

Central Unified
4605 N. Polk Avenue
Fresno CA 93722

Purchase Order No.
The number below MUST appear on all invoices, pkgs., etc.
181892
Order Date: 09/05/2017

(559) 274-4700 FAX: ()

CC: Anita L.

Invoice To:

Ship Prepaid To:

.CENTRAL UNIFIED SCHOOL DISTRICT 8100 - CENTRAL USD FACILITIES
ACCOUNTS PAYABLE(559-274-4700) MARIA S. (559)274-4700x63101
4605 N POLK 4605 N. POLK
FRESNO CA 93722-5334 FRESNO CA 93722-0000

TO: VE# 5992 FAX# (916) 441-2848 Phone# (916) 441-5063

SCHOOL FACILITY CONSULTANTS
1303 J ST STE 500
SACRAMENTO CA 95814

Remit To:

SCHOOL FACILITY CONSULTANTS
1303 J ST STE 500
SACRAMENTO CA 95814-

Quantity Ordered	Unit of Measure	Description of Articles or Service	Unit Price	Total Cost
1	Each	FACILITIES: PROFESSIONAL CONSULTING SERVICES REGARDING DEVELOPER FEE JUSTIFICATION REPORT	\$14,300.00	\$14,300.00
1	Each	PROPOSED AGREEMENT DATED: 8/10/17 "SPECIFIC" PO - VALID UNTIL JUNE 30, 2018 INV. NOT TO EXCEED PO AMOUNT NOTE: VENDOR MUST CHECK-IN AT MAIN OFFICE **FREIGHT DELIVERIES BY APPT ONLY** DELIVERIES NOT SHIPPED TO "SHIP PREPAID" ADDRESS ABOVE WILL BE REFUSED.	\$0.00	\$0.00
			Sub Total:	\$14,300.00
			Discount:	\$0.00
			Tax:	\$0.00
			P.O. Total:	\$14,300.00

Requested By:	MARIA D SANTOS	Authorized By:	kh	Requisition #:	182049
---------------	----------------	----------------	----	----------------	--------

Fu---Re----Y-Gl---Fn---Ob-----Si--RP---Mg
2500-00000-0-0000-8100-580000-000-8100-8100 Amount \$14,300.00

No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the D.I.R. pursuant to Labor Code section 1725.5. No contractor or subcontractor may be awarded a contract for public work on a public works project awarded on or after April 1, 2015 unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

1. If unable to fill order or invoice exactly in accordance with description, unit and price hereon, do not ship. Advise us.
2. If price is omitted on order it is agreed that your price will be the lowest prevailing market price.
3. Orders not received on date specified may be cancelled by us.
4. Goods subject to our inspection on arrival.
5. There must be a separate invoice for each purchase order.
6. On orders F.O.B. Shipping Point prepay shipping charges, add to invoice, and attach paid freight bill as evidence of prepayment charges.
7. All materials, supplies and equipment must comply with requirements of the California Occupational Safety and Health Act and all electrical equipment must comply with the wiring grounding requirements.

Approved

SEP 15 2017



1303 J STREET, SUITE 500
SACRAMENTO, CA 95814
PHONE: (916) 441-5063
FACSIMILE: (916) 441-2848
WWW.S-F-C.ORG

August 10, 2017

Mr. Hilbert Contreras
Director of Operational Services
Central Unified School District
4605 N. Polk Avenue
Fresno, CA 93722

Subject: Proposed Agreement for Consulting Services

Dear Mr. Contreras:

School Facility Consultants (SFC) is pleased to present the Central Unified School District (District) with this Proposed Agreement for Consulting Services regarding Developer Fee Justification Reports.

School Facility Fee Justification Report

SFC will prepare, in accordance with all pertinent provisions of the Education and Government Codes, a School Facility Fee Justification Report that will document the impact of residential and commercial/industrial development on school facility needs and will enable the District to levy developer fees up to the maximum amount authorized by Government Code Section 65995 (Level I fees).

School Facility Needs Analysis

SFC will prepare a School Facility Needs Analysis (SFNA) that will calculate the developer fees that the District is authorized to collect on residential development pursuant to Government Code Sections 65995.5 – 65995.7 (Level II and Level III fees).

* The fee for this service is \$14,300.

The fee shall be payable upon completion of the first draft report(s). All expenses incurred by SFC in performance of the consulting services shall be reimbursed by the District. Expenses may include, but are not limited to, transportation costs (mileage at the prevailing IRS standard rate, rental vehicles, travel, lodging and airfare), reproduction of materials, data purchases and overnight deliveries. Pre-approved extraordinary expenses such as work needed to address public inquiries and/or fee challenges, requested meetings, presentations, special maps or work requested after delivery of final draft will be billed in 15 minute increments in accordance with the rate schedule outlined below plus actual expenses incurred.

RECEIVED

AUG 11 2017

Facilities Planning

Hourly Rate Schedule

Principal	\$210 per hour
Director	\$195 per hour
Senior Consultant	\$185 per hour
Consultant	\$165 per hour
Research Analyst	\$135 per hour
Administrative Support	\$80 per hour

The District shall be responsible for reviewing and verifying all data included in documents, forms and reports prepared by SFC on behalf of the District. The District shall be responsible for meeting any certification requirements and shall be responsible for consulting legal counsel as related to the preparation and submittal of documents, forms and reports.

Please find a Summary of Services attached. We very much appreciate your consideration of our firm and are happy to discuss in detail the services outlined above. If appropriate, please sign, date and return. Please do not hesitate to contact me at your earliest convenience with any questions.

Sincerely,



Matthew A. Pettler
Vice President

SUBMITTED BY:
School Facility Consultants

Date: August 10, 2017

ACCEPTED BY:
Central Unified School District

Authorized Signature

Date:

9-14-17

REVIEW

**Central Unified School District
Summary of Services – School Facility Fee Justification Report**

Background

Education Code Section 17620 and Government Code Section 65995 currently authorize school districts to collect fees on new development. These amounts are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board. The State Allocation Board adjusts the amount of the statutory fee that school districts may charge for Level 1 fees (currently \$3.48 per square foot for residential development and \$0.56 per school foot for commercial/residential development). Government Code Section 66001 requires that a reasonable relationship must exist between any fees collected and the developments on which the fees are charged.

Final Product

SFC will prepare a School Facility Fee Justification Report that will authorize the District to collect the fees authorized by Education Code 17620 and Government Code 65995. The Report will (1) identify the cost of providing school facilities for students generated by new residential and commercial/industrial and (2) explain the relationship between that cost and the developments on which fees will be charged.

Scope of the Report

In order to carry out the two objectives listed above, the Report will make the following determinations:

1. the District's need for additional school facilities and/or interim housing over the next five years
2. the estimated cost of needed additional school facilities and/or interim housing
3. the number of students generated by new residential and commercial/industrial development

Major Tasks

The tasks associated with preparing the Report are divided into three stages. First, in order to make the findings listed above, SFC will:

1. confer with City/County Planning Departments and other local/regional agencies (as necessary) to gather information such as residential and commercial development rates, availability of developable land, land use plans, and development applications
2. confer with District personnel to obtain information such as amounts of developer fees collected in the past, current school facility capacities, and plans for modifying and/or adding facilities
3. analyze enrollment projections and District classroom capacities to estimate the need for new or reconstructed facilities
4. estimate the cost of needed new facilities based on actual projects, state and District building standards, applicable capital improvement plans, and appropriate local site acquisition and development costs
5. estimate the number of students that will reside in a new housing unit by calculating the number of students who currently reside in similar housing units
6. analyze U.S. Census data such as number of employees per housing unit to justify fees for commercial/industrial development

Second, SFC will provide the District a draft Justification Report for its review.



Third, SFC will make modifications based upon comments received from the District and distribute a limited number of final bound reports to the District for adoption by the Board.

**Central Unified School District
Summary of Services – School Facility Needs Analysis**

Background

Education Code Section 17620 and Government Code Section 65995 authorize school districts to collect fees on new development of no more than \$3.48 per square foot for residential construction and \$0.56 for commercial/industrial construction (Level I fees). Government Code Sections 65995.5 and 65996.7, established in August 1998 by Senate Bill 50, authorize school districts meeting certain requirements to collect fees on residential development in excess of the GC 65995 limit (Level II and Level III fees). Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of developer fees and the developments on which the fees are to be charged.

Final Product

SFC will prepare a School Facility Needs Analysis that will:

- (1) establish the District's authority to collect Level II and Level III developer fees,
- (2) identify the maximum dollar amount of those fees that the District is authorized to collect, and
- (3) explain the relationship between the amount and use of the fees and the developments on which the fees are to be charged.

Scope of the Needs Analysis

In order to carry out the three objectives listed above, the Needs Analysis will make the following determinations:

- (1) the projected amount of residential development occurring in the District over the next five years;
- (2) the number of students generated by new residential development;
- (3) the number of un-housed students attributable to new residential development; and
- (4) the State-allowable site acquisition, site development, and construction costs of school facilities.

Major Tasks

The tasks associated with preparing the Needs Analysis are divided into three stages. First, in order to make the findings listed above, SFC will:

- (1) confer with the school district, City/County Planning Departments and other local/regional agencies (as necessary) to gather information such as residential and commercial development rates, availability of developable land, land use plans, square footage information and development applications;
- (2) estimate, pursuant to guidelines established by SB 50, the number of students that will reside in a new housing unit by calculating the number of students who currently reside in similar housing units;
- (3) confer with District personnel to obtain information such as current school facility capacities and plans for modifying and/or adding facilities;
- (4) analyze enrollments and District classroom capacities to calculate the number of un-housed students; and
- (5) calculate the state-allowable cost of site acquisition, site development, and construction based on actual projects, state building standards, and appropriate local site acquisition and development costs.

Second, SFC will provide the District a draft School Facility Needs Analysis for its review.



Third, SFC will make modifications based upon comments received from the District and distribute a limited number of final bound reports to the District for adoption by the Board.