grounds.

(f) If the use of school facilities or grounds under this section results in the destruction of school property, the entity using the school facilities or grounds may be charged for an amount necessary to repay the damages, and further use of facilities or grounds by that entity may be denied.

(g) As used in this section:

(1) "Direct costs" to the school district for the use of school facilities or grounds means the costs of supplies, utilities, janitorial services, services of school district employees, and salaries paid to school district employees directly associated with the administration of this section necessitated by the entity's use of the school facilities or grounds.

(2) "Fair rental value" means the direct costs to the school district plus the amortized costs of the school facilities or grounds used for the duration of the activity authorized.

(h) (1) A school district authorizing the use of school facilities or grounds under subdivision (a) is liable for an injury resulting from the negligence of the school district in the ownership and maintenance of the school facilities or grounds. An entity using school facilities or grounds under this section is liable for an injury resulting from the negligence of that entity during the use of the school facilities or grounds. The school district and the entity using the school facilities or grounds under this section shall each bear the cost of insuring against its respective risks and shall each bear the costs of defending itself against claims arising from those risks.

(2) Notwithstanding any other law, this subdivision shall not be waived. This subdivision does not limit or affect the immunity or liability of a school district under Division 3.6 (commencing with Section 810) of Title 1 of the Government Code, for an injury caused by a dangerous condition of public property.

(i) This section is operative on and after January 1, 2020.

38135. Any use, by any individual, society, group, or organization for the commission of any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the government of the United States or of the state by force, violence, or other unlawful means shall not be permitted or suffered.

Any individual, society, group, or organization which commits any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the government by force, violence, or other unlawful means while using school property pursuant to the provisions of this chapter is guilty of a misdemeanor.

38136. No governing board of a school district shall grant the use of any school property to any person or organization for any use in violation of Section 38135.

For the purpose of determining whether or not any individual, society, group, or organization applying for the use of the school property intends to violate Section 38135, the governing board shall require the making and delivery to the governing board, by the applicant of a written statement of information in the following form:

STATEMENT OF INFORMATION

The undersigned states that, to the best of his or her knowledge, the school property for use of which application is hereby made will not be used for the commission of any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the government of the United States by force, violence or other unlawful means;

That \_\_\_\_\_, the organization on whose behalf he or she is making application for use of school property, does not, to the best of his or her knowledge, advocate the overthrow of the government of the United States or of the State of California by force, violence, or other unlawful means, and that, to the best of his or her knowledge, it is not a Communist action organization or Communist front organization required by law to be registered with the Attorney General of the United States. This statement is made under the penalties of perjury.

\_\_\_\_\_  
(Signature)

The school board may require the furnishing of additional information as it deems necessary to make the determination that the use of school property for which application is made would not violate Section 38135.

Any person applying for the use of school property on behalf of any society, group, or organization shall be a member of the applicant group and, unless he or she is an officer of the group, must present written authorization from the applicant group to make the application.

The governing board of any school district may, in its discretion, consider any statement of information or written authorization made pursuant to the requirements of this section as being continuing in effect for the purposes of this section for the period of one year from the date of the statement of information or written authorization.

38137. Written statements of information as required by Section 38136 need not be under oath, but shall contain a written declaration that they are made under the penalty of perjury, and any person so signing the statements who willfully states therein as true any material matter which he or she knows to be false, is subject to the penalties prescribed for perjury in the Penal Code.

38138. Notwithstanding the provisions of this article or any other provisions of law, when a nonpartisan charitable organization organized under the laws of this state has constructed or will construct, subject to the provisions of Article 3 (commencing with Section 39140) of Chapter 2 of this part, a school athletic and youth center facility at no cost to a school district, upon a school-district-owned site to be owned by and for the benefit of the school occupying the site, the governing board of the school district, in accepting the donation and prescribing the conditions and restrictions with respect thereto, may permit the general use of the facility under the provisions of this article for specified supervised recreational activities which are sponsored by or conducted by the donor organization, and may also permit the donor organization to use the facility for this purpose at times when the

facility is not being used by the school district for the educational program and related school activities of the designated beneficiary school, unless the use and occupancy of the facility by the donor organization would otherwise interfere with the regular conduct of the school. Any use granted to the donor organization shall, however, immediately and forever terminate if the donor organization denies the use of the facility to any person because of their race, religion, creed, national origin, ancestry, or sex.

This section shall apply only to elementary school districts in San Diego County which had an average daily attendance of 425 or less during the 1970-71 school year, and which, during the 1970-71 school year, had a modified assessed valuation per pupil in average daily attendance of between forty-five thousand dollars (\$45,000) and fifty thousand dollars (\$50,000).

38139. (a) Public primary schools shall post at an appropriate area restricted to adults information regarding missing children provided by the Department of Justice pursuant to Section 14208 of the Penal Code.

(b) Public secondary schools shall post at an appropriate area information regarding missing children provided by the Department of Justice pursuant to Section 14208 of the Penal Code.

**Exhibit B**

**Summary Schedule of Usage Costs**

## Summary Schedule of Usage Costs

Facility Type	Operational Direct Costs per hour	Capital Direct Costs per Hour	Total Direct Costs per Hour	Amortized Costs per Hour	Fair Rental Value Costs <sup>[1]</sup>
<b>Indoor Facilities</b>					
Classroom	\$2.35	N/A	\$2.35	\$5.83	\$8.18
Multipurpose Room	\$7.81	\$20.33	\$28.14	\$20.33	\$28.14
Library - Small	\$5.58	\$14.62	\$20.20	\$14.62	\$20.20
Library - Large	\$23.45	\$61.41	\$84.86	\$61.41	\$84.86
Theatre - Small	\$6.07	\$15.60	\$21.67	\$15.60	\$21.67
Theatre - Medium	\$28.05	\$72.08	\$100.13	\$72.08	\$100.13
Theatre - Large	\$33.78	\$86.80	\$120.58	\$86.80	\$120.58
Gym - Small	\$33.40	\$70.92	\$104.32	\$70.92	\$104.32
Gym - Large	\$53.83	\$114.33	\$168.16	\$114.33	\$168.16
Locker Room	\$15.49	\$32.89	\$48.38	\$32.89	\$48.38
Cafetorium	\$3.18	\$2.20	\$5.38	\$2.20	\$5.38
Staff Lounge	\$3.37	\$8.70	\$12.07	\$8.70	\$12.07
Restroom	\$1.21	\$3.50	\$4.71	\$3.50	\$4.71
Conference Room	\$0.22	\$0.56	\$0.78	\$0.56	\$0.78
<b>Outdoor Facilities</b>					
Hard Court/Playground	\$28.85	\$5.60	\$34.45	\$5.60	\$34.45
Lunch Table Area	\$12.19	\$2.44	\$14.63	\$2.44	\$14.63
Parking Lot	\$22.12	\$6.36	\$28.48	\$6.36	\$28.48
Tennis Court	\$42.05	\$12.10	\$54.15	\$12.10	\$54.15
Baseball Field (Natural)	\$69.17	\$22.90	\$92.07	\$22.90	\$92.07
Track/Soccer/Football (Natural)	\$57.81	\$8.93	\$66.74	\$8.93	\$66.74
Track/Soccer/Football (Synthetic)	\$40.60	\$21.90	\$62.50	\$21.90	\$62.50
Stadium (Synthetic)	\$112.92	\$120.03	\$232.95	\$120.03	\$232.95
Outdoor Amphitheater	\$18.11	\$51.13	\$69.24	\$51.13	\$69.24
Softball Field	\$41.08	\$13.60	\$54.68	\$13.60	\$54.68
<b>Pool Usage</b>					
25M Pool	\$42.06	\$15.70	\$57.76	\$15.70	\$57.76
50M Pool	\$87.31	\$33.34	\$120.65	\$33.34	\$120.65
<p>[1]Please note that the estimated replacement costs were used in determining each facility's Capital Direct Cost. The Capital Direct Cost calculation is the same calculation used in determining the annual amortized costs per facility. Accordingly, the Study only used the Operational Direct Cost component in lieu of the total Direct Costs (total Direct Costs are comprised of Operational Direct Costs and Capital Direct Costs) when calculating the Fair Rental Value rates per facility to preclude the duplication of costs.</p>					

*These hourly fees do not include any applicable labor costs (see Table 1 for direct hourly labor fees). Labor costs for set-up, supervision, equipment personnel and cleanup will be determined by the School District for each event. An additional fee will be also imposed for the use of School District equipment.*