

FACILITY USE FRAMEWORK AND COST ANALYSIS UPDATE #4

RATE ASSIGNMENT SAMPLES

Board Workshop
February 23rd, 2021

Presented by CJ Knowland, Director, Facilities, Maintenance, Operations, and Transportation



ANNUAL OPERATING, PROGRAM, AND CAPITAL COSTS

	OPERATING COSTS					PROGRAM COSTS	CAPITAL COSTS		
Facility Type	Utilities	Maintenance & Repairs	Service Salaries & Benefits	Property Insurance	Total Operating Costs	Admin Salaries & Program Costs	Annualized Replacement Costs	Total Facility Cost	Facility Cost Per GSF
Building Costs	\$1,664,946.36	\$818,713.70	\$2,877,127.68	\$606,278.40	\$5,967,066.14	\$179,626.44	\$11,604,552.00	\$17,751,244.58	\$18.36
Pool Costs	\$9,910.40	\$4,873.30	\$17,125.76	\$3,608.80	\$35,518.25	\$1,069.21	\$401,600.00	\$438,187.46	\$27.28
Turf Field Costs	\$9,910.40	\$22,903.16	\$17,125.76	\$3,608.80	\$53,548.12	\$1,069.21	\$250,000.00	\$304,617.32	\$2.01
Grass Field Costs	\$198,207.90	\$458,063.23	\$342,515.20	\$72,176.00	\$1,070,962.33	\$21,384.10	\$2,689,759.00	\$3,782,105.43	\$1.41
Hardscape Costs	\$99,103.95	\$229,031.61	\$171,257.60	\$36,088.00	\$535,481.16	\$10,692.05	\$999,127.50	\$1,545,300.71	\$1.08
Total Costs	\$1,982,079.00	\$1,533,585.00	\$3,425,152.00	\$721,760.00	\$7,662,576.00	\$213,841.00	\$15,945,038.50	\$23,821,455.50	

FACILITY DIRECT COST EQUATION

$(\text{Operating Costs} + \text{Program Costs} + \text{Capital Costs})$

$\text{Total Square Footage}$

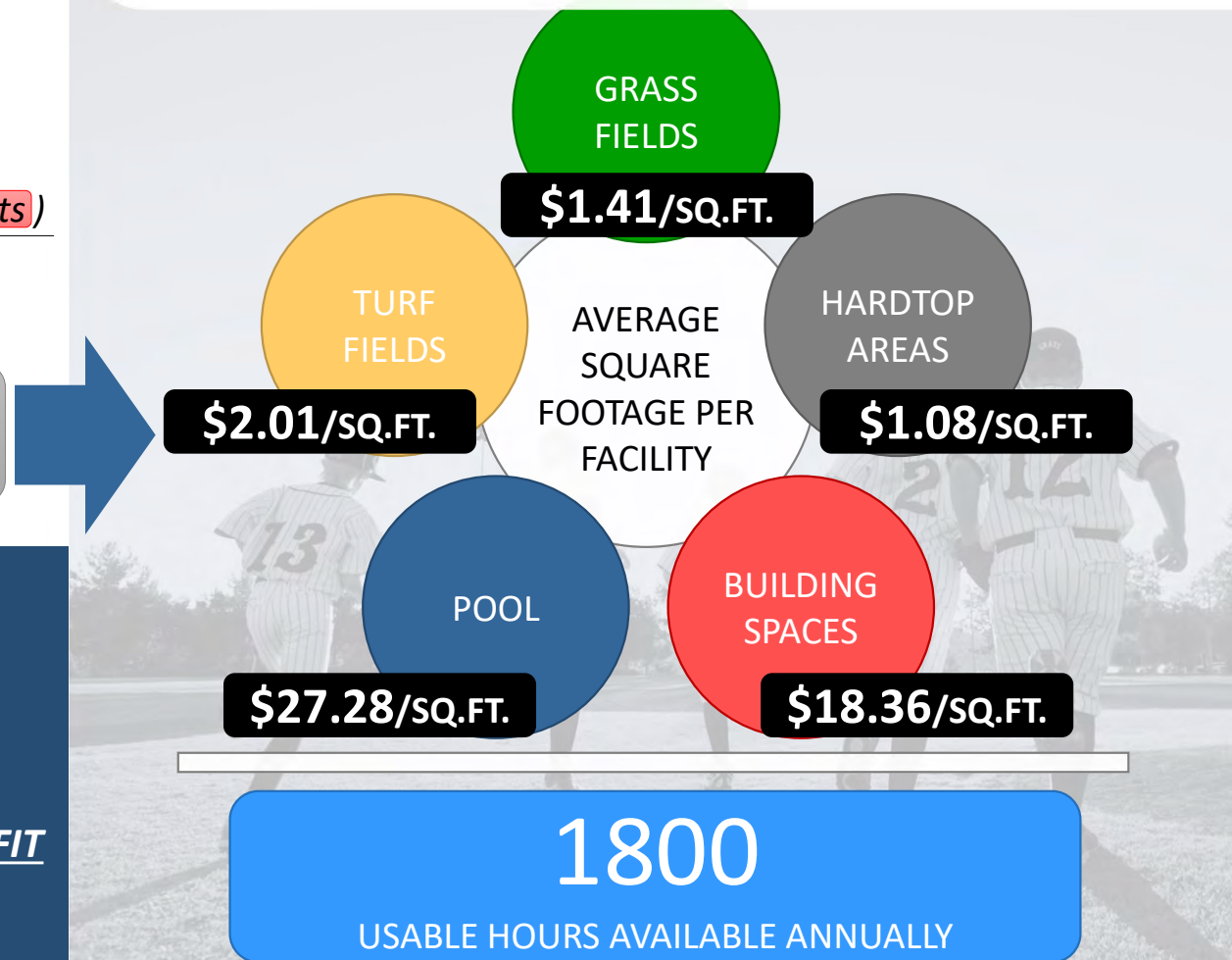
$=$

Facility Cost per Square Foot

$(\text{FACILITY COST PER SQ.FT.} \times \text{AVERAGE SQ.FT. PER FACILITY TYPE})$
 $/ \text{TOTAL USABLE HOURS} = \text{FACILITY COST PER HOUR}$

THIS EQUATION GIVES US OUR 100% DIRECT COST OR ACTUAL COST

THIS IS THE COST THAT IS USED TO COMPARE RATES WITH OTHER NON-PROFIT RATES



Current User Group Classifications

*Groups 2 and 3 pay the same 100% amount for field rentals and only differ in scheduling priority

Group 1

- Los Alamitos USD
- City of Los Alamitos
- Los Alamitos Youth Center

Priority of field use is based on the respective Memorandum of Understanding for each site. Fees for utility costs will be charged.

Group 2

- Los Alamitos Community Sports Board Organizations
- Community Based Groups
- Community Based Non-Profit Groups

Groups must be comprised of at least 70% Los Alamitos Residents. Local non-profits that are based within the Los Alamitos USD boundaries, such as PTA, Friends of Boy/Girl Scouts, and LAEF.

Group 3

- Tournaments, Camps, Clinics
- Club/Travel Teams
- Non-Community Based Non-Profit
- Commercial
- Religious Organizations

Group 1 or 2 organizations that hold tournaments, camps, and/or clinics fall into Group 3. This also includes Club and Travel team organizations along with any for-profit organization

PROPOSED GROUPING ASSIGNMENTS

Proposed Facility User Groups

Group 1: District sponsored

Group 2: LAEF

Group 3: City Partners

Group 4: Community Based, Non-profit volunteer
staffing

Group 5: Community-Based, Non-profit paid staffing

Group 6: All other Non-profit

Group 7: For-profit

ACTUAL COSTS and CURRENT RATES COMPARISON

Facility Rates	Actual Costs	Current Rates	% Change CURRENT to ACTUAL COSTS
Football Stadium	\$ 222.29	\$ 70.73	214%
HS Gym	\$ 112.58	\$ 147.00	-23%
McAuliffe Small Gym	\$ 34.04	\$ 69.00	-51%
Oak MS Gym	\$ 65.82	\$ 92.00	-28%
Performing Arts Center/Auditorium (HS)	\$ 94.13	\$ 134.00	-30%
Small Theater/Auditorium (McGaugh)	\$ 49.33	\$ 106.00	-53%
MS MPR	\$ 71.82	\$ 64.00	12%
ES MPR	\$ 43.19	\$ 64.00	-33%
Library	\$ 35.07	\$ 35.00	0%
Standard Classroom	\$ 16.12	\$ 6.00	169%
HS Room 500	\$ 31.00	\$ 32.00	-3%
HS Lecture Hall (Rooms 153/154)	\$ 45.65	\$ 26.00	76%
Conference Room	\$ 24.47	\$ 9.75	151%
Locker Room	\$ 49.99	\$ 64.00	-22%
Standard Kitchen	\$ 13.73	\$ 9.00	53%
Production Kitchen	\$ 36.27	\$ 23.00	58%
Drama Room (513)	\$ 16.52	\$ 22.00	-25%
Chorus Room (518)	\$ 19.40	\$ 22.00	-12%

Facility Rates	Actual Costs	Current Rates	% Change CURRENT to ACTUAL COSTS
Band Room (519)	\$ 22.30	\$ 22.00	1%
Wrestling Room	\$ 47.08	\$ 31.00	52%
Restrooms	\$ 8.57	\$ 8.00	7%
HS Practice Field	\$ 58.79	\$ 28.92	103%
MS Practice Field	\$ 67.06	\$ 28.92	132%
ES Practice Field	\$ 25.91	\$ 7.23	258%
HS Baseball Field	\$ 115.07	\$ 28.92	298%
HS Softball Field	\$ 34.23	\$ 28.92	18%
Medium Field (Baseball/Softball)	\$ 26.85	\$ 14.46	86%
Blacktop / Basketball Courts	\$ 10.15	\$ 2.00	407%
Amphitheater	\$ 6.87	\$ 7.23	-5%
Lunch Area	\$ 2.48	\$ 2.00	24%
Parking Lot	\$ 27.16	\$ 3.00	805%
HS Tennis Courts	\$ 38.55	\$ 12.40	211%
MS Tennis Courts	\$ 23.61	\$ 2.50	844%
Pool	\$ 154.42	N/A	N/A

RED = Significant Increase in Pricing of over 100%
YELLOW = Moderate Increase in Pricing 15-100%
BLUE = Reduction in Pricing

ORANGE COUNTY AVERAGE RATES COMPARISON

	OC Average	% Change OC AVERAGE to ACTUAL COSTS	% Change OC AVERAGE to CURRENT RATES	ACTUAL COSTS	CURRENT FEE
Football Stadium	\$ 80.26	40%	83%	\$ 112.58	\$ 147.00
Performing Arts Center/Auditorium (HS)	\$ 290.13	-68%	-54%	\$ 94.13	\$ 134.00
Small Theater/Auditorium (McGaugh)	\$ 86.79	-43%	22%	\$ 49.33	\$ 106.00
Library	\$ 40.63	-14%	-14%	\$ 35.07	\$ 35.00
Standard Classroom	\$ 24.76	-35%	-76%	\$ 16.12	\$ 6.00
HS Practice Field	\$ 24.50	140%	18%	\$ 58.79	\$ 28.92
MS Practice Field	\$ 24.50	174%	18%	\$ 67.06	\$ 28.92
HS Baseball Field	\$ 38.36	200%	-25%	\$ 115.07	\$ 28.92
Blacktop / Basketball Courts	\$ 19.33	-48%	-90%	\$ 10.15	\$ 2.00
Amphitheater	\$ 14.50	-53%	-50%	\$ 6.87	\$ 7.23
Parking Lot	\$ 29.63	-8%	-90%	\$ 27.16	\$ 3.00
HS Tennis Courts	\$ 14.21	171%	-13%	\$ 38.55	\$ 12.40
MS Tennis Courts	\$ 14.21	66%	-82%	\$ 23.61	\$ 2.50
Pool	\$ 108.71	42%	N/A	\$ 154.42	N/A

DATA GATHERED FROM: Huntington Beach UHSD,
Tustin USD, Irvine USD, Placentia-Yorba Linda USD,
Garden Grove USD, Newport-Mesa USD

RED = Significant Increase in Pricing of over 100%
YELLOW = Moderate Increase in Pricing 15-100%
BLUE = Below OC AVERAGE

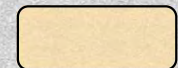
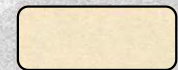
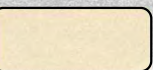
USER GROUPS AND SAMPLE APPLICATION OF RENTAL RATES

GROUP 1	District sponsored meetings, activities, and events, including in-season high school athletics/activities and PTA
GROUP 2	Non-District meetings, activities, and events, including LAEF and booster organizations that directly support a group classified under Group 1
GROUP 3	Cities of Los Alamitos and Seal Beach
GROUP 4	Community Based, Non-profit volunteer staffing
GROUP 5	Community Based, Non-profit paid staffing
GROUP 6	All other non-profits
GROUP 7	For-profit organizations

SAMPLE GROUP RATES

PERCENT OF ACTUAL COST

0%



100%

200%

THIS IS 100% OF THE DISTRICT'S
ACTUAL COST

SAMPLE FACILITY RATES	CURRENT FEE	OC AVERAGE	SAMPLE - 50%	SAMPLE - 55%	SAMPLE - 70%	SAMPLE - 80%	100% ACTUAL COST	200%
			GROUP 2 - DISTRICT PARTNERS	GROUP 3 - CITY PARTNERS	GROUP 4 - NON-PROFIT COMMUNITY BASED, VOLUNTEER NON-PAID STAFF	GROUP 5 - NON-PROFIT COMMUNITY BASED, PAID STAFF	GROUP 6 - ALL OTHER NON- PROFITS	GROUP 7 - FOR- PROFITS
LARGE PRACTICE FIELD	\$28.92	\$24.50	\$29.40	\$32.33	\$41.15	\$47.03	\$58.79	\$117.58
SMALL PRACTICE FIELD	\$7.23	N/A	\$12.96	\$14.25	\$18.14	\$20.73	\$25.91	\$51.82
MCAULIFFE TENNIS COURTS	\$2.50	\$14.21	\$11.81	\$12.99	\$16.53	\$18.89	\$23.61	\$47.22
MEDIUM FIELD BASEBALL/SOFTBALL	\$14.46	N/A	\$13.43	\$14.77	\$18.80	\$21.48	\$26.85	\$53.70
MS AMPHITHEATER	\$7.23	\$14.50	\$3.44	\$3.78	\$4.81	\$5.50	\$6.87	\$13.74
PARKING LOT	\$3.00	\$29.63	\$13.58	\$14.94	\$19.01	\$21.73	\$27.16	\$54.32

Things to Consider

- How do we want to bridge the gap between our current rates and our actual costs?
 - Do we want to apply a sliding scale percentage like the example shown?
- Do we want to incrementally increase our rates over time to ease the transition for user groups?
 - How often do we want to recalculate our actual costs? It is recommended to do so every 2 years.
- Do we want to provide a discount for youth focused activities? How much?

THANK YOU!