

Residential Development School Fee Justification Study

San Bernardino City Unified School District

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EXHIBITS

- Exhibit A:** Current SAB Form 50-02
Exhibit B: Updated School Facilities Capacity Calculation
Exhibit C: Updated School Facilities Costs

Executive Summary

This Residential Development School Fee Justification Study ("Study") is intended to determine the extent to which a nexus can be established in San Bernardino City Unified School District ("School District") between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of statutory school fees ("School Fees") per residential building square foot that may be levied for schools pursuant to the provisions of Section 17620 of the Education Code, as well as Sections 65995 and 66001 of the Government Code.

The School District provides education in grades kindergarten through 12 for students residing within the City of San Bernardino, a portion of the Cities of Highland and Colton (collectively, "Cities"), and a portion of the unincorporated County of San Bernardino ("County"). The School District currently operates 41 elementary schools (21 of which are serving grades kindergarten through 5 and 20 are serving grades kindergarten through 6), eight (8) middle schools serving grades 6 through 8, five (5) comprehensive high schools, two (2) continuation high schools, one (1) Middle College high school, and eight (8) other schools (please see map on following page for a geographic profile of the School District). Collectively, these facilities in school year 2007/2008 have a capacity of 46,224 students per Section 17071.10(a) of the Education Code. Of these 46,224 seats, 25,667 are at the elementary school level (i.e., grades K-6), 7,993 are at the junior high school level (i.e., grades 7 and 8), and 12,564 are at the high school level. These capacities include seats from all new school facility construction projects funded by the State of California ("State"), and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Based on the California Basic Educational Data System ("CBEDS") enrollment data provided by the School District, student enrollment of the School District in school year 2007/2008 is 55,457 students. Comparing student enrollment to facilities capacity reveals that student enrollment exceeds facilities capacity at all school levels in school year 2007/2008.

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by Southern California Association of Governments ("SCAG"), approximately 8,336 additional residential units are expected to be constructed within the School District's boundaries through 2030. Of these 8,336 units, 1,561 single family detached ("SFD") units and zero (0) multi-family attached ("MFA") units have mitigated their impact on the School District through the execution of a mitigation agreement wherein units pay fees separate from School Fees or alternative school facility fees ("Alternative Fees"). Of the remaining 6,775 future residential units that have not mitigated their impacts on the School District, 5,139 are expected to be SFD units while 1,636 are expected to be MFA units. Furthermore, some of these future residential units will be constructed in the place of demolished residential units ("Residential Redevelopment"). Based on historical information from the California Department of Finance ("DOF"), approximately 828 SFD units and 713 MFA units will be demolished to make room for Residential Redevelopment through calendar year 2030.

To determine the impact on the School District from non-mitigated future residential units less Residential Redevelopment ("Net Future Units"), the Study first multiplied the number of non-mitigated future residential units by the student generation factors ("SGFs") calculated by Dolinka Group, LLC, to determine the projected student enrollment from non-mitigated future residential units. The Study then subtracted from that the number of students estimated to be generated by demolished residential units by multiplying the projected demolished units by the SGFs. The results were that 2,013 new elementary school students, 1,019 new middle school students, and 1,352 new high school students are anticipated to be generated from Net Future Units. These numbers include a reduction of the number of students projected to be generated from the estimated number of residential units anticipated to be demolished ("Net Projected Student Enrollment").

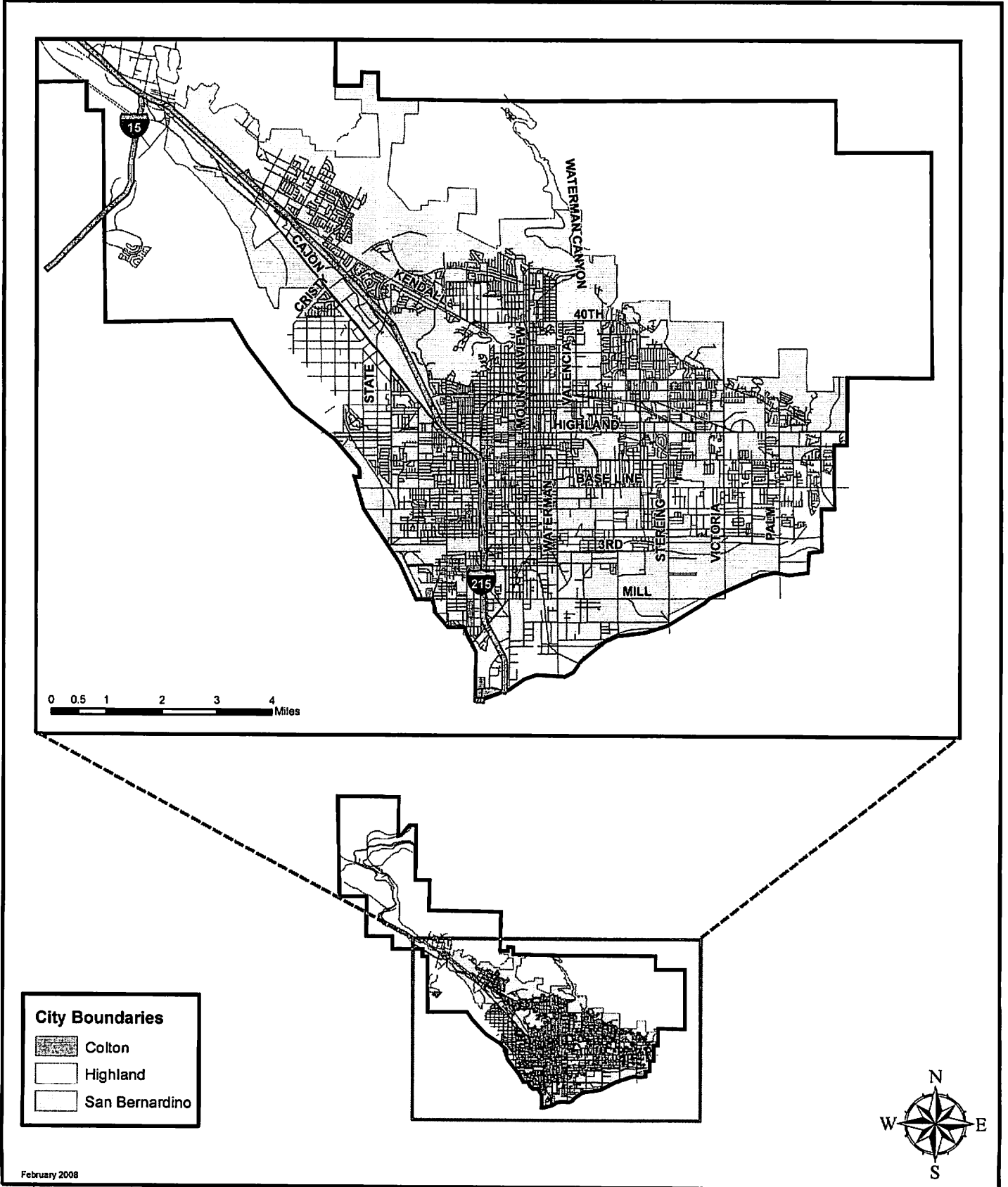
To adequately house the Net Projected Student Enrollment, the School District will need to construct new elementary school, middle school, and high school facilities. Using design capacities of 900 students at the elementary school level, 1,200 students at the middle school level, and 2,400 students at the high school level, the School District will need to construct at least two (2) new elementary schools, one (1) new middle school, and one (1) new high school to accommodate the Net Projected Student Enrollment from the non-mitigated future residential units projected to be constructed at this time. Based on school facility cost estimates provided by the School District, an elementary school is projected to cost \$59,381,000, a middle school is projected to cost \$83,616,000, and a high school is projected to cost \$202,913,000. In addition to the school facilities cost impacts, the School District will experience Central Administrative and Support Facilities cost impacts. In January 1994, the State Allocation Board ("SAB") approved a policy of four (4) square feet of Central Administrative and Support Facilities per student, which based on School District cost estimates equates to a per-student cost of \$800. Multiplying these costs by the facilities needed and the students generated yielded the total school facilities cost impacts shown in Table ES-1.

**Table ES-1
Total School Facilities Cost Impacts (2008\$)**

School Level	Cost per Facility	Facilities Required /Students Generated	Total School Facilities Cost Impacts
Elementary School	\$59,381,000	2.2367	\$132,817,483
Middle School	\$83,616,000	0.8492	\$71,006,707
High School	\$202,913,000	0.5633	\$114,300,893
Central Admin. Impacts	\$800	4,384	\$3,507,200
Total	N/A	N/A	\$321,632,283

The amounts listed in Table ES-1 were apportioned to each land use class based on the number of students generated from each residential land use. Thereafter, the school facilities cost impacts for each land use class were divided by the number of non-mitigated future residential units to calculate the school facilities cost impacts per residential unit. Table ES-2 below lists the school facilities cost impacts per residential unit.

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT GEOGRAPHIC PROFILE



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**Table ES-2
School Facilities Cost Impacts per Non-Mitigated Residential Unit (2008\$)**

Land Use	Total School Facilities Cost Impacts	Non-Mitigated Future Residential Units	School Facilities Cost Impacts per Non-Mitigated Residential Unit
Single Family Detached	\$287,826,051	5,139	\$56,008
Multi-family Attached	\$33,806,232	1,636	\$20,664

To determine the school facilities cost impacts per square foot of residential construction, the school facilities cost impacts per non-mitigated residential unit were divided by the average square footage of a residential unit in each land use class. Table ES-3 lists the school facilities cost impacts per residential square foot.

**Table ES-3
School Facilities Cost Impacts per Residential Square Foot (2008\$)**

Land Use	School Facilities Cost Impacts per Non-Mitigated Residential Unit	Average Square Footage	School Facilities Cost Impacts per Residential Square Foot
Single Family Detached	\$56,008	2,078	\$26.95
Multi-family Attached	\$20,664	1,300	\$15.90

On January 30, 2008, the State Allocation Board ("SAB") increased the amount of the maximum residential School Fee authorized by Section 17620 of the Education Code from \$2.63 to \$2.97 per residential building square foot. Based on the square footage of the average residential unit constructed within the School District, the increased School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$2.97 per square foot for all new non-mitigated future residential development within its boundaries, including Residential Redevelopment.

I. Introduction

Senate Bill ("SB") 50, which Governor Wilson signed on August 27, 1998, was enacted on November 4, 1998, following the approval of Proposition 1A by the voters of the State in the general election on November 3, 1998. SB 50 includes provisions for the following:

1. Issuance of State general obligation bonds in an amount not to exceed \$9.2 billion;
2. Reformation of the State School Building Program; and
3. Reformation of the School Fee mitigation payment collection procedure.

Additionally, Assembly Bill ("AB") 16, which Governor Davis signed on April 26, 2002, was enacted following the approval of Proposition 47 ("Prop 47") by the voters of the State in the general election on November 5, 2002. Prop 47 includes the authorization for issuance of State general obligation bonds in the amount of \$13.05 billion, and AB 16 provides for additional reformation of the State School Building Program into the School Facilities Program. On March 2, 2004, the voters of the State approved Proposition 55 ("Prop 55"). Prop 55 includes the authorization for the additional issuance of State general obligation bonds in the amount of \$12.3 billion. Finally AB 127, which Governor Schwarzenegger signed on May 20, 2006, was enacted following the approval of Proposition 1D ("Prop 1D") by the voters of the State in the general election of November 7, 2006. Prop 1D includes the authorization for the issuance of State general obligation bonds in the amount of \$10.4 billion.

The Mira-Hart-Murrieta Decisions, which formerly permitted school districts to collect mitigation payments in excess of School Fees under certain circumstances, are suspended by AB 127 until 2012. In lieu of the powers granted by the Mira-Hart-Murrieta Decisions, SB 50 and subsequent legislation provide school districts with a reformed School Fee collection procedure that, subject to certain conditions, authorizes school districts to collect Alternative Fees on residential developments. However, not all school districts will qualify to charge Alternative Fees, and Alternative Fees can not be imposed upon residential units that have existing agreements with a school district.

Therefore, school districts must still rely on School Fees as a funding source for school facilities required by new development. However, before a school district can levy School Fees on new development, State law requires that certain nexus findings must be made and documented. The objective of this Study is to provide a rigorous basis for such findings.

II. Legislation

State legislation, specifically AB 2926 and AB 1600, provides guidelines, procedures, and restrictions on the levy of School Fees for school facilities. Certain provisions of this legislation are summarized below:

A. AB 2926

AB 2926 was enacted by the State in 1986. Among other things, AB 2926 added various sections to the Government Code which authorize school districts to levy School Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 provides for the following:

1. No city or county can issue a building permit for a development project unless such School Fees have been paid.
2. School Fees for commercial/industrial development must be supported by the finding that such School Fees "are reasonably related and limited to the needs for schools caused by the development."
3. School Fees for 1987 were limited to \$1.50 per square foot of enclosed residential floor space and \$0.25 per square foot of enclosed commercial/industrial floor space.
4. Every year, School Fees are subject to annual increases based on the Statewide cost index for Class B construction, as determined by the SAB at its January meeting (This provision was changed to every other year by AB181).

The provisions of AB 2926 have since been expanded and revised by AB 1600.

B. AB 1600

AB 1600, which created Sections 66000 et seq. of the Government Code, was enacted by the State in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project.

1. Determine the purpose of the fee.
2. Identify the facilities to which the fee will be put.
3. Determine that there is a reasonable relationship between the need for public facilities and the type of development on which a fee is imposed.
4. Determine that there is a reasonable relationship between the amount of the fee and the public facility or portion of the public facility attributable to the development on which the fee is imposed.

5. Provide an annual accounting of any portion of the fee remaining unexpended or uncommitted in the School District's accounts five or more years after it was collected.

In other words, AB 1600 limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.) The Study will provide information necessary to establish such a nexus between (i) School Fees and residential development and (ii) School Fees and Residential Redevelopment.

III. Methodology of Study

The School District is projecting an increase in student enrollment attributable to new residential development in future years. This projected growth will create a demand for new school facilities to be constructed within the School District and the need to incur significant school facilities costs to meet that demand. As a result, the School District has determined that School Fees should be levied on new development projects. In particular, the School District has determined that School Fees must be levied on new residential projects, if findings can be made that such projects will lead to higher student enrollment and increased facilities costs. The objective of the Study is to provide a basis for such findings consistent with the requirements of AB 2926, AB 1600, and the provisions of Section 66001 of the Government Code.

A. Overview of Methodology

In order to evaluate the existence of a nexus, the Study identifies and analyzes the various connections or linkages between residential development and (i) the need for school facilities, (ii) the cost of school facilities, and (iii) the amount of School Fees that can justifiably be levied. The primary linkages identified include the following:

1. Housing projections (i.e., the projected number of residential units to be constructed within the School District);
2. Student generation (i.e., the number of students generated from a residential unit within the School District);
3. Facility requirements (i.e., the number of new school facilities required to house students generated from new residential units);
4. School facilities cost impacts (i.e., the costs to the School District associated with the construction of new school facilities);
5. School Fee requirements (i.e., the School District's need to levy School Fees to cover the cost of new school facilities); and
6. Residential Redevelopment (i.e., potential number of residential units to be demolished and reconstructed within the School District).

The above linkages result in a series of impacts which (i) connect new residential development with increased school facilities costs and (ii) connect School Fees per residential building square foot with increased facilities costs. These impacts are identified for two (2) residential land uses; SFD units and MFA units (e.g., condominiums, apartments, townhomes, duplexes, etc.). These "linkage impacts" include four (4) major types:

1. Residential Unit Projections
2. Student Generation Factors
3. School Facilities Cost Impacts
4. Maximum School Fee Revenues

B. Residential Unit Projections

The number of future residential units to be constructed within the boundaries of the School District was determined based on information provided by SCAG.

C. Student Generation Factors

SGFs by school level (e.g., elementary school, middle school, and high school) for each of the residential land use categories were calculated by Dolinka Group. Dolinka Group calculated SGFs for the School District through an analysis which consisted of cross-referencing the School District's actual enrollment data against residential data from the Office of the Assessor ("Assessor") of the County.

D. School Facilities Cost Impacts

School facilities cost impacts were calculated by determining the additional elementary school, middle school, and high school facilities needed to adequately house students generated from future residential units and the total cost for those school facilities. School facilities costs are based on estimates provided by the School District and are attached and incorporated herein as Exhibit C.

E. Maximum School Fee Revenues

Maximum School Fee revenues for residential development were based on the current maximum residential School Fee authorized by the SAB (currently \$2.97 per square foot) under AB 2926.

F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues

If school facilities cost impacts per residential square foot are greater than maximum School Fee revenues, then the levy of the maximum residential School Fee is justified to cover as much of school facilities cost impacts per residential square foot as possible. Should school facilities cost impacts per residential square foot be less than maximum School Fee revenues, then only a School Fee equivalent to the school facilities cost impacts per residential square foot can be justified to cover facilities needs generated by future residential development. Under this latter circumstance, the School District would not be justified in imposing the maximum residential School Fee per square foot.

G. Consideration of Residential Redevelopment

The Study also examines the extent to which Residential Redevelopment impacts the school facilities of the School District. The Study estimates the potential number of residential units that could be demolished in order to be replaced by new residential development. The Study then identifies the net student enrollment impacts by subtracting the estimated student enrollment from demolished units from the total projected student enrollment. The net student impacts that result are utilized to determine whether the School District is justified in imposing the maximum School Fee per square foot on Residential Redevelopment.

IV. Facilities Capacity and Student Enrollment

In order to determine whether the School District's existing school facilities contain excess capacity to house students generated by new residential development, school year 2007/2008 student enrollment and school facilities capacity of the School District were evaluated.

At the present time, the School District's facilities include 41 elementary schools (21 of which are serving grades kindergarten through 5 and 20 are serving grades kindergarten through 6), eight (8) middle schools serving grades 6 through 8, five (5) comprehensive high schools, two (2) continuation high schools, one (1) Middle College high school, and eight (8) other schools. Collectively, the School District's school facilities in school year 2007/2008 have a capacity of 46,224 students per Section 17071.10(a) of the Education Code. This capacity includes seats from all new school facility construction projects funded by the State, and teaching purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Of these 46,224 existing seats, 25,667 are at the elementary school level, 7,993 are at the junior high school level, and 12,564 are at the high school level. (The school level configuration of the School District has been altered to be consistent with the SAB Form 50-02.) The enrollment of the School District in school year 2007/2008 is 55,457 students. As shown in Table 1 below, the School District's student enrollment exceeds facilities capacity at all school levels in school year 2007/2008.

**Table 1
Existing School Facilities Capacity and Student Enrollment**

School Level [1]	2007/2008 Facilities Capacity [2]	2007/2008 Student Enrollment [3]	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	25,667	31,083	(5,416)
Junior High School (Grades 7&8)	7,993	8,619	(626)
High School (Grades 9-12)	12,564	15,755	(3,191)
Total	46,224	55,457	(9,233)

[1] The School District's school level configuration has been altered to be consistent with SAB Form 50-02.
 [2] SAB Form 50-02 (Exhibit A) plus additional State funded capacity and teaching stations purchased by the School District (Exhibit B).
 [3] 2007 CBEDS.

V. Impact of Residential Development on School Facilities Needs

As discussed in Section III, the objective of the Study is to determine the appropriateness of the imposition of a School Fee on residential property to finance school facilities necessitated by students to be generated from new residential development. Section III outlined the methodology which was employed in the Study to meet that objective. Section V is a step-by-step presentation of the results of the analysis.

A. Projected Residential Development within the School District

The initial step in developing a nexus as required by AB 2926 and AB 1600 is to determine the number of future residential units to be constructed within the School District's boundaries. Based on information provided by SCAG, Dolinka Group has estimated that the School District could experience the construction of approximately 8,336 future residential units over the next 22 years. Of these future residential units, 1,561 SFD units and zero (0) MFA units have already mitigated their impacts on the School District through the execution of a mitigation agreement wherein such units pay fees separate from School Fees and Alternative Fees. Of the remaining 6,775 future residential units that have not mitigated their impacts on the School District, 5,139 are expected to be SFD units while 1,636 are expected to be MFA units.

Table 2 distinguishes between mitigated and non-mitigated future residential units by land use.

**Table 2
Future Residential Units**

Land Use	Mitigated Future Residential Units	Non-Mitigated Future Residential Units	Future Residential Units
Single Family Detached	1,561	5,139	6,700
Multi-family Attached	0	1,636	1,636
Total Units	1,561	6,775	8,336

B. Estimated Residential Redevelopment

To develop a nexus between Residential Redevelopment and School Fees, Dolinka Group identified the number of potential residential units that could be demolished in order to be replaced by new residential development. Estimates of the number of residential units that could be demolished over the next 22 years within the School District were based on information provided by DOF. Specifically, 828 SFD units and 713 MFA units are projected to be demolished over the next 22 years, as shown below in Table 3.

**Table 3
Demolished Residential Units**

Land Use	Estimated Number of Units to be Demolished
Single Family Detached	828
Multi-family Attached	713
Total Future Units	1,541

C. Student Generation Factors per Residential Unit

In order to analyze the impact on the School District's student enrollment from non-mitigated future residential units, Dolinka Group calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessor's residential data.

Sorting and extracting the County Assessor's records by land use, Dolinka Group developed a database of 49,371 SFD units. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 41,714 such matches were found, resulting in the SGFs shown in Table 4.

**Table 4
Student Generation Factors for Single Family Detached Units**

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School (Grades K-5)	18,929	49,371	0.3834
Middle School (Grades 6-8)	9,814	49,371	0.1988
High School (Grades 9-12)	12,971	49,371	0.2627
Total	41,714	N/A	0.8449

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 10,832 students matched to the MFA database which consisted of 23,083 units. The resulting SGFs for MFA units are shown in Table 5 below.

**Table 5
Student Generation Factors for Multi-family Attached Units**

School Level	Students Matched	Multi-family Attached Units	Student Generation Factors
Elementary School	5,525	23,083	0.2394
Middle School	2,448	23,083	0.1061
High School	2,859	23,083	0.1239
Total	10,832	N/A	0.4694

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Dolinka Group was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. Therefore, Dolinka Group adjusted the SGFs listed in Tables 4 and 5 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 6.

**Table 6
Adjusted Student Generation Factors**

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School	0.4118	0.2571
Middle School	0.2123	0.1132
High School	0.2849	0.1343
Total	0.9090	0.5046

D. School District Facilities Requirements

By multiplying the non-mitigated future residential units and the estimated number of residential units to be demolished as listed in Tables 2 and 3, respectively, by the SGFs identified in Table 6, the Study determined (i) the projected number of new students to be generated from non-mitigated future residential units, (ii) the number of students projected to be generated from Residential Redevelopment, and (iii) the Net Projected Student Enrollment from Net Future Units. The Net Projected Student Enrollment by school level is shown in Table 7.

**Table 7
Net Projected Student Enrollment from Net Future Units**

School Level	Projected Student Enrollment from Non-Mitigated Future Units	Estimated Student Enrollment from Residential Redevelopment	Net Projected Student Enrollment from Net Future Units
Elementary School	2,537	(524)	2,013
Middle School	1,276	(257)	1,019
High School	1,684	(332)	1,352
Total	5,497	(1,113)	4,384

To determine the number of elementary school, middle school, and high school facilities necessary to adequately house the Net Projected Student Enrollment, Dolinka Group divided the Net Projected Student Enrollment by the estimated school facilities capacity at each school level, as provided by the School District. The additional school facilities requirements are identified in Table 8.

**Table 8
Additional School Facilities for Net Projected Student Enrollment**

School Level	Net Projected Student Enrollment	Estimated Facility/Teaching Station Capacity	Additional Facilities/Teaching Stations Needed
Elementary School	2,013	900	2.2367
Middle School	1,019	1,200	0.8492
High School	1,352	2,400	0.5633

It is important to realize that while the Net Projected Student Enrollment at the elementary, middle, and high school levels equate to approximately 85 percent of a middle school and 56 percent of a high school, respectively, the School District will need to construct at least one (1) middle school and one (1) high school in the future so as to accommodate students from mitigated and non-mitigated units, as well as existing unhoused students.

E. School District Facilities Costs

School facilities cost estimates at the elementary school, middle school, and high school levels were provided by the School District. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology. It must be noted that the facilities costs are in 2008 dollars and do not include interest costs associated with debt incurred to finance the construction of facilities. The estimated site acquisition and facility construction costs by school level are shown in Table 9 while the costs for each component of the school facilities construction are listed in Exhibit C.

**Table 9
Estimated School Facilities Costs (2008\$)**

School Level	Site Acquisition Costs	Facility Construction Costs	Estimated Total Cost Per Facility/Teaching Station
Elementary School	\$17,456,000	\$41,925,000	\$59,381,000
Middle School	\$20,094,000	\$63,522,000	\$83,616,000
High School	\$48,662,000	\$154,251,000	\$202,913,000

The costs in Table 9 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 7, Net Future Units will cause the enrollment of the School District to increase by approximately 4,384 students. In accordance with the Provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, the Study incorporates a Central Administrative and Support Facilities cost impact of \$800 per student.

F. Total School Facilities Cost Impacts

To determine the total school facilities cost impacts caused by non-mitigated future residential units, Dolinka Group (i) multiplied the school facilities costs (Table 9) by the additional school facilities needed (Table 8) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the projected unhoused students from Net Future Units (Table 7). Table 10 illustrates the total school facilities cost impacts from non-mitigated future residential development.

**Table 10
Total School Facilities Cost Impacts from
Non-Mitigated Future Residential Units (2008\$)**

Item	Cost per Facility	Facilities/Teaching Stations Required/Students Generated	Total School Facilities Cost Impacts
Elementary School	\$59,381,000	2.2367	\$132,817,483
Middle School	\$83,616,000	0.8492	\$71,006,707
High School	\$202,913,000	0.5633	\$114,300,893
Central Admin. Impacts	\$800	4,384	\$3,507,200
Total	N/A	N/A	\$321,632,283

G. School Facilities Cost Impacts per Non-Mitigated Residential Unit

To determine the total school facilities cost impacts per non-mitigated residential unit, the total school facilities cost impacts listed above need to first be apportioned by land use based on the number of elementary, middle, and high school students to be generated from such land use. Table 12 shows total school facilities cost impacts by land use.

**Table 11
Total School Facilities Cost Impacts by Land Use (2008\$)**

School Level	Non-Mitigated Single Family Detached Units	Non-Mitigated Multi-family Attached Units	Total School Facilities Cost Impacts
Elementary School	\$118,534,273	\$15,893,610	\$134,427,883
Middle School	\$64,491,703	\$7,330,204	\$71,821,907
High School	\$104,800,075	\$10,582,418	\$115,382,493
Total	\$287,826,051	\$33,806,232	\$321,632,283

Total school facilities cost impacts for each land use were then divided by the number of non-mitigated future residential units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 12.

**Table 12
School Facilities Cost Impacts per Non-Mitigated Residential Unit (2008\$)**

Land Use	Total School Facilities Cost Impacts	Non-Mitigated Future Residential Units	School Facilities Cost Impacts per Non-Mitigated Residential Unit
Single Family Detached	\$287,826,051	5,139	\$56,008
Multi-family Attached	\$33,806,232	1,636	\$20,664

H. School Facilities Cost Impacts per Square Foot

To determine the school facilities cost impacts per square foot of residential construction for each land use, the school facilities cost impacts per unit listed in Table 12 were divided by the average square footage of such type of residential unit. Using estimates derived from certificates of compliance issued by the School District over the last five (5) years, Dolinka Group determined that the average square footage of an SFD unit in the School District will be 2,078 square feet while the average square footage of an MFA unit will be 1,300 square feet. Table 13 shows the school facilities cost impacts per square foot of residential construction in the School District.

**Table 13
School Facilities Cost Impacts per Residential Square Foot (2008\$)**

Land Use	School Facilities Cost Impacts per Non-Mitigated Residential Unit	Average Square Footage	School Facilities Cost Impacts per Square Foot
Single Family Detached	\$56,008	2,078	\$26.95
Multi-family Attached	\$20,664	1,300	\$15.90

I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot

On January 30, 2008, the SAB increased the maximum residential School Fee that may justifiably be levied against new development from \$2.63 to \$2.97 per square foot. Based on the square footage of the average residential unit constructed within the School District, the increased School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$2.97 per square foot for all new non-mitigated future residential development within its boundaries, including Residential Redevelopment.

M:\Demographics\Templates\MS Word\Fee Studies\Res_Study_121707_Redev.doc

Exhibit A

Current SAB Form 50-02

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 4 of 4

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)
 SCHOOL DISTRICT
SAN BERNARDINO CITY UNIFIED
 COUNTY
SAN BERNARDINO

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
67876
 HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

PART I - Classroom Inventory NEW ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years	197	3	61			261
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years	62	2	6			70
Line 6. Portable Classrooms owned by district	289	35	81			405
Line 7. Permanent Classrooms	604	208	275	69	75	1,231
Line 8. Total (Lines 1 through 7)	1,152	248	423	69	75	1,967

PART II - Available Classrooms

Option A.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5	62	2	6			70
c. Part I, line 6	289	35	81			405
d. Part I, line 7	604	208	275	69	75	1,231
e. Total (a, b, c, & d)	955	245	362	69	75	1,706

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	1,152	248	423	69	75	1,967
b. Part I, lines 1,2,5 and 6 (total only)						736
c. 25 percent of Part I, line 7 (total only)						308
d. Subtract c from b (enter 0 if negative)	319	23	86			428
e. Total (a minus d)	833	225	337	69	75	1,539

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	20,825	6,075	9,099	897	675
Line 2. SER adjustment	1,250				
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	1,250				
Line 5. Total of lines 1 and 4	22,075	6,075	9,099	897	675

I certify, as the District Representative, that the information reported on this form is true and correct and that:
 I am designated as an authorized district representative by the governing board of the district; and,
 This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).
 In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Exhibit B

Updated School Facilities Capacity Calculation

**San Bernardino City Unified School District
School Facilities Capacity Calculation**

Application	Item	Elementary School	Middle School	High School
NA	SAB Form 50-02	22,075	6,075	9,099
NA	Non-Severe/Severe Capacity	846	242	484
50/67876-00-009	Anton Elementary	945	0	0
50/67876-00-071	Arroyo Valley High	0	0	362
50/67876-00-026	Barton Elementary	50	0	0
50/67876-00-040	Barton Elementary	0	17	0
50/67876-00-018	Belvedere Elementary	50	0	0
50/67876-00-034	Cajon High	0	0	27
50/67876-00-039	Cajon High	0	15	0
50/67876-00-002	Cesar E. Chavez Middle	375	984	0
50/67876-00-065	Curtis Middle	0	351	810
50/67876-00-025	Davidson Elementary	50	0	0
50/67876-00-019	Del Rosa Elementary	50	0	0
50/67876-00-033	Del Vallejo Middle	0	135	0
57/67876-00-063	Golden Valley Middle	0	153	0
50/67876-00-027	Highland Pacific Elementary	50	0	0
50/67876-00-022	Inghram Elementary	50	0	0
50/67876-00-030	Kendall Elementary	50	0	0
50/67876-00-017	Lankershim Elementary	50	0	0
50/67876-00-023	Lytle Creek Elementary	50	0	0
50/67876-00-021	Muscoy Elementary	50	0	0
50/67876-00-072	Monterey Elementary #48	676	0	0
50/67876-00-003	New High School #8	0	0	1,782
50/67876-00-029	Newmark Elementary	50	0	0
50/67876-00-028	Parkside Elementary	50	0	0
50/67876-00-016	Rio Vista Elementary	50	0	0
50/67876-00-024	Urbita Elementary	50	0	0
50/67876-00-041	Urbita Elementary	0	21	0
50/67876-00-020	Vermont Elementary	50	0	0
Total Capacity	NA	25,667	7,993	12,564

Exhibit C

Updated School Facilities Costs

**New Elementary School
Summary of Estimated Costs
January 2008**

		<i>means an entered value</i>
		<i>means an auto calculation</i>

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 23,142,000
1 Purchase Price of property	\$ 17,456,000	
Site Size Requirements (Acres): 21.631		
Cost of Land per Acre: \$ 807,000		
2 Appraisal Services	\$ 95,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 20,000	
4 Title Insurance and Escrow Services	\$ 59,000	
5 Environmental Impact Report (CEQA compliance)	\$ 152,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 35,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 95,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 984,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 17,000	
10 Environmental Cleanup of Site	\$ 3,316,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 43,000	
12 Relocation Assistance	\$ 221,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 163,000	
17 Contingency (1.50%)	\$ 84,000	

B. Plans		\$ 1,977,000
1 Architect's Fee (function of construction cost) 8.00%	\$ 1,758,528	
2 Preliminary Tests	\$ 20,000	
3 CDE Plan Review Fees	\$ 5,000	
4 DSA Plan Check Fees	\$ 173,000	
5 Energy Fee Analysis	\$ 15,000	
6 Other	\$ 5,000	

C. Construction **\$ 33,081,000**

Square Footage of Buildings	
Enter:	900 students
Times:	71 square feet per student
Equals:	63,900 square feet of buildings

Site Size

Enter: 21.6 acres
Times: 43,560 square feet per acre
Equals: 942,247 square feet

Site Development Cost

Enter: 942,247 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 7,052,803 site development cost

Program Management Cost

Enter: \$ 7,052,803 site development cost
Times: 3.0% rate
Equals: \$ 211,584 program management fee

Construction Cost

Enter: 63,900 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 21,981,600 cost of construction

Program Management Cost

Enter: \$ 21,981,600 cost of construction
Times: 3.0% rate
Equals: \$ 659,448 program management fee

Construction Management Fees

Enter: \$ 21,981,600 cost of construction
Times: 6.00% construction management fee
Equals: \$ 1,318,896 construction management cost

Technology Cost

Enter: 63,900 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 207,675 cost of technology

Contingency Cost

Enter: \$ 21,981,600.00 cost of construction
Times: 7.50% contingency factor
Equals: \$ 1,648,620 contingency cost

D. Soils and Materials Testing and Inspection

\$ 144,000

Enter: \$ 8,000 per month per inspector
Times: 1 inspector
Times: 18 months
Equals: \$ 144,000 inspection costs

E. DSA Inspector of Record

\$ 216,000

Enter:	\$ 12,000	per month
Times:	1	inspector
Times:	18	months
Equals:	\$ 216,000	inspection costs

F. Labor Compliance

\$ 55,000

Enter:	\$ 33,080,626	cost of construction
	\$ 110,000	LCP Fee
Equals:	\$ 55,162	District Funding (50%)
Equals:	\$ 55,162	State Funding (50%)

G. Furniture and Equipment

\$ 766,800

Enter:	63,900	square feet of buildings
Times:	\$ 12.00	per square foot of buildings
Equals:	\$ 766,800	furniture and equipment cost

Total Estimated Cost

\$ 59,381,000

Summary

School Facility Capacity (Students)	900
Building Square Fee Per Student	71
School Facility Cost Per Student - \$	65,979

**New Middle School
Summary of Estimated Costs
January 2007**

	means an entered value
	means an auto calculation

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 26,483,000
1 Purchase Price of property	\$ 20,094,000	
Acres: 24.9		
Cost/Acre: \$ 807,000		
2 Appraisal Services	\$ 110,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 24,000	
4 Title Insurance and Escrow Services	\$ 68,000	
5 Environmental Impact Report (CEQA compliance)	\$ 175,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 41,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 110,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 1,133,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 19,000	
10 Environmental Cleanup of Site	\$ 3,817,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 49,996	
12 Relocation Assistance	\$ 255,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 186,000	
17 Contingency (1.50%)	\$ 96,000	
B. Plans		\$ 3,248,000
1 Architect's Fee (function of construction cost) 8.00%	\$ 2,906,112	
2 Preliminary Tests	\$ 40,000	
3 CDE Plan Check	\$ 6,000	
4 DSA Plan Check Fees	\$ 269,163	
5 Energy Fee Analysis	\$ 17,000	
6 Other	\$ 10,000	
C. Construction		\$ 51,933,000

Square Footage of Buildings	
Enter:	1,200 students
Times:	88 square feet per student
Equals:	105,600 square feet of buildings area

Site Size	
Enter:	24.9 acres - site
Times:	43,560 square feet per acre
Equals:	1,084,644 square feet - site

Site Development Cost

Enter: 1,084,644 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 8,118,656 cost of site development

Program Management Cost

Enter: \$ 8,118,656 cost of site development
Times: 3.0% rate
Equals: \$ 243,560 program management fee

Construction Cost

Enter: 105,600 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 36,326,400 cost of construction

Program Management Cost

Enter: \$ 36,326,400 cost of construction
Times: 3.0% rate
Equals: \$ 1,089,792 program management fee

Construction Management Fees

Enter: \$ 36,326,400.00 cost of construction
Times: 6.00% construction management fee
Equals: \$ 2,179,584 construction management cost

Technology Cost

Enter: 105,600 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 343,200 cost of technology

Contingency Cost

Enter: \$ 36,326,400.00 cost of construction
Times: 10.0% contingency factor
Equals: \$ 3,632,640 contingency cost

D. Soils and Materials Testing

\$ 240,000

Enter: \$ 8,000 per month
Times: 1 inspector
Times: 30 months
Equals: \$ 240,000 inspection costs

E. Inspection

\$ 360,000

Enter: \$ 12,000 per month
Times: 1 inspector
Times: 30 months
Equals: \$ 360,000 inspection costs

F. Labor Compliance \$ 85,000

Enter:	\$ 51,933,832	cost of construction
	\$ 170,571	LCP Fee
Equals:	\$ 85,286	District Funding (50%)
Equals:	\$ 85,286	State Funding (50%)

G. Furniture and Equipment \$ 1,267,000

Enter:	105,600	square feet of buildings
Times:	\$ 12.00	per square foot of buildings
Equals:	\$ 1,267,200	furniture and equipment cost

Total Estimated Cost \$ 83,616,000

Summary

School Facility Capacity	1,200
Building Square Feet / Student	88
School Facility Cost / Student	\$ 69,682

**New High School
Summary of Estimated Costs
January 2007**

	<i>means an entered value</i>
	<i>means an auto calculation</i>

	<i>Rounded (\$1,000)</i>	<i>Rounded (\$1,000)</i>
A. Site		\$ 63,768,000
1 Purchase Price of property	\$ 48,662,000	
Acres: 60.3		
Cost/Acre: \$ 807,000		
2 Appraisal Services	\$ 265,000	
3 Site Survey Services (topographical map, boundary map, plat map, and legal descriptions)	\$ 57,000	
4 Title Insurance and Escrow Services	\$ 165,000	
5 Environmental Impact Report (CEQA compliance)	\$ 423,000	
6 Environmental Site Assessment - Phase 1 (DTSC / CDE Compliance)	\$ 99,000	
7 Environmental - Preliminary Endangerment Assessment (PEA) [DTSC / CDE Compliance]	\$ 266,000	
8 Environmental Hazards Assessment (DTSC / CDE Compliance)	\$ 2,744,000	
9 Department of Toxic Substances Control (DTSC) fees for supervising cleanup of site	\$ 47,000	
10 Environmental Cleanup of Site	\$ 9,244,000	
11 Geotechnical / Seismic Hazards Investigation Report	\$ 121,075	
12 Relocation Assistance	\$ 617,000	
13 Utility Permits and Connections Fees (City of San Bernardino)	\$ 124,000	
14 Electricity Service - Southern California Edison	\$ 228,000	
15 Legal Fees	\$ 50,000	
16 Program Management Fees (3.0%)	\$ 433,500	
17 Contingency (1.50%)	\$ 223,000	
B. Plans		\$ 7,887,000
1 Architect's Fee (function of construction cost)	\$ 7,133,184	
Enter: 8.00%		
2 Preliminary Tests	\$ 60,000	
3 CDE Plan Check	\$ 7,000	
4 DSA Plan Check Fees	\$ 653,016	
5 Energy Fee Analysis	\$ 19,000	
6 Other	\$ 15,000	
C. Construction		\$ 127,199,000

Square Footage of Buildings		
Enter:	2,400	students capacity
Times:	108	square feet per student
Equals:	259,200	square feet of buildings area

Site Size		
Enter:	60.3	acres - site
Times:	43,560	square feet per acre
Equals:	2,626,668	square feet - site

Site Development Cost

Enter: 2,626,668 square feet - site
Times: \$ 7.49 per square foot of site
Equals: \$ 19,660,841 cost of site development

Program Management Cost

Enter: \$ 19,660,841 cost of site development
Times: 3.0% rate
Equals: \$ 589,825 program management fee

Construction Cost

Enter: 259,200 square feet of construction
Times: \$ 344.00 per square foot of construction
Equals: \$ 89,164,800 cost of construction

Program Management Cost

Enter: \$ 89,164,800 cost of construction
Times: 3.0% rate
Equals: \$ 2,674,944

Construction Management Fees

Enter: \$ 89,164,800.00 cost of construction
Times: 6.00% construction management fee
Equals: \$ 5,349,888 construction management cost

Technology Cost

Enter: 259,200 square feet of construction
Times: \$ 3.25 per square foot of construction
Equals: \$ 842,400 cost of technology

Contingency Cost

Enter: \$ 89,164,800.00 per square foot of construction
Times: 10.0% contingency factor
Equals: \$ 8,916,480 contingency cost

D. Soils and Materials Testing \$ **336,000**

Enter: \$ 8,000 per month
Times: 1 inspector
Times: 42 months
Equals: \$ 336,000 inspection costs

E. Inspection \$ **504,000**

Enter: \$ 12,000 per month
Times: 1 inspector
Times: 42 months
Equals: \$ 504,000 inspection costs

F. Labor Compliance \$ 109,000

Enter:	\$ 127,199,179	cost of construction
	\$ 219,600	LCP Fee
Equals:	\$ 109,800	District Funding (50%)
Equals:	\$ 109,800	State Funding (50%)

G. Furniture and Equipment \$ 3,110,000

Enter:	259,200	square feet of buildings
Times:	\$ 12.00	per square foot of buildings
Equals:	\$ 3,110,400	furniture and equipment cost

Total Estimated Cost \$ 202,913,000

Summary

School Facility Capacity	2,400
Building Square Feet / Student	108
School Facility Cost / Student	\$ 84,548