SCHOOL FACILITY NEEDS ANALYSIS AND JUSTIFICATION STUDY

for the

CENTRAL UNIFIED SCHOOL DISTRICT

November 2017

Prepared by
School Facility Consultants

DRAFT

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Executive Summary

The Central Unified School District is authorized to collect $5.25 per square foot of residential development pursuant to Government Code Section 65995.5 and $10.50 per square foot of residential development pursuant to Government Code Section 65995.7 (also known as Level II and III fees, respectively).

The District meets the eligibility requirements in Government Code Section 65995.5(b) regarding the collection of Level II and III fees. The dollar amounts of the fees are based on the following facts and projections:

1. The student generation rate of residential housing units projected to be built in the District, calculated in accordance with Government Code Section 65995.6(a), is 0.552 for single-family units and 0.682 for multi-family units.
2. The number of new residential housing units projected to be built in the District over the next five years is 537 single-family and 312 multi-family units based on housing projection information provided by the District.
3. Multiplying the appropriate terms in (1) and (2) shows that future single- and multi-family residential development is projected to add 318 K-6 students, 64 7-8 students and 127 9-12 students.
4. Based on its 2017/18 enrollment, the District's capacity as calculated on its SAB 50-02, *Existing School Building Capacity* form, and pupil capacity added by (1) Rio Vista Middle (1,080 7-8 seats), (2) River Bluff Elementary (800 K-6 seats), (3) El Capital Middle (216 7-8 seats), (4) Houghton-Kearney Elementary (75 K-6 seats), (5) Polk Elementary (675 K-6 seats and 18 Severe SDC seats), (6) Roosevelt Elementary (50 K-6 seats), (7) William Saroyan Elementary (50 K-6 seats), (8) McKinley Elementary (150 K-6 seats), (9) Harvest Elementary (875 K-6 seats), (10) Pershing High Cont. (27 9-12 seats), (11) Herndon-Barstow Elementary (50 K-6 seats), and (12) Ashlan Bryan Middle (810 7-8 seats and 26 Non-Severe SDC seats), the District has zero excess pupil capacity at the K-6 and 9-12 grade levels available for pupils generated by future residential development.
5. The total number of unhoused pupils generated by future development equals 318 K-6 students and 127 9-12 students from future single- and multi-family residential development.
6. The per-pupil allowable costs for the Level II fee equation equal $16,030.50, $18,566.50 and $20,659.50 for elementary, middle and high school students, respectively. These figures are equal to the per-pupil grant amounts in the State School Facility Program plus allowable per-pupil site development and site acquisition costs calculated pursuant to Government Code Sections 65995.5(c) and 65995.6(h).
7. Total allowable costs for the Level II fee equation equal $7,721,455.50 (K-6, 7-8 and 9-12 unhoused students generated by future development times the appropriate allowable per-pupil cost).
8. The total amount of residential square footage projected to be built in the District over the next five years is 1,471,029 square feet based on an average square footage of 2,077 square feet for single-family units and 1,140 square feet for multi-family units.
9. The District has no local funds available to dedicate to school facilities necessitated by future residential development.

As shown in the body of this Report, the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees (the nexus requirements).

End of Summary

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Introduction

The purpose of this Report is to calculate the fee amount that the Central Unified School District (District) is authorized to collect on residential development projects pursuant to Government Code Sections 65995.5 and 65995.7. *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

State law gives school districts the authority to charge fees on new residential developments if those developments generate additional students and cause a need for additional school facilities. All districts with a demonstrated need may collect fees pursuant to Education Code Section 17620 and Government Code Section 65995 (referred to as Level I fees). Level I fees are currently capped at $3.48 per square foot of new residential development. Government Code Sections 65995.5 and 65995.7 authorize districts to collect fees (referred to as Level II and Level III fees) in excess of Level I fees, provided that the districts meet certain conditions. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of developer fees and the developments on which they are to be charged.

This Report is divided into three sections. The first summarizes the specific requirements in State law regarding Level II and Level III fees and establishes the District's authority to collect them. The second calculates the dollar amounts of Level II and Level III fees that the District is authorized to collect. The third explains how the District satisfies the requirements of Government Code Section 66001 with respect to Level II and III fees, summarizes other potential funding sources for school facilities and presents recommendations regarding the collection of developer fees.

End of Section

I. Authority to Collect Level II and Level III Fees

State law establishes several requirements in order for school districts to collect Level II fees. Specifically, districts must: (1) apply to the State Allocation Board and be deemed eligible for State funding for new school construction, (2) adopt a school facility needs analysis and justification study and (3) satisfy at least two of the four criteria set forth in Government Code Section 65995.5(b)(3)(A-D).

The general conditions required for collecting Level III fees are the same as those for Level II fees. Before districts can collect Level III fees, however, the State Allocation Board must no longer be approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code.

The District satisfies the three conditions listed above in the following ways.

A. Eligibility for State Funding for New Construction

The District has been deemed eligible to receive State funding for construction of new school facilities as outlined in Government Code Section 65995.5(b)(1). The District's most recent eligibility approval was at the January 23, 2013 meeting of the State Allocation Board.

B. Adoption of School Facility Needs Analysis and Justification Study

This Report meets the requirements of Government Code Section 65995.6 for a School Facility Needs Analysis and Justification Study, that is, a study that shall "determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years." By adopting this study, the District will satisfy this requirement.

C. Criteria in Government Code Section 65995.5(b)(3)(A-D)

The District meets the criterion outlined in 65995.5(b)(3)(C) in that it has issued debt for capital outlay in excess of 30% of bonding capacity.

The District also meets the criterion outlined in 65995.5(b)(3)(D); that is, that at least 20 percent of the District's classrooms are relocatable.

End of Section

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II. Amount of Level II and Level III Fees

State law outlines the method by which Level II fees are calculated. The intent of the law is that the Level II fee represents half the cost, as defined in the State School Facility Program, of providing new school facilities. The methods defined in State law for calculating the Level II fee, however, underestimate the District's true cost of providing school facilities. Additional sources of revenue are necessary to fully fund the facilities that are required as a result of new development and the generation of students from such development activity within the District.

The Level II fee is calculated by (1) determining the allowable cost for new school facilities as outlined in the State School Facility Program, and (2) dividing that cost by the amount of new residential square footage projected to be built in the District over the next five years.

A. Allowable Cost for New School Facilities

State law prescribes the following process for calculating the allowable cost for new school facilities:

(1) determine the number of unhoused students attributable to future residential development;
(2) multiply the number of unhoused students by the per-pupil grant costs of new elementary, middle, or high schools as outlined in Education Code Section 17072.10;
(3) determine the amount of site acquisition and development costs to be included as allowed by Government Code Section 65995.5(h); and
(4) subtract the amount of local funds dedicated to school facilities necessitated by future residential development from the sum of (2) and (3).

1) Number of Unhoused Students

The number of unhoused students generated by future development equals the total number of students generated by future development minus the District's existing excess pupil capacity.

As required by Government Code Section 65995.6(a), this Report estimates the number of students generated by new development based on the historical student generation rates of residential units constructed during the previous five years.

This Report estimates the number of students that will be generated by new single-family housing units by (1) counting the number of students in the District who live in housing units constructed between January 2012 and December 2016, and (2) dividing that number by the total number of housing units constructed over the same time period. This Report uses Fresno County Assessor data to derive the housing counts and October 2017 District-provided student list to derive the student counts.

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Addresses for units that were constructed from January 2017 to the present date are not used in the calculation because (1) student address files may not reflect residents' address changes for approximately one year, (2) students who have moved from a nearby district may continue to attend their previous school until the end of the school year and (3) units listed may not have been completed and occupied by the time the student address list was compiled.

It is noted that student generation rates are a calculation of students per residential unit at any one moment in time. Therefore, student generation rates are constantly changing based on increases and decreases in enrolled students and the number of residential units within the District at the time of calculation. As such, the District should be cautious in regard to using student generation rates for long-term planning and development and should adjust such planning and development based on updated student generation rates that are more in line with the current conditions at the time of evaluation.

Table 1-1 summarizes the student generation rates for single- and multi-family units.

Table 1-1
Student Generation Rates

Grade Group	Single-Family	Multi-Family
K-6	0.330	0.452
7-8	0.080	0.067
9-12	0.142	0.163
Total	**0.552**	**0.682**

Information provided by the District in accordance with the local planning jurisdiction indicates that 537 single-family units and 312 multi-family units will be built in the District within the next five years.

Table 1-2 shows the total number of students projected to enter the District from housing units built over the next five years.

Table 1-2
Students Generated by Future Development

	K-6 Students	7-8 Students	9-12 Students
Single-Family	0.330 x 537 = **177**	0.080 x 537 = **43**	0.142 x 537 = **76**
Multi-Family	0.452 x 312 = **141**	0.067 x 312 = **21**	0.163 x 312 = **51**
Total	**318**	**64**	**127**

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In determining how many of the students in Table 1-2 are unhoused, the District must consider any existing excess capacity. State law requires districts to calculate their total pupil capacity according to the method described in Section 17071.10 of the Education Code. As stated on the District's current Office of Public School Construction SAB 50-02 Form, the District's pupil capacity, as calculated pursuant to Education Code Section 17071.10 is 5,157 in grades K-6, 920 in grades 7-8 and 3,029 in grades 9-12. These capacities are inclusive of the Special Day Class capacity identified on the District's Office of Public School Construction SAB 50-02 Form and reflect requirements and adjustments for Year Round Education operational grants in accordance with Education Code Section 42268 and State Relocatable Classrooms. In addition to the capacity reflected on the District's SAB 50-02 Form, the District has added capacity through the State School Facility Program funding and construction of (1) Rio Vista Middle (1,080 7-8 seats), (2) River Bluff Elementary (800 K-6 seats), (3) El Capital Middle (216 7-8 seats), (4) Houghton-Kearney Elementary (75 K-6 seats), (5) Polk Elementary (675 K-6 seats and 18 Severe SDC seats), (6) Roosevelt Elementary (50 K-6 seats), (7) William Saroyan Elementary (50 K-6 seats), (8) McKinley Elementary (150 K-6 seats), (9) Harvest Elementary (875 K-6 seats), (10) Pershing High Cont. (27 9-12 seats), (11) Herndon-Barstow Elementary (50 K-6 seats), and (12) Ashlan Bryan Middle (810 7-8 seats and 26 Non-Severe SDC seats).

As shown in Table 1-3, the District's 2017/18 enrollment is greater than the capacities listed above for the K-6 and 9-12 grade groups. The District, therefore, has no existing excess capacity available for students from new residential development in the K-6 and 9-12 grade groups.

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Table 1-3
Existing Capacity

Grade Group	Current Capacity	2017/18 Enrollment	Existing Capacity Available for Students from Future Development	Unhoused Students From Future Development	
K-6	7,900	8,820	0	318	*
7-8	3,052	2,566	486	0	
9-12	3,056	4,515	0	127	*
Total	**14,008**	**15,901**	**486**	**445**	

2) Allowable Grant Costs

Table 1-4 shows the total allowable grant costs for new facilities. The per-pupil grant costs are taken from Education Code Section 17072.10 and include adjustments as required by Education Code Section 17074.56(a) and Labor Code Section 1771.3 (see Appendix A for details regarding grant cost funding).

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Table 1-4
Allowable Grant Costs for Pupils Generated from Future Residential Development

Grade Group	Per-Pupil Grant Cost	Number of Unhoused Students	Total Grant Cost
K-6	$11,400.50	318	$3,625,359.00
7-8	$12,229.00	0	$0.00
9-12	$15,406.00	127	$1,956,562.00
Total	**N/A**	**445**	**$5,581,921.00**

The per-pupil grant does not include the cost of school development items that the local community may deem important to meeting the quality of facilities in the District. Because the per-pupil grants do not address certain costs, the actual funding will likely not be adequate to fund school facilities to the quality and level required by the District. Therefore, the final calculation of Level II fees will likely understate the funding required by the District.

3) Allowable Site Acquisition and Development Costs

Table 1-5 shows the per-pupil site acquisition and development costs for elementary middle and high school students.

Site acquisition costs for the District's elementary, middle and high school cost models are based on (1) actual and estimated land acquisition cost provided by District administrators and (2) applicable increases pursuant to Section 1859.74 of Title 2 of the California Code of Regulations for appraisals, surveys, site testing, California Department of Education (CDE) review/approval, preparation of the POESA and PEA and the DTSC cost for review, approval, and oversight of the POESA and the PEA. Site development costs for elementary, middle and high school cost models are consistent with the guidelines in Government Code Section 65995.5(h). See Appendix B and Appendix C for detail on estimated site acquisition and site development costs.

Table 1-5
Calculation of Per-Pupil Site Acquisition and Development Costs

Grade Group	Per-Pupil Site Acquisition Costs	Per-Pupil Site Development Costs	Total Per-Pupil Acquisition and Development Costs
K-6	$2,256	$7,004	$9,260
7-8	$3,010	$9,665	$12,675
9-12	$2,604	$7,903	$10,507

Pursuant to Government Code Sections 65995.5(c) and 65995.5(h), the allowable cost for site acquisition and development is calculated by (1) multiplying the per-pupil

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cost by one-half and (2) multiplying that result by the number of unhoused elementary, middle and high school students. Table 1-6 shows the total allowable site acquisition and development costs.

Table 1-6
Allowable Site Acquisition and Development Costs

Grade Group	One-Half of Per-Pupil Costs	Number of Unhoused Students	Allowable Cost
K-6	$4,630.00	318	$1,472,340.00
7-8	$6,337.50	0	$0.00
9-12	$5,253.50	127	$667,194.50
Total	**N/A**	**445**	**$2,139,534.50**

4) Local Funds Dedicated to School Facilities Necessitated by Future Development
The District has no funds dedicated to school facilities necessitated by future development. All District funds available for additional school facilities are required to provide facilities for existing unhoused students.

In addition, the District has no surplus property that could be used for a school site or that is available for sale to finance school facilities.

The District has approximately $437,196 available for new school facilities, including restricted funds and authorized but un-issued bond funds. With the passage of Measure C in November 2016, of the approved $87.3 million, the District is expecting $55.5 million will be made available for new construction.

As shown below, all of this $55.9 million is required to provide facilities for currently unhoused pupils in the District.

As outlined in Table 1-7, the District currently has 920 K-6 and 1,459 9-12 students that are unhoused.

Table 1-7
Existing Unhoused Pupils

Grade Group	Current Capacity	2017/18 Enrollment	Existing Unhoused Pupils
K-6	7,900	8,820	920
7-8	3,052	2,566	0
9-12	3,056	4,515	1,459
Total	**14,008**	**15,901**	**2,379**

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Table 1-8 summarizes the cost of providing school facilities for these students. Table 1-8 uses per-pupil grant costs that are twice the allowable costs for the Level II fee (because the Level II fee is intended to only reflect one-half the cost of providing school facilities, as defined in the State School Facility Program). Per-pupil site acquisition and development costs are the same as those used to calculate the allowable cost for Level II fees (See Table 1-5).

Table 1-8
Cost of Providing School Facilities for Existing Unhoused Students

Grade Group	Existing Unhoused Pupils	Per-Pupil Grant Costs	Per-Pupil Site Acquisition and Development Costs	Total Cost
K-6	920	$22,801	$9,260	$29,496,120
7-8	0	$24,458	$12,675	$0
9-12	1,459	$30,812	$10,507	$60,284,421
Total	**2,379**	**N/A**	**N/A**	**$89,780,541**

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Comparing the potential local funds available for new school facilities ($55,900,000) AVAILABLE to the cost of providing school facilities for existing unhoused students ($89,780,541) demonstrates that all District funds available for facilities are required to provide facilities for existing unhoused students.

5) Total Allowable School Facility Cost for Level II Fees
Table 1-9 shows the total allowable cost for Level II fees for K-6, 7-8 and 9-12 students from future residential development.

Table 1-9
Total Allowable Cost for Level II Fees

Category	Amount
SFP Grant	$5,581,921.00 *
Site Acquisition and Development	$2,139,534.50 *
Less Local Funds	N/A
Total	**$7,721,455.50** *

B. Amount of Level II Fee

The Level II fee is calculated by dividing the total allowable cost by the amount of new residential square footage projected to be built in the District over the next five years.

As stated in Section II.A.1. above, over the next five years, 537 single-family units and 312 multi-family units are projected to be built in the District. Based on reviews of District Developer Fee Collections, Fresno County Assessor Records and discussions with local Planning Jurisdictions, this report estimates that average square footages for

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single- and multi-family units over the next five years will be 2,077 and 1,140 square feet, respectively. Multiplying the average square footage by number of units projected produces a total of 1,471,029 square feet of new residential development to be built in the next five years. Dividing the total allowable school facility cost by the projected total new dwelling unit square footage results in a Level II fee of $5.25 per square foot of new residential development.

The calculation of Level II fees, in accordance with the formulas provided in the statutes, will likely be understated when measured against the actual calculation of costs due to the limited inclusion of cost categories to determine actual costs per student and the fluctuating student generation rates. The District needs to account for these issues when conducting a revenue/cost analysis utilizing the calculated Level II fee.

C. Amount of Level III Fee

Under certain circumstances, State law allows school districts to charge a fee higher than a Level II fee if: (1) the District meets the requirements for Level II fees and (2) the State Allocation Board is no longer approving apportionments for new construction pursuant to Article 5 (commencing with Section 17072.20) of Chapter 12.5 of Part 10 of the Education Code. In the District's case, this higher fee, referred to as a Level III fee, can be no more than twice the Level II fee. Therefore, the maximum Level III fee the District is authorized to charge is $10.50 per square foot of new residential development.

End of Section

III. Findings and Recommendations

This Section (1) shows that the District meets the requirements of Government Code Section 66001, regarding the collection of developer fees, (2) summarizes other potential funding sources for the District's capital projects, and (3) presents recommendations regarding the collection of developer fees.

A. Findings

(1) Government Code Section 66001(a)(1) - Purpose of the Fee

The purpose of collecting Level II and III fees on residential development is to acquire funds to construct or reconstruct school facilities for the students generated by future residential developments.

(2) Government Code Section 66001(a)(2) - Use of the Fee

The District's use of the fee will involve constructing and/or reconstructing new elementary, K-6, middle and high school campuses and/or additional permanent facilities on existing elementary, K-6, middle and high school campuses. In addition, the District may build other school related facilities or purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from Level II and III fees collected on residential development may be used to pay for all of the following:
(1) land (purchased or leased) for school facilities,
(2) design of school facilities,
(3) permit and plan checking fees,
(4) construction or reconstruction of school facilities,
(5) testing and inspection of school sites and school buildings,
(6) furniture for use in new school facilities, and
(7) interim school facilities (purchased or leased) to house students generated by future development while permanent facilities are being constructed.

(3) Government Code Section 66001(a)(3) - Relationship Between Fee's Use and the Type of Project on Which the Fee is Imposed

All types of new residential development—including but not limited to single- and multi-family units in new subdivisions and in "in-fill" lots, single- and multi-family units in redevelopment projects, single- and multi-family units that replace demolished units, additions of residential space to existing single- and multi-family units, manufactured homes, mobile homes and condominiums—are projected to cause new families to move into the District and, consequently, generate additional students in the District. As shown earlier in this Report, sufficient school facilities do

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not exist for these students. Therefore, all types of new residential development create a need for additional school facilities. The fee's use (acquiring school facilities) is reasonably related to the type of projects (new residential developments) on which it is imposed.

(4) Government Code Section 66001(a)(4) - Relationship Between the Need for the Public Facility and the Type of Project on Which the Fee is Imposed

The District's enrollment is larger than its pupil capacity. The District does not have sufficient existing capacity to house all students generated by future development. Future residential development in the District will generate additional students and, consequently, a need for additional school facilities. Therefore, a relationship exists between the District's need to build additional school facilities and new residential development projects.

(5) Government Code Section 66001(b) - Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed

This Report concludes that the methods prescribed by the State law for estimating school facility construction costs, and for calculating the Level II and Level III fees, supports the establishment of Level II and Level III fees which, when collected, will contribute to the District's cost of constructing and reconstructing school facilities to house students generated by future residential development.

(6) Other Funding Sources

The following is a review of other potential funding sources for constructing school facilities:

a) General Fund

The District's General Fund budget is typically committed to instructional and day-to-day operating expenses and not used for capital outlay uses, as funds are needed solely to meet the District's non-facility needs.

b) State Programs

The District has applied for and received State funding for construction of new school facilities under the 1998 Leroy F. Greene School Facility Program. Even projects funded at 100 percent of the State allowance, however, often experience a shortfall between State funding and the District's actual facility needs. State funds for deferred maintenance may not be used to pay for new facilities. State law prohibits use of lottery funds for facilities.

c) General Obligation Bonds

School districts can, with the approval of either two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. The District passed a $40 million general obligation bond, Measure K, in November

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2004, a $152 million general obligation bond, Measure B, in November 2008 and a $87.3 million general obligation bond, Measure C, in November 2016.

d) Parcel Taxes

Approval by two-thirds of the voters is required to impose taxes that are not based on the assessed value of individual parcels. While these taxes have been occasionally used in school districts, the revenues are typically minor and are used to supplement operating budgets.

e) Mello-Roos Community Facilities Districts

This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from two-thirds of the voters (or land owners if fewer than 12) in an election.

f) Surplus Property

The District has no properties that could be sold to create a significant source of capital outlay funds.

g) Alternatives for Reducing Facility Costs

Alternatives to reducing facility costs, which have been used and/or explored by the District, include additional portable classrooms, joint-use of facilities, multi-track-year-round education and other measures. These options remain available to the District in the future.

B. Recommendations

Based on the findings outlined above, it is recommended that the Board of Trustees, as provided for in Government Code Sections 65995.5 and 65995.7, approve a resolution to levy Level II and Level III fees on future residential development in the amounts of $5.25 and $10.50 per square foot, respectively.

End of Report

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Appendix A

Calculation of Allowable
Per-Pupil Grant Costs

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Appendix A
Calculation of Allowable Per-Pupil Grant Costs

The per-pupil grant costs, calculated per the provisions of Government Code Section 65995.5(c)(1), include the School Facility Program (SFP) grants outlined in Education Code Section 17072.10, fire alarm and sprinkler grants mandated by Education Code Section 17074.56(a) and funding for Prevailing Wage Monitoring and Enforcement Costs as required by Labor Code Section 1771.3 and provided by the Department of Industrial Relations' Compliance Monitoring Unit (CMU).

Table A-1 increases the SFP base new construction grant amounts by per-pupil grant increases mandated by SB 575 (fire alarm and sprinkler grants). The sum of SFP base new construction grant amounts and per-pupil grant increases mandated by SB 575 will be used in calculating the District's Level II/III fees.

Table A-1
SFP Per-Pupil Grants Plus Fire Alarm/Sprinkler Funding

Grade Group	K-6	7-8	9-12	Non-Severe Special Day Class	Severe Special Day Class
SFP Grant	$11,104	$11,744	$14,944	$20,867	$31,202
SB 575 Fire Alarm Grant	$13	$18	$30	$39	$56
SB 575 Sprinkler Grant	$186	$221	$230	$395	$588
50% Total Grant	**$11,303**	**$11,983**	**$15,204**	**$21,301**	**$31,846**
100% Total Grant	**$22,606**	**$23,966**	**$30,408**	**$42,602**	**$63,692**
Regular Pupil Adjustment*	$22,401	$23,396	$29,526	n/a	n/a
Non-Severe SDC Adjustment**	$357	$913	$1,133	n/a	n/a
Severe SDC Adjustment***	$43	$149	$153	n/a	n/a
100%	**$22,801**	**$24,458**	**$30,812**	**n/a**	**n/a**

*Based on the percentage of Non-SDC Students enrolled in the District in 2017/18 (i.e., percentage of K-6, 7-8 and 9-12 students).
** Based on the percentage of Non -Severe SDC Students enrolled in the District in 2017/18 (i.e., percentage of K-6, 7-8 and 9-12 students).
*** Based on the percentage of Severe SDC Students enrolled in the District in 2017/18 (i.e., percentage of K-6, 7-8 and 9-12 students).

Estimated total funding for the K-12 cost models in Table A-2 equals the new per-pupil base grants calculated above added to the per-pupil site acquisition and site development figures calculated in Appendix B and C, multiplied by the pupil capacity of each K-12 cost model.

(continued on next page)

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Appendix B

Calculation of Allowable Per-Pupil Site Acquisition Costs

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Appendix B
Calculation of Allowable Per-Pupil Site Acquisition Costs

The site sizes for the District's projects are consistent with the acreage amounts outlined in the guidelines in the "School Site Analysis and Development Handbook" (1966 Edition) published by the California State Department of Education (CDE).

Site acquisition costs for the District's elementary, middle and high school cost models are based on (1) actual and estimated land acquisition costs provided by District administrators and (2) applicable increases pursuant to Section 1859.74 of Title 2 of the California Code of Regulations for appraisals, surveys, site testing, CDE review/approval, preparation of the POESA and PEA and the DTSC cost for review, approval, and oversight of the POESA and the PEA.

Table B-1 calculates the total site acquisition costs for each cost model for future facilities:

Table B-1
Calculation of Total Site Acquisition Cost

Cost Model	Site Acquisition Per-Acre	Acreage*	Total Site Acquisition
New Elementary School	$140,000	13.7	$1,918,000
New Middle School	$140,000	21.5	$3,010,000
New High School	$140,000	46.5	$6,510,000

*Site sizes are consistent with the acreage amounts outlined in the guidelines in the "School Site Analysis and Development Handbook" (1966 Edition) published by the CDE.

Table B-2 calculates the per-pupil site acquisition costs by grade grouping by taking the per-pupil site acquisition costs of all of the above cost models and calculating the average cost per grade group.

(continued on the next page)

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Table B-2
Calculation of Per-Pupil Site Acquisition Costs by Grade Grouping

K-6 Cost Models			
School	**Total Site Acquisition**	**K-6 Pupils**	**K-6 Per-Pupil Site Acq. Cost**
New K-6	$1,918,000	850	$2,256
Totals	**$1,918,000**	**850**	**N/A**
		100% Cost	**$2,256**
7-8 Cost Model			
School	**Total Site Acquisition**	**7-8 Pupils**	**7-8 Per-Pupil Site Acq. Cost**
New 7-8	$3,010,000	1,000	$3,010
Totals	**$3,010,000**	**1,000**	**N/A**
		100% Cost	**$3,010**
9-12 Cost Model			
School	**Total Site Acquisition**	**9-12 Pupils**	**9-12 Per-Pupil Site Acq. Cost**
New 9-12	$6,510,000	2,500	$2,604
Totals	**$6,510,000**	**2,500**	**N/A**
		100% Cost	**$2,604**

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Appendix C

Calculation of Allowable Per-Pupil Site Development Costs

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Appendix C
Calculation of Allowable Per-Pupil Site Development Costs

Site Development Costs for a K-6 School

Estimated service site development, off-site development and utility costs for District elementary school cost model projects are based on the average allowable site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, of (1) the site development costs associated with the Polk Elementary School project, approved at the August 24, 2005 meeting of the State Allocation Board, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2005 to 2017; and (2) the site development costs associated with the Harvest Elementary School project, approved at the April 25, 2007 meeting of the State Allocation Board, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustment from 2007 to 2017. These costs are as follows:

Table C-1
Service Site Development, Off-Site Development and Utility Services Costs for Elementary School Projects

Elementary School Model Projects	Costs
Polk Elementary School Project:	
Pupil Capacity	693
Site Development Costs	$2,292,560
SAB Approved Statewide Cost Index Adjustment (44.58%)	$1,022,023
Total Site Development Cost	**$3,314,583**
Per-Pupil Site Development Cost	**$4,783**
Harvest Elementary School Project:	
Pupil Capacity	875
Site Development Costs	$3,556,084
Class B Construction Cost Index Adjustment (29.61%)	$1,052,956
Total Site Development Cost	**$4,609,040**
Per-Pupil Site Development Cost	**$5,267**
Total Site Development Cost for District Cost Model Project	**$7,923,623**
Overall Average Per-Pupil Site Development Cost	**$5,053**

Site Development Costs for a 7-8 School

Estimated service site development, off-site development and utility costs for District middle school cost model projects are based on the average allowable site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, of the site development costs associated with the Hayes/Palo Alto (a.k.a. Rio Vista) Middle School project, approved by the State Allocation Board at their April 3, 2002, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2002 to 2017. These costs are as follows:

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Table C-4
Service Site Development, Off-Site Development and Utility Services Costs for Middle School Projects

Middle School Model Projects	Costs
Hayes/Palo Alto (a.k.a. Rio Vista) Middle School Project:	
Pupil Capacity	891
Site Development Costs	$3,863,924
SAB Approved Statewide Cost Index Adjustment (71.13%)	$2,748,409
Total Site Development Cost	**$6,612,333**
Per-Pupil Site Development Cost	**$7,421**

Site Development Costs for 9-12 Projects

Estimated service site development, off-site development and utility costs for District high school cost model projects are based on the average allowable site development costs in neighboring districts, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, of (1) the site development costs associated with the New High School project in the Kings Canyon Joint Unified School District, approved by the State Allocation Board at their October 26, 2005, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2005 to 2017; (2) the site development costs associated with the New High School project in the Lindsay Unified School District, approved by the State Allocation Board at their September 24, 2008, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2008 to 2017; (3) the site development costs associated with the Third High School project in the Tulare Join Union High School District, approved by the State Allocation Board at their March 28, 2007, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2007 to 2017; (4) the site development costs associated with the Bellevue Road Area High School project in the Merced Union High School District, approved by the State Allocation Board at their November 4, 2009, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2009 to 2017; and (5) the site development costs associated with the New Los Banos High School project in the Los Banos Unified School District, approved by the State Allocation Board at their December 10, 2008, meeting, and has had the allowable costs adjusted by the percentage change in the SAB approved statewide cost index adjustments from 2008 to 2017; These costs are as follows:

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Table C-7
Service Site Development, Off-Site Development and Utility Services Costs for High School Projects

High School Model Projects	Costs
New High School Project – Kings Canyon Joint Unified SD:	
Pupil Capacity	945
Site Development Costs	$5,566,764
SAB Approved Statewide Cost Index Adjustment (43.76%)	$2,436,016
Total Site Development Cost	**$8,002,780**
Per-Pupil Site Development Cost	**$8,469**
New High School Project – Lindsay Unified SD:	
Pupil Capacity	1,026
Site Development Costs	$5,275,606
SAB Approved Statewide Cost Index Adjustment (24.89%)	$1,313,098
Total Site Development Cost	**$6,588,704**
Per-Pupil Site Development Cost	**$6,422**
Third High School Project – Tulare Joint Union High SD:	
Pupil Capacity	1,458
Site Development Costs	$7,126,600
SAB Approved Statewide Cost Index Adjustment (28.88%)	$2,058,162
Total Site Development Cost	**$9,184,762**
Per-Pupil Site Development Cost	**$6,300**
Bellevue Road Area High School Project – Merced Union High SD:	
Pupil Capacity	2,089
Site Development Costs	$8,824,196
SAB Approved Statewide Cost Index Adjustment (17.82%)	$1,572,472
Total Site Development Cost	**$10,396,668**
Per-Pupil Site Development Cost	**$4,977**
New Los Banos High School Project – Los Banos Unified SD:	
Pupil Capacity	1,836
Site Development Costs	$8,413,046
SAB Approved Statewide Cost Index Adjustment (24.89%)	$2,094,007
Total Site Development Cost	**$10,507,053**
Per-Pupil Site Development Cost	**$5,723**
Total Site Development Cost for Model Project	**$44,679,967**
Overall Average Per-Pupil Site Development Cost	**$6,076**

General Site Development K-6, 7-8, and 9-12

Estimated general site development costs for a new District school is based on the average allowable general site development costs, as defined in Section 1859.76 of Title 2 of the California Code of Regulations, for the District's next planned school project. These costs are as follows:

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Table C-8
General Site Development Costs for a New School

Future Projects	Acres	Per-Acre Cost	Pupils	Per-Pupil Cost	Costs
K-6 Projects					
Per-Useable Acre General Site Cost	13.7	$36,146	n/a	n/a	$495,200
K-6 Per-Pupil General Site Cost	n/a	n/a	850	$1,368*	$1,162,800
Totals	**13.7**	**n/a**	**850**	**n/a**	**$1,658,000**
Average Per-Pupil General Site Development Cost* **					**$1,951**
7-8 Projects					
Per-Useable Acre General Site Cost	21.5	$36,146	n/a	n/a	$777,139
7-8 Per-Pupil General Site Cost	n/a	n/a	1,000	$1,467*	$1,467,000
Totals	**21.5**	**n/a**	**1,000**	**n/a**	**$2,244,139**
Average Per-Pupil General Site Development Cost* **					**$2,244**
9-12 Projects					
Per-Useable Acre General Site Cost	46.5	$36,146	n/a	n/a	$1,680,789
9-12 Per-Pupil General Site Cost	n/a	n/a	2,500	$1,155**	$2,887,500
Totals	**46.5**	**n/a**	**2,500**	**n/a**	**$4,568,289**
Average Per-Pupil General Site Development Cost* **					**$1,827**

*Equals 6% of the per-pupil base grant amounts $22,801 (K-6) and $24,458 (7-8).
** Equals 3.75% of the per-pupil base grant amount $30,812 (9-12).
***Equals the totals of the General Site Costs, divided by the pupil capacity of the District's proposed project.

The total anticipated Site Development Costs for a new District school equals the per-pupil service site, off-site and utilities development cost for the District's new school, plus the average per-pupil general site development costs related to the District's new elementary school. The following table illustrates the total per-pupil site development costs of a future District school for each grade group.

Table C-9
Total Site Development Costs for a New School

Future Projects	Costs
K-6 Projects	
Per-Pupil Service Site, Off-Site and Utility Costs	$5,053
Per-Pupil General Site Development Costs	$1,951
Total Per-Pupil Site Development Cost	**$7,004**
7-8 Projects	
Per-Pupil Service Site, Off-Site and Utility Costs	$7,421
Per-Pupil General Site Development Costs	$2,244
Total Per-Pupil Site Development Cost	**$9,665**
9-12 Projects	
Per-Pupil Service Site, Off-Site and Utility Costs	$6,076
Per-Pupil General Site Development Costs	$1,827
Total Per-Pupil Site Development Cost	**$7,903**

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