



BUDGET & FINANCE COMMITTEE MEETING
 Hampton Inn & Suites | 1985 Reynolds Dr., Fort Pierce
 June 15, 2019 | 9:00 a.m.
AGENDA

Committee Members: Patricia Gamble (Chair), Stacy Campbell-Domineck, Vernon McQueen, Annette Jones, Marjorie Gaskin, Josephine Howard, William Holt

WHAT	PAGE(S)	HOW	WHO
1. CALL TO ORDER MISSION STATEMENT ROLL CALL		Present	Chairperson Secretary
2. FINANCE COMMITTEE REPORTS ➤ Committee Report of April 27, 2019 ➤ Budget Variance Report & Comments ➤ Board Fundraising Report	2-3 4-5 6	Present/Approve	Chairperson
3. FINANCE COMMITTEE RECOMMENDATIONS ➤ Approval of FY19-20 Proposed Budget ➤ Approval of 2019 Audit Engagement Letter ➤ Approval to Reallocate Improvement Funds & request \$500K for Renovations of Garden City Elem. Facility	7 Attached 8-13	Present/Approve	Committee
4. OTHER BUSINESS		Present/Approve	Chairperson/CEO
5. ADJOURNMENT		Present	Chairperson

ALPI Mission Statement

The mission of The ALPI is to propose, implement and advocate developmental and human service delivery programs for socially and economically disadvantaged children and families and farmworkers.

Community Action Promise

Community Action changes people's lives, embodies the spirit of hope, improves communities and makes America a better place to live. We care about the entire community and we are dedicated to helping people to help themselves and each other.



**THE AGRICULTURAL AND LABOR PROGRAM, INC.
BOARD COMMITTEE REPORT**

INSTRUCTIONS: Complete and submit to the Board Secretary after reporting to the full Board.

Budget and Finance Committee	April 27, 2019
Name of Committee	Date of Report

Members Present

Patricia Gamble	Stacy Campbell
Marjorie Gaskin	Arlene Dobison, CEO
Josephine Howard	Vernon McQueen
Annette Jones	
Dennis Gniewek, Staff Liaison	

Members Absent

Type of Report

- Reporting/Updating
- Recommending Board Action
- Recommending Policy Changes

Brief Statement of Committee’s Issue/Area Reporting:

Meeting was called to order at 9:02 A.M. by Chair Patricia Gamble
 Mission Statement: Recited by all in unison

Roll Call:
 Patricia Gamble, Chairperson Annette Jones
 Marjorie Gaskin Stacy Campbell-Domineck
 Josephine Howard Arlene Dobison, CEO
 Vernon Mc Queen Dennis Gniewek, Staff Liaison

Items for discussion:

- Financial Reports
- E-Rate Report (See Action Items / Tab 4) – Tech. Voice – Reduce to 60,000.
- Board Fundraising Report (See Other Reports / Tab 2)

Action Items / Recommendation for Board Approval.

- Financial Reports – Information purpose only Moved by Marjorie Gaskin Seconded by Josephine Howard
- E-Rate Report - Moved to accept E-Rate Report

Adjournment

Meeting adjourned at 9:26 A.M.

- **E-Rate**
Josephine Howard moved to approve; Marjorie Gaskin seconded. Motion carried.
- **Head Start/Early Head Start Policy Council Yolanda Robinson Board Representative**
Josephine Howard moved to approve the sitting of Yolanda Robinson; Patricia Gamble seconded. Motion Carried.
- **Head Start CLASS Observations**
Josephine Howard moved to approve; Patricia Gamble seconded. Motion carried.
- **By-Laws Amendment (Board Emeritus/Marva Hawkins)**
Josephine Howard moved to approve Marva Hawkins as Board Emeritus. Patricia Gamble seconded. Motion carried.
- **2019/2020 Funding Opportunities**
 - CSBG Grant Notice Award.
 - LIHEAP Notice of Grant Award (Increase Release)
 - LIHEAP Notice of Grant Award (Decrease Release)

Josephine Howard moved to Ratify the CSBG and LIHEAP Grant Notice Awards. Patricia Gamble seconded. Motion carried.
- 2019/2020 Head Start/EHS Grant Application
- 2019 Belk Fundraiser
- Permanent Housing Grant
Josephine Howard moved to approve the 2019/2020 Head Start/EHS Grant Application. Patricia Gamble seconded. Motion carried.
- **Property Sale (Ft. Meade)**
Josephine Howard approved Ms. Dobison to arrange a meeting with the seller, to look at property. Patricia Gamble seconded the motion. Motion carried.

II. OTHER BUSINESS

- Board of Directors fundraising activity financials. Ms. Gaskin requested an update on the recording of the financials, to an update provided to the Executive Committee.
- Marjorie Gaskin made a motion for the meeting to be held on Saturday, April 27, 2019. Josephine Howard seconded the motion. Motion carried.
- Discussion held on other business for the April 27, 2019 meeting.

Note: Staff were dismissed from meeting.

III. ADJOURNMENT

Meeting Adjourned at 10:05 P.M.



THE AGRICULTURAL AND LABOR PROGRAM, INC.
Budget Variance Report

May 31, 2019

		TOTAL				
Funding:		100.00%				
Available Funding		\$	17,201,233			
Carried Forward from PY 2017-2018		\$	-			
New Funds Added		\$	-			
Deobligations		\$	-			
Program Income		\$	54,834			
Fund Raising		\$	40,000			
In Kind Revenue		\$	1,964,384			
Other Income		\$	1,145			
		\$	-			
		\$	-			
Other Income						
Total Available Funding		\$	19,261,596			
Budgeted Expenditures:	Actual	Budget	Budget Variance under/(over)	% Expended	% Over/Under	Comment Number
Total Administrative Costs	\$ 11,253,924	\$ 14,349,941	\$ 3,096,017	78.42%	\$ 3	
Payroll & Benefits	6,840,288	7,983,093	1,142,805	85.68%	14.32%	
Facilities	250,789	370,041	119,252	67.77%	32.23%	
Equipment	41,610	56,368	14,758	73.82%	26.18%	
Professional Services	100,836	127,657	26,821	78.99%	21.01%	
Travel	136,527	119,888	(16,639)	113.88%	-13.88%	1
Utilities/Telephone	684,653	692,107	7,454	98.92%	1.08%	
Leases/Rent (Equipment, vehicle, facilities)	147,075	168,351	21,276	87.36%	12.64%	
Insurance (Property, Liability, Child Accident)	124,750	245,238	120,488	50.87%	49.13%	
Supplies	267,573	226,554	(41,019)	118.11%	-18.11%	2
In Service Training	200,134	187,171	(12,963)	106.93%	-6.93%	3
In -Kind	736,512	1,969,384	1,232,872	37.40%	62.60%	
Direct Charged Items	-	183,000	183,000	0.00%	100.00%	
Food Cost	324,046	509,202	185,156	63.64%	36.36%	
Indirect Cost	975,792	1,007,476	31,684	96.86%	3.14%	
Operational Support	423,340	504,411	81,071	83.93%	16.07%	
Client Services (EHEAP, LIHEAP, CSBG, etc.)	\$ 2,864,856	\$ 4,911,655	\$ 2,046,800	58.33%	41.67%	
Weather Related Crisis	-	-	-			
Crisis EHEAP Energy Assistance	56,022	147,156	91,134	38.07%	61.93%	
Home Energy Assistance	1,332,738	2,049,584	716,846	65.02%	34.98%	
Crisis Energy Assistance	1,240,196	2,429,265	1,189,069	51.05%	48.95%	
Emergency Assistance	69,763	111,000	41,237	62.85%	37.15%	
Client Services	-	-	-			
Client Services Other	166,137	174,650	8,513	95.13%	4.87%	
Total Expenditures	\$ 14,118,780	\$ 19,261,596	\$ 5,142,817	73.30%	26.70%	
Balance Available						
% of Funds Expended						
Comments						
Over/Under						

**THE AGRICULTURAL AND LABOR PROGRAM, INC
2019 BOARD OF DIRECTORS**

	Assessed	Contributed To Date	Balance Due
Katie Clark	1,000.00	175.00	825.00
Sheila Dixon	1,000.00	-	1,000.00
Kim Johnson	1,000.00	-	1,000.00
Kimberly Ross	1,000.00	-	1,000.00
Marjorie Gaskin	1,000.00	245.00	755.00
Marva Hawkins	1,000.00	-	1,000.00
William Holt	1,000.00	725.00	275.00
Josephine Howard	1,000.00	655.00	345.00
Pat Gamble	1,000.00	-	1,000.00
Annette Jones	1,000.00	35.00	965.00
Glenda Jones	1,000.00	100.00	900.00
Chester McNorton	1,000.00	-	1,000.00
Vernon McQueen	1,000.00	10,000.00	(9,000.00)
Tonmiel Rodriguez	1,000.00	-	1,000.00
Stacy Campbell-Domineck	1,000.00	-	1,000.00
Yolanda Robinson	1,000.00	-	1,000.00
Barbara Grace	1,000.00	70.00	930.00
Ruby Willix	1,000.00	70.00	930.00
N'Kosi Jones	1,000.00	-	1,000.00
Cindi Ricker	1,000.00	-	1,000.00
Brenda Gray	1,000.00	35.00	965.00
Total	20,000.00	12,075.00	7,925.00

If you should have any questions please see individual detail sheets or call Dennis Gniewek.

The Agricultural and Labor Program, Inc.
Fiscal Year 2019-2020
Agency Budget

REVENUES	FY 20	FY 19
Head Start / Early Head Start (St. Lucie/Polk Counties)	7,819,532	7,877,534
ALPI Child Care Centers (St. Lucie/Polk Counties)	115,629	115,629
Polk ELC VPK	22,039	22,039
St Lucie County Early Learning VPK	866,408	866,408
USDA Food	930,755	930,755
Children's Services Council	114,870	108,828
Department of Economic Opportunity LIHEAP	5,758,507	5,758,507
Senior Connection Center, Inc. EHEAP	178,184	178,184
Department of Economic Opportunity CSBG	986,763	1,078,119
Emergency Solutions Grant	63,686	63,686
Department of Education EA	58,000	58,000
Florida Non Profit Housing	37,700	37,700
FACA\ Western Union	-	32,511
H.U.D. Housing Counseling	17,908	17,908
ATEC	10,100	10,100
E-rate	95,161	95,161
Fund Raiser	40,000	40,000
Other	1,145	1,145
In-Kind / Cash Match	1,954,883	1,969,384
TOTAL REVENUE	19,071,270	19,261,598
EXPENSES		
Salaries and Wages	6,925,649	6,839,571
Fringe Benefits	1,908,698	1,886,086
Communications	281,764	277,864
Travel	126,647	133,282
Food	500,202	500,202
Rent and Utilities	638,748	644,409
Contractual Services	445,459	451,351
Materials and Supplies	724,698	896,444
Training	208,260	203,239
Grants, Subsidies and Contributions	4,886,422	4,985,776
Subcontractors	375,939	380,939
In-Kind	1,954,883	1,969,384
Other	93,901	93,051
TOTAL EXPENSES	19,071,270	19,261,598

Agricultural and Labor Program, Inc.

HEAD START AND EARLY HEAD START

Grant No. 04CH4739

Supplement Funding Request Program Narrative

Amount Requested \$500,000.00

This proposed Supplement Funding Request, is to address the urgency that has come about, with the partnership between the School Board of St. Lucie County and the Agricultural and Labor Program, Inc., regarding the Lease Agreement for Garden City Elementary School.

On May 13, 2019, School Board Representatives and ALPI's Leadership Staff, Arlene Dobison, CEO, Caroline Looney, Deputy Director and Myrna Rodriguez, Program Operations Director for Head Start and Early Head Start of St. Lucie County, participated in a meeting to discuss the use/renew lease agreement of the facility mentioned above. ALPI's Staff was informed that the School Board would take possession of ALPI's Administrative Building (Building 100) effective August 2019, to house an alternative school due to an overflow of students. Currently, the Administrative Building (Building 100) houses Administrative offices, conference rooms and a breakroom.

The School Board's decision to take possession of the building has caused a hardship to ALPI's Administrative Satellite office located in Fort Pierce, FL. Understating the hardship and the urgency of this matter, we are proposing a short-term plan to address this need.

The School Board is recommending for ALPI to utilize the two-story building located in the same complex. However, this building will require renovations to include, A/C unit replacements, environmental tests, painting, etc. In the event that ALPI decides to proceed with the recommendation and approval is obtained, a preliminary short-term plan, that outlines three potential options has been prepared. The ultimate goal is to relocate the staff and children, from Garden City Elementary School.

ALPI is proposing to request approval to reallocate a portion (\$55,000) of the FY 18/19 One-Time Improvement Funding to be used for the cost to relocate to the two-story building, located in the same

complex, of the Administrative Building. Currently, the approved one-time improvement funding, totaling \$192,000 has been approved for building security, for all six centers, located in St. Lucie County. However, at this time the relocation has become priority due to the immediate need of the School District.

Although, the \$55,000 will not be sufficient to bring the two-story building to code, it is our plan to prepare and submit a Supplement Funding Request, to the OHS Regional Office, requesting quality improvement funding for the relocation totaling approximately \$500,000; to renovate the entire two-story building.

The following represents the two options:

OPTION 1

Relocating two offices within the Administrative Complex: This option consists of temporarily utilizing the existing offices/spaces within the Administrative Complex to include, the two offices in the cafeteria, conference room C (will accommodate at least four staff), and accommodate at least two employees in the front/reception building. Based on the identified space, we have adequate office space to relocate the Management Staff, with minimal concerns. The majority of these offices/spaces are equipped with wiring/cabling for technology and telephones.

This option will allow ALPI to conduct the renovation within the first six months, on the lower level of the new facility. The renovations will include the following:

- Clean up the right side of the ground floor i.e., removal of all content in each room, conduct environmental testing, etc.
- Replace floors (carpet floors) if necessary and wax and strip tile floors
- Repair A/C Units, coils, etc.
- Paint
- Relocate phone system
- Relocate technology and set up technology
- Relocate staff furniture to include conference rooms

- Renovate bathrooms
- Renovate water fountains

The following six months ALPI will renovate the second floor; the renovations will include:

- Renovate the second floor of the two-story building
- Relocate Administrative Staff to the second floor
- Prepare the ground floor to meet license requirements to serve Head Start/Early Head Start children i.e., classrooms, playground equipment, etc.
- Secure license authorities inspections, fire, health and safety, DCF licensing, etc.
- Plan to relocate Head Start and Early Head Start services for the following school year, for 251 Head Start and eight Early Head Start.

OPTION 2

Relocation to offices within the Administrative Complex: As stated in option 1 as it relates to the relocation of the staff/offices. However, the relocation period will be for a year (twelve months); this will allow ALPI to conduct comprehensive planning and consider possibilities, such as looking for another location/building that can accommodate the staff and children, conduct the necessary renovations, install playgrounds, obtain licenses, notify funders, etc.

ALPI understands that regardless of which option, from the outline in this proposal, we decide to go with, each recommendations will require ALPI to apply for additional funding, and the Board of Director's and Policy Council to approve the recommendations to include the Supplement Funding Application.

Garden City Elementary

Option 1- ALPI Lease

6/4/2019

Option 1 A

Building	Name	Gross Area (SF)	Net Lease Area (SF)	ALPI Leased Area (SF)	Classrooms	Student Stations	Market Rate	Leased Area Annual Market Rate	Year 1 Lease (0% Market)	Year 2 Lease (20% Market)	Year 3 Lease (30% Market)	Year 4 Lease (40% Market)	Year 5 Lease (50% Market)
3	Cafeteria	15,682	12,048	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	2 story CR building	31,169	23,865	23,865	8	144	\$ 10.00	\$ 238,650	\$ -	\$ 47,730	\$ 71,595	\$ 95,460	\$ 119,325
6	Skill Lab	1,741	1,741	-	1	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	2 story CR building	11,335	10,411	10,411	6	100	\$ 10.00	\$ 104,110	\$ -	\$ 20,822	\$ 31,233	\$ 41,644	\$ 52,055
8	Office	4,897	4,897	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Flammable Storage	196	196	-	0	0	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Media	6,054	6,054	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	CR building (east)	14,105	14,105	-	6	162	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	CR building	14,552	13,374	13,374	10	177	\$ 12.00	\$ 160,488	\$ -	\$ 32,098	\$ 48,146	\$ 64,195	\$ 80,244
13	CR building	14,393	10,871	10,871	8	144	\$ 12.00	\$ 130,452	\$ -	\$ 26,090	\$ 39,136	\$ 52,181	\$ 65,226
14	Restroom building	1,551	1,161	1,161	0	0	\$ 10.00	\$ 11,610	\$ -	\$ 2,322	\$ 3,483	\$ 4,644	\$ 5,805
	Maintenance Fee								\$ 39,996	none	none	none	none
		115,675	98,723	59,682	39	727	\$ 10.81	\$ 645,310	\$ 39,996	\$ 129,062	\$ 193,593	\$ 258,124	\$ 322,655

Building area notes: 1. Covered walks and covered PE areas: not included in SF for lease rate.
2. Covered walk summary, PE area included with covered walks.

Lease Notes:

1. Lease term 5 years.
2. Lease may be terminated by School District with 180 day notice for building 12, 13 or 14.
3. Lease may be cancelled by ALPI with 90 day notice.
4. ALPI responsible for cleanup, painting and any required improvements for building 5 & 7.
5. No shared facilities.
6. Parking lots and bus loops to be shared or as determined.
7. Cafeteria, media, etc. may be used by ALPI for training purposes based upon mutually agreed schedule.

Option 1- ALPI Lease

ALPI Lease area shown in teal.



Option 1 B

Building	Name	Gross Area (SF)	Net Lease Area (SF)	ALPI Leased Area (SF)	Classrooms	Student Stations	Market Rate	Leased Area Annual Market Rate	Year 1 Lease (40% Market)	Year 2 Lease (40% Market)	Year 3 Lease (40% Market)	Year 4 Lease (40% Market)	Year 5 Lease (50% Market)
3	Cafeteria	15,682	12,048	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	2 story CR building	31,169	23,865	23,865	8	144	\$ 10.00	\$ 238,650	\$ 95,460	\$ 95,460	\$ 95,460	\$ 95,460	\$ 119,325
6	Skill Lab	1,741	1,741	-	1	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	2 story CR building	11,335	10,411	10,411	6	100	\$ 10.00	\$ 104,110	\$ 41,644	\$ 41,644	\$ 41,644	\$ 41,644	\$ 52,055
8	Office	4,897	4,897	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Flammable Storage	196	196	-	0	0	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Media	6,054	6,054	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	CR building (east)	14,105	14,105	-	6	162	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	CR building	14,552	13,374	13,374	10	177	\$ 12.00	\$ 160,488	\$ 64,195	\$ 64,195	\$ 64,195	\$ 64,195	\$ 80,244
13	CR building	14,393	10,871	10,871	8	144	\$ 12.00	\$ 130,452	\$ 52,181	\$ 52,181	\$ 52,181	\$ 52,181	\$ 65,226
14	Restroom building	1,551	1,161	1,161	0	0	\$ 10.00	\$ 11,610	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 5,805
	Maintenance Fee								none	none	none	none	none
		115,675	98,723	59,682	39	727	\$ 10.81	\$ 645,310	\$ 258,124	\$ 258,124	\$ 258,124	\$ 258,124	\$ 322,655

Building area notes: 1. Covered walks and covered PE areas: not included in SF for lease rate.

Garden City Elementary

Option 2- ALPI Lease
6/4/2019

Option 2 A

Building Name	Gross Area (SF)	Net Lease Area (SF)	ALPI Leased Area (SF)	Classrooms	Student Stations	Market Rate	Leased Area Annual Market Rate	Year 1 Lease (0% Market)	Year 2 Lease (20% Market)	Year 3 Lease (30% Market)	Year 4 Lease (40% Market)	Year 5 Lease (50% Market)
3/Cafeteria	15,682	12,048	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/2 story CR building	31,169	23,865	23,865	8	144	\$ 10.00	\$ 238,650	\$ -	\$ 47,730	\$ 71,595	\$ 95,460	\$ 119,325
6/Skill Lab	1,741	1,741	-	1	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/2 story CR building	11,335	10,411	10,411	6	100	\$ 10.00	\$ 104,110	\$ -	\$ 20,822	\$ 31,233	\$ 41,644	\$ 52,055
8/Office	4,897	4,897	2,448.50	0	0	\$ 12.00	\$ 29,382	\$ -	\$ 5,876	\$ 8,815	\$ 11,753	\$ 14,691
9/Flammable Storage	196	196	-	0	0	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/Media	6,054	6,054	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/CR building (east)	14,105	14,105	-	6	162	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/CR building	14,552	13,374	13,374	10	177	\$ 12.00	\$ 160,488	\$ -	\$ 32,098	\$ 48,146	\$ 64,195	\$ 80,244
13/CR building	14,393	10,871	10,871	8	144	\$ 11.00	\$ 130,452	\$ -	\$ 26,090	\$ 39,136	\$ 52,181	\$ 65,226
14/Restroom building	1,551	1,161	1,161	0	0	\$ 10.00	\$ 11,610	\$ -	\$ 1,822	\$ 3,483	\$ 4,644	\$ 5,805
Maintenance Fee								\$ 39,996	none	none	none	none
	115,675	98,723	62,131	39	727	\$ 10.88	\$ 674,692	\$ 39,996	\$ 134,938	\$ 202,408	\$ 269,877	\$ 337,348

Building area notes: 1. Covered walks and covered PE areas: not included in SF for lease rate.
2. Covered walk summary, PE area included with covered walks.

Lease Notes:

1. Lease term 5 years.
2. Lease may be terminated by School District with 180 day notice for building 12, 13 or 14.
3. ALPI responsible for cleanup, painting and any required improvements for building 5 & 7.
4. No shared buildings except for building 8.
5. Parking lots and bus loops to be shared or as determined.
6. Cafeteria, media, etc. may be used by ALPI for training purposes based upon mutually agreed schedule.
7. Lease rate for office is 50% of market value as it is shared.

Option 2- ALPI Lease

ALPI Lease area shown in teal. Shared facility shown in green.



Option 2 B-ALPI Lease

Building Name	Gross Area (SF)	Net Lease Area (SF)	ALPI Leased Area (SF)	Classrooms	Student Stations	Market Rate	Leased Area Annual Market Rate	Year 1 Lease (40% Market)	Year 2 Lease (40% Market)	Year 3 Lease (40% Market)	Year 4 Lease (40% Market)	Year 5 Lease (50% Market)
3/Cafeteria	15,682	12,048	-	0	0	\$ 12.00	\$ -	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.4	\$ 0.5
5/2 story CR building	31,169	23,865	23,865	8	144	\$ 10.00	\$ 238,650	\$ 95,460	\$ 95,460	\$ 95,460	\$ 95,460	\$ 119,325
6/Skill Lab	1,741	1,741	-	1	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/2 story CR building	11,335	10,411	10,411	6	100	\$ 10.00	\$ 104,110	\$ 41,644	\$ 41,644	\$ 41,644	\$ 41,644	\$ 52,055
8/Office	4,897	4,897	2,448.50	0	0	\$ 12.00	\$ 29,382	\$ 11,753	\$ 11,753	\$ 11,753	\$ 11,753	\$ 14,691
9/Flammable Storage	196	196	-	0	0	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/Media	6,054	6,054	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/CR building (east)	14,105	14,105	-	6	162	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/CR building	14,552	13,374	13,374	10	177	\$ 12.00	\$ 160,488	\$ 64,195	\$ 64,195	\$ 64,195	\$ 64,195	\$ 80,244
13/CR building	14,393	10,871	10,871	8	144	\$ 12.00	\$ 130,452	\$ 52,181	\$ 52,181	\$ 52,181	\$ 52,181	\$ 65,226
14/Restroom building	1,551	1,161	1,161	0	0	\$ 10.00	\$ 11,610	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 5,805
Maintenance Fee								none	none	none	none	none
	115,675	98,723	62,131	39	727	\$ 10.88	\$ 674,692	\$ 269,877	\$ 269,877	\$ 269,877	\$ 269,877	\$ 337,348

Building area notes: 1. Covered walks and covered PE areas: not included in SF for lease rate.
2. Covered walk summary, PE area included with covered walks.

Lease Notes:

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3. Lease may be cancelled by ALPI after year 1.
4. No shared buildings except for building 8.
5. Parking lots and bus loops to be shared or as determined.
6. The School Board will be responsible for cleanup, painting etc. for building 5 & 7.
7. Cafeteria, media, etc. may be used by ALPI for training purposes based upon mutually agreed schedule.
8. Lease rate for office is 50% of market value as it is shared.

Garden City Elementary

Option 3- ALPI Lease

6/4/2019

Option 3

Building	Name	Gross Area (SF)	Net Lease Area (SF)	ALPI Leased Area (SF)	Classrooms	Student Stations	Market Rate	Leased Area Annual Market Rate	Year 1 Lease (70% Market)	Year 2 Lease (70% Market)	Year 3 Lease (70% Market)	Year 4 Lease (70% Market)	Year 5 Lease (70% Market)
3	Cafeteria	15,682	12,048	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	2 story CR building	31,169	23,865	23,865	8	144	\$ 10.00	\$ 238,650	\$ 167,055	\$ 167,055	\$ 167,055	\$ 167,055	\$ 167,055
6	Skill Lab	1,741	1,741	-	1	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	2 story CR building	11,335	10,411	10,411	6	100	\$ 10.00	\$ 104,110	\$ 72,877	\$ 72,877	\$ 72,877	\$ 72,877	\$ 72,877
8	Office	4,897	4,897	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Flammable Storage	196	196	-	0	0	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Media	6,054	6,054	-	0	0	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	CR building (east)	14,105	14,105	-	6	162	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	CR building	14,552	13,374	-	10	177	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	CR building	14,393	10,871	-	8	144	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Restroom building	1,551	1,161	-	0	0	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Fee									None	None	None	None	None
		115,675	98,723	34,276	39	727	\$ 10.00	\$ 342,760	\$ 239,932	\$ 239,932	\$ 239,932	\$ 239,932	\$ 239,932

Building area notes: 1. Covered walks and covered PE areas not included in SF for lease rate.
2. Covered walk summary, PE area included with covered walks.

Lease Notes:

- 1 Lease term 5 years.
- 2 Termination only for cause.
- 3 No shared facilities.
- 4 West parking lot will be controlled by ALPI.
- 5 Cafeteria, media, etc. may be used by ALPI for training purposes based upon mutually agreed schedule.

Option 3- ALPI Lease

ALPI Lease area shown in teal.

