Equitable and Transparent: Pricing School Facilities for Joint Use

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Context
San Francisco Unified School District (SFUSD), like many districts, allows use of its classrooms, gymnasiums, and other indoor facilities to external groups. Similar to other districts, the District has struggled to apply use fees consistently, equitably, transparently, and in alignment with wider community-serving goals.

The California Civic Center Act (Education Code §38130-38139) allows that:

► residents have a right to use schools facilities,
► schools can charge fees to recover the “direct cost” of a rental, and
► schools can charge “fair rental value” for-profit users.

New Proposed Fee Schedule
The proposed fee schedule introduces four categories for user groups and five fee components.

User Groups
SFUSD already recognizes that some events have educational or civic benefits while others create profit for an individual or group. Student and community serving groups will receive discounts.

SFUSD - Affiliates
Event sponsored by a school, parent teacher association or organization (PTA or PTO), such as a PTA fundraiser.

SFUSD - Students
Event in which more than 75% of participants are students in the SFUSD system, such as a school play or sporting event.

Non-Profits
Event sponsored by a non-profit or public agency, but not aimed at SFUSD students, such as a community meeting.

For-Profit/Private
Event sponsored by a for-profit organization, such as GRE courses or a Christmas tree sale, even if the event is free to attend.

Fee Components
According to SFUSD staff, a facility rental produces five costs.

Facilities: $0
5,000 sq ft x $0.0011 x 1.5 hours = $8.22
(100% discount on “direct cost”)

Facilities: $4.11
5,000 sq ft x $0.0011 x 1.5 hours = $8.22
(50% discount on “direct cost”)

Facilities: $6.17
5,000 sq ft x $0.0076 x 1.5 hours = $8.22
“fair rental value”

Facilities: $64.17
5,000 sq ft x $0.0086 x 1.5 hours = $8.22

Application: $50
Waived for SFUSD affiliates and student-serving groups

Custodial
30 minutes per room
$40/hour per room; $50/hour per room with 4 hour minimum

Custodial: $20
1 room = 30 min @ $40/hr

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Security
As required
$35/hour weekend

Security: $20
1 day = 10 hours @ $35/hr

Security: $20
1 day = 10 hours @ $35/hr

Security: $20
1 day = 10 hours @ $35/hr

Specialized Personnel:
E.g., kitchen equipment
$40/hour weekend;
$50/hour weekday with 4 hour minimum

Personnel: $11
E.g., kitchen equipment
$40/hour weekend

Personnel: $11
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Personnel: $11
E.g., kitchen equipment
$40/hour weekend

TOTAL FEE

For Example
What would you pay to use ONE ELEMENTARY SCHOOL AUDITORIUM for 1.5 HOURS on a WEEKDAY?

SFUSD would take in 37% less revenue
All other groups would pay less
For-profit groups would likely pay more

How Could This Affect Revenue?
Will SFUSD gain or lose revenue with this proposed schedule? This is a difficult question to answer because the current fees are so unpredictable and SFUSD’s hand-written records are difficult to aggregate and analyze.

To attempt to answer this question, we took a small random sample of Fall 2012 use permits (N=22 out of 696) and calculated what the fees would be for each under the new schedule.

Permits Issued Fall 2012
Actual Fee Paid, Proposed Fees

Association of Asian American Administrators: one ES auditorium for 1.5 weekday hours
30% more

Little Opera: one classroom, 1.5 hours a day, for 45 weekdays
51% less

Growth Learning Opportunities: one ES multipurpose room, for 4.5 hours on a Sunday
56% less

Evaluation Systems Group: 30 classrooms for two hours on a Friday evening and 11 hours on a Saturday
56% less

Next Steps
• Explore a similar approach for the costs of outdoor facilities
• Investigate a parallel fee schedule for summer facilities, possibly with greater discounts for larger bulk reservations
• Develop a schedule to update and revise the costs incorporated in the direct cost and fair market value calculation
• Reexamine the facilities cost calculation after the Civic Center Act is clarified in late 2013