



RIVERSIDE UNIFIED SCHOOL DISTRICT

SCHOOL FACILITIES NEEDS ANALYSIS

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KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

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EXECUTIVE SUMMARY

A. INTRODUCTION

With the passage of Senate Bill 50 and Proposition 1A in 1998, upon meeting certain requirements, school districts have the option of adopting alternative school fees (“Alternative Fees”), also known as Level II and Level III fees. These Alternative Fees are beyond the maximum statutory school fees, Level I Fees, which may be collected from new residential housing to finance new school facility construction.

This School Facilities Needs Analysis (“SFNA”) has been prepared for the Riverside Unified School District (“School District”) in accordance with Education Code Section 17620 *et seq.* and Government Code Section 65995 *et seq.* and serves as the basis for justifying the collection of Alternative Fees and the level at which they may be levied. More specifically, the SFNA is conducted in order to 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 (5) years. The SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. Prior to the public hearing, the public has the opportunity to review and comment on the SFNA. The Alternative Fees, which may be adopted at the public hearing take effect immediately and are valid for a maximum of one (1) year, unless a revised report is adopted.

B. ELIGIBILITY AND STATUTORY REQUIREMENTS

As a prerequisite for collecting the Alternative Fees, a school district must satisfy the following:

- (i) Make a timely application to the State Allocation Board (“SAB”) for new construction funding for which it is eligible and be determined to meet the eligibility requirements for new construction funding set forth in Sections 17071.10 and 17071.75 of the Education Code. If the SAB fails to notify the school district of its eligibility within 120 days of receipt of application, the school district is deemed eligible by default; and
- (ii) Comply with at least two (2) of the four (4) statutory requirements (“Statutory Requirements”) set forth in Section 65995.5(b)(3) and as summarized below:
 - 1. School District has substantial enrollment of its students on a multi-track year-round schedule;
 - 2. School District has placed on the ballot in the previous four (4) years at least one (1) local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast;
 - 3. School District has issued debt or incurred debt obligations for capital outlay in an amount equivalent to the percentage of the School District’s bonding capacity as further specified in Section 65995.5(b)(3)(C); and/or
 - 4. At least 20 percent of the teaching stations within the School District are portable classrooms.

C. ALTERNATIVE FEES

The Level II Fee is calculated pursuant to Government Code Section 65995.5 *et seq.* and is intended to represent fifty percent (50%) of a school district's facility costs and applies when the SAB is apportioning State funding. The Level III Fee is calculated pursuant to Government Code Section 65995.7 *et seq.* and is intended to represent roughly one hundred percent (100%) of a school district's facility costs and applies if the SAB ceases to provide such funding. On June 27, 2012, Senate Bill 1016 was approved, which among other items, amended Government Code Section 65995.7. While the State no longer has new construction funds available, the State Allocation Board has not notified the Secretary of the Senate and the Chief Clerk of the Assembly, as required by Government Code Section 65995.7, therefore Level III Fees are not currently authorized.

The Level II Fee and Level III Fee determined herein are set forth in the table below.

ALTERNATIVE FEE	AMOUNT
Level II Fee	\$3.84 per square foot
Level III Fee	\$7.67 per square foot

SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES

A. TIMELY APPLICATION

Government Code Section 65995.5(1) requires that the governing board of the School District make a timely application to the SAB and meet the eligibility requirements for new construction funding under the School Facilities Program (“SFP”) as set forth in Education Code Section 17071.10 and Section 17071.75.

On March 1, 1999, the School District filed an application requesting an eligibility determination (“Eligibility Determination”) for new construction funding as required by the SAB and to approve and submit the required SAB Forms 50-01, 50-02 and 50-03. On July 28, 1999 the SAB approved the Eligibility Determination of the School District. A copy of the most recently transmitted SAB Forms 50-01, 50-02 and 50-03 as well as the most current Eligibility Determination is contained within Appendix “A”.

B. STATUTORY REQUIREMENTS

A School District must also satisfy two (2) of the four (4) statutory school threshold tests set forth in Government Code Section 65995.5(b)(3). The School District satisfies two (2) of the Statutory Requirements as shown below:

ELIGIBILITY REQUIREMENTS		SATISFIED
(i)	Substantial enrollment on Multi-track Year-Round Schedule	Not Satisfied
(ii)	At least one (1) local bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	Not Satisfied
(iii)	The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage (15% or 30%, as applicable) of its bonding capacity set forth in Section 65995.5(b)(3)(C).	The School District has \$276,200,000 in outstanding long term debt for capital outlay, including \$139,315,000 in General Obligation Bonds, \$11,880,000 in Certificates of Participation, and \$125,005,000 in debt issued by Community Facilities Districts. The bonding capacity of the School District is currently \$531,132,332. Therefore, the School District is currently at 52% of its bonding capacity (Appendix “B” provides the bonding capacity calculation of the School District).
(iv)	At least 20% of the teaching stations within the School District are portable classrooms	The School District is currently operating in 1,388 permanent classrooms and 486 portable classrooms, thus portables comprise 25.93% of the total teaching stations of the School District.

SECTION II. PROJECTED UNHOUSED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS

A. PROJECTED STUDENT ENROLLMENT

1. Student Generation Rates

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of new residential units over the next five (5) years (“Projected Units”). The projection of students must be based on the historical student generation rates (“SGR”) of new residential units constructed during the previous five (5) years that are of a similar type of unit as the Projected Units. The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family units (“MF”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each on a single assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

In order to calculate SGRs, Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained property characteristic data from the Assessor’s Office of the County of Riverside (“County”) as of November 2014. The database contains all residential parcels within the School District and provides the year that a structure (if any) was built and land use class information (i.e. condominiums, single family dwellings, etc.). Parcels in the database were classified by unit type (SFD, SFA, MF) and residential parcels built within the past five (5) years (Calendar Years 2010 through 2014) were extracted. Based on the County information, a total of 276 SFDs, 141 SFAs, and zero (0) MFs were built within the School District in the previous five (5) years.

K&G Public Finance then obtained a student database from the School District, which contained student identification, grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2014. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. A total of 154 students matched to the 276 SFDs and 12 students matched to the 141 SFAs. Due to the absence of MFs built within the School District within the previous five years, MFs were used from the Moreno Valley Unified School District 2014 School Facilities Needs Analysis adopted on July 15, 2014 (“2014 Moreno Valley Unified Study”). Government Code Section 65995.6(a) allows a school district to use SGRs of new residential units constructed during the previous five years that are of similar type to those anticipated to be constructed in the city or county in which the school district is located. The Moreno Valley School District is also located in Riverside County and is in relatively close proximity to the

School District. Tables 1, 2 and 3 below summarize the calculation of the SGRs by residential category. Table 4 combines the SGRs for each residential type and lists the result per school level.

Table 1
Single Family Detached (SFD)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6)	110	276	0.3986
Middle School (7-8)	28	276	0.1014
High School (9-12)	16	276	0.0580
TOTAL	154	NA	0.5580

Table 2
Single Family Attached (SFA)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6)	10	141	0.0709
Middle School (7-8)	2	141	0.0142
High School (9-12)	0	141	0.0000
TOTAL	12	NA	0.0851

Table 3
Multi-Family (MF)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6) ¹	NA	NA	0.5610
Middle School (7-8) ¹	NA	NA	0.1178
High School (9-12) ¹	NA	NA	0.1521
TOTAL	NA	NA	0.8309

¹ Due to the absence of MF units constructed within the School District over the past five (5) years, SGRs for MF determined in the Moreno Valley Unified School District in their 2014 School Facilities Needs Analysis were used.

Table 4
Combined Student Generation Rates

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (K-6)	0.3986	0.0709	0.5610
Middle School (7-8)	0.1014	0.0142	0.1178
High School (9-12)	0.0580	0.0000	0.1521
TOTAL	0.5580	0.0851	0.8309

2. Projected Units

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, K&G Public Finance first obtained and compiled information from the Planning Departments from the Cities of Jurupa Valley and Riverside (“Cities”) and the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans, tract and land entitlement information. In determining projected units for areas within the City of Riverside, K&G Public Finance utilized the City’s Housing Technical Report updated for the General Plan 2025. Data from the Southern California Association of Governments (“SCAG”) and the Riverside County Center of Demographic Research was also compiled and analyzed. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Residential development projection letters were sent to the Planning Agencies in January 2015 requesting the Cities and County to review the projected number of residential units and estimated average square footage determined by K&G Public Finance and affirm or modify those projections. A copy of the letters and the responses received by the Planning Agencies, if any, are included as Appendix “E”.

Many of the Projected Units have mitigated their impact to the School District through participation in a Community Facilities District (“CFD”) and/or through the execution of a mitigation agreement. To date, the District has formed CFD Nos. 1 through 24, 26, 27, 30 and 31, the majority of which are fully developed. Those mitigated Projected Units have been identified and/or estimated, and excluded from the calculation of the Alternative Fees. The estimated total, mitigated and unmitigated Projected Units in the entire School District are summarized by residential category in Table 5.

Table 5
Total Projected Units

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	MITIGATED PROJECTED UNITS	UNMITIGATED PROJECTED UNITS
SFD	700	138	562
SFA	0	0	0
MF	310	0	310
TOTAL	1,010	138	872

3. Projected Student Enrollment

The number of Projected Units listed in Table 5 multiplied by the SGRs shown in Tables 1, 2 and 3 results in the Projected Student Enrollment. The Projected Student Enrollment is shown in Table 6 by school level.

Table 6
Projected Student Enrollment by School Level

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT
Elementary School (K-6)	398
Middle School (7-8)	94
High School (9-12)	79
TOTAL	572

B. CLASSROOM INVENTORY

Government Code Section 65995.6 requires that the School District identify and consider any excess capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates thirty (30) elementary schools, seven (7) middle schools, five (5) high schools, two (2) alternative high schools, one (1) STEM academy (located at Hyatt Elementary), one (1) virtual school, one (1) adult school and one (1) special education preschool.

Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 42,059 students. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State. Pursuant to Education Code Section 17071.30 and SAB Regulation 1859.51, portable classrooms were not included in the calculation to the extent they are (i) leased through the State Relocatable Classroom Program, (ii) leased for a period of less than five (5) years, (iii) leased when needed as interim housing (project basis), or (iv) represent the number of

portables that exceed 25% of the School District’s permanent classrooms. Appendix “C” provides a calculation of the updated facility capacity.

C. PROJECTED UNHOUSED STUDENTS

Based on enrollment information as of October 2014, the total student enrollment of the School District is 43,263 students. Of those students, 103 are enrolled in a virtual online program. Those students do not require full-time teaching stations and have been subtracted from the enrollment figures, resulting in a net enrollment of 43,160 students 23,142 students of which are at the elementary school level, 6,541 students of which are at the middle school level and 13,477 students are at the high school level, A summary of the enrollment data is provided in Appendix “D”. Current excess capacity is calculated by subtracting current student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at the Elementary School and High School levels and excess capacity at the Middle School. The capacity calculation is shown in Table 7.

Table 7
Excess Capacity

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2014)	EXCESS/(DEFICIT) CAPACITY
Elementary School (K-6)	21,937	23,142	(1,205)
Middle School (7-8)	7,890	6,541	1,349
High School (9-12)	12,232	13,477	(1,245)
TOTAL	42,059	43,160	(1,101)

As shown in Table 7, surplus seats are available to house students generated by unmitigated Projected Units at the Middle School level. In order to determine the projected unhoused students generated by Projected Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by the available capacity. Table 8 shows the number of Projected Unhoused Students determined for each school level

Table 8
Projected Unhoused Students

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	SURPLUS SEATS ¹	PROJECTED UNHOUSED STUDENTS
Elementary School (K-6)	398	0	398
Middle School (7-8)	94	94	0
High School (9-12)	80	0	80
TOTAL	572	94	478

¹ A deficit capacity equals zero surplus seats.

Government Code Section 65995.6(b) requires the School District to identify any surplus school sites that could be used to lower the need to house Projected Unhoused Students. The School District currently does not have any sites available to offset the impact of projected student enrollment generated from Projected Units. Therefore, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 8 above.

SECTION III. LEVEL II FEE

The following section sets forth the calculation of the permissible Level II Fee.

A. MAXIMUM NEW CONSTRUCTION GRANT

1. Per-Pupil Grant

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant and the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”). The base per-pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on January 22, 2014 per Education Code Section 17072.10(b). SAB Regulation 1859.71.1 allows for the additional grant for automatic fire alarm detection systems and fire sprinkler systems. The ADG was also adjusted by the SAB as of January 22, 2014. Furthermore, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects (the “GSDG”). On August 20, 2014 the SAB adopted amendments extending the GSDG until January 1, 2016. Appendix “G” provides a calculation of the allowable GSDG. Table 9 below shows the base per pupil grant, the additional grants as well as the total PPG.

Table 9
Total Per-Pupil Grant (2014)

SCHOOL LEVEL	BASE PER-PUPIL GRANT AMOUNT	ADG	GSDG	TOTAL PPG
Elementary School (K-6)	\$9,921	\$178	\$570	\$10,669
Middle School (7-8)	\$10,491	\$215	\$694	\$11,400
High School (9-12)	\$13,429	\$232	\$568	\$14,229

2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 8 by the total PPG shown in Table 9.

The calculation to determine the total New Construction Grant amounts by school level is shown in Table 10.

Table 10
New Construction Grant Amount

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Elementary School (K-6)	398	\$10,669	\$4,246,262
Middle School (7-8)	0	\$11,400	\$0
High School (9-12)	80	\$14,229	\$1,138,320
TOTAL	478	NA	\$5,384,582

B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS

In calculating the permissible Level II Fee, Government Code Section 65995.5 (c)(1) allows for site acquisition and development costs to be added to the New Construction Grant amounts determined in the previous section if the following conditions are met: (1) the amount of the site acquisition and development assistance does not exceed 50% of the cost of site development to the district, plus the lesser of (i) 50% of site costs of the school district or 50% of the appraised value of the site within six (6) months of the time the application is submitted; and (2) the school district confirms there is no alternative available site or the school district plans to sell an available site in order to use the proceeds of the sale for purchase of a new site. The School District certifies, as of the date of this SFNA and by its adoption, the conditions have been met.

Specifically, Government Code Section 65995.5(h) sets forth the methodology for determining the allowable site acquisition and development costs that may be included in the Level II Fee. Section 65995.5(h) states that site acquisition costs may not exceed one-half (50%) of the amount determined by multiplying the applicable land acreage by the estimated cost per acre determined pursuant to Education Code Section 17072.12. Furthermore, Section 65995.5(h) specifies that site development costs shall not exceed the estimated amount that would be funded by the SAB pursuant to its regulation governing grants for site development costs (currently 50% of total site development costs).

In determining the appropriate site acquisition cost per acre, K&G Public Finance reviewed land sales information obtained from a third-party real estate firm, which provided detailed

sales information for vacant land properties sold within areas of the School District over the previous twelve (12) months (December 2, 2013 to December 1, 2014). Based on the land sales information, a reasonable cost for site acquisition is estimated at \$352,085 per acre at all school levels. Based on cost information provided by the School District's consultants in relation to the construction of Frank Augustus Miller Middle School, the School District's most recently completed school, site development costs were estimated at \$380,816 per acre in 2008 dollars. The site development estimates were adjusted into current dollars by applying the percentage change in the Lee Saylor Index (Material/Labor), resulting in an estimated site development per acre of \$414,615, which is deemed a reasonable estimate all school levels. The estimated per acre site acquisition cost and site development cost are summarized in Table 11.

Table 11
Estimated Site Acquisition and Site Development Cost Per Acre

SCHOOL LEVEL	ESTIMATED SITE ACQUISITION COST PER ACRE	ESTIMATED SITE DEVELOPMENT COST PER ACRE
Elementary School (K-6)	\$352,085	\$414,615
Middle School (7-8)	\$352,085	\$414,615
High School (9-12)	\$352,085	\$414,615

As required by Government Code Section 65995.5(h), the land acreage used to calculate the permissible Level II Fee shall be the necessary amount determined under the guidelines of the State Department of Education, as published in the "School Site Analysis and Development Handbook" as of January 1, 1998 ("SDE Handbook"). The School District has determined that future school facilities will be designed to accommodate a capacity of 750 students at the Elementary School level, 900 students at the Middle School level and 2,400 students at the High School level. According to the guidelines specified in the SDE Handbook, the site acreages identified in Table 12 are required to accommodate these capacities.

Table 12
Site Size

SCHOOL LEVEL	STUDENT CAPACITY	SITE ACREAGE
Elementary School (K-6)	750	12.40
Middle School (7-8)	900	20.80
High School (9-12)	2,400	46.50

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 11 by the site acreages shown in Table 12. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by fifty percent (50%).

Table 13
Total Site Acquisition and Site Development Costs

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
Elementary School (K-6)	\$4,365,854	\$5,141,226	\$9,507,080	\$4,753,540
Middle School (7-8)	\$7,323,368	\$8,623,992	\$15,947,360	\$7,973,680
High School (9-12)	\$16,371,953	\$19,279,598	\$35,651,551	\$17,825,776

The site costs shown in Table 13 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students generated from the Projected Units must first be determined. To compute such figure, the number of Projected Unhoused Students is divided by the school capacity at each school level. Table 14 identifies the number of school facilities required to house the Projected Unhoused Students.

Table 14
Number of School Facilities Required for Projected Unhoused Students

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
Elementary School (K-6)	398	750	0.53
Middle School (7-8)	0	900	0.00
High School (9-12)	80	2,400	0.03

The total site acquisition and site development grant is determined by multiplying the applicable site costs shown in Table 13 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 14. This calculation is shown in Table 15 below.

Table 15
Site Acquisition and Site Development Grant

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
Elementary School (K-6)	\$4,753,540	0.53	\$2,519,376
Middle School (7-8)	\$7,973,680	0.00	\$0
High School (9-12)	\$17,825,776	0.03	\$534,773
TOTAL			\$3,054,149

C. MAXIMUM LEVEL II FEE COST AND NET LEVEL II FEE COST

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 10 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 15. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 16 by school level.

Table 16
Maximum Level II Fee Cost

DESCRIPTION	AMOUNT
Total New Construction Grant	\$5,384,582
Total Site Acquisition and Development Grant	\$3,054,149
MAXIMUM LEVEL II FEE COST	\$8,438,731

Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Projected Units from the Maximum Level II Fee Costs to determine the Net Level II Fee Cost. Appendix “H” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. The Net Level II Fee Costs are equal to the Maximum Level II Fee Costs minus the Local Funds. This amount is calculated in Table 17.

Table 17
Net Level II Fee Cost

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$8,438,731
Credit for Local Funds	\$0
NET LEVEL II FEE COST	\$8,438,731

D. LEVEL II FEE CALCULATION

In accordance with Government Code Section 65995.5(c)(3), the maximum Level II Fee is calculated by dividing the Net Level II Fee Cost by the total square footage of assessable space of the Projected Units. To project the total square footage of assessable space of the Projected Units, the average square footage of SFD and MF Projected Units must first be determined. As previously noted, no SFA are expected to be constructed within the School District over the next five years. K&G Public Finance used square footage information obtained from the Assessor’s Office of the County for residential units constructed within the School District over the previous five-year period to estimate, based on a weighted

average, the average square footage of the Projected Units classified as SFD. For the estimated square footage of MF Units, K&G Public Finance reviewed Certificates of Compliance (“COCs”) records maintained by the School District and used the average square footages for a MF project for which COCs were issued, but the project is yet to be constructed. The average square footage estimates for SFD and MFs were included in the residential projection letters submitted to the Planning Agencies for review. A copy of the letters and responses by the Planning Agencies, if any, are included as Appendix “E”. Table 18 shows the projected average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the School District.

Table 18
Total Square Footage of Projected Units

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	AVERAGE SQUARE FOOTAGE	TOTAL PROJECTED SQUARE FEET
SFD	562	3,400	1,910,800
SFA	0	NA	NA
MF	310	930	288,300
TOTAL	872	NA	2,199,100

The Net Level II Fee Costs are divided by the applicable total projected square feet of the Projected Units to arrive at the Level II. The result of this operation is shown in Table 19. The Level II Fee represents the amount that can be adopted by the Board of Education of the School District. Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

Table 19
Level II Fee

DESCRIPTION	AMOUNT
Net Level II Fee Cost	\$8,438,731
Total Square Footage of Projected Units	2,199,100
LEVEL II FEE	\$3.84

SECTION IV. LEVEL III FEE

The following section sets forth the calculation of the permissible Level III Fee. The Level III Fee is determined in accordance with Government Code Section 65995.7 and may be imposed if (i) the School District has complied with Government Code Section 65995.5 and (ii) State funds for new school facility construction are not available. State funds are not available if the SAB is no longer approving apportionments for new construction pursuant to Education Code Section 17072.20 due to lack of funds available for new construction.

A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 20 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

Table 20
Level III Cost

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$8,438,731
Net Level II Fee Cost	\$8,438,731
LEVEL III FEE COST	\$16,877,462

The Level III Fee Costs are divided by the total projected square feet of the Projected Units for each applicable school level as shown in Table 18 to arrive at the Level III Fee. The result of this operation is shown in Table 21.

Table 21
Level III Fee

DESCRIPTION	AMOUNT
Level III Fee Cost	\$16,877,462
Total Square Footage of Projected Units	2,199,100
LEVEL III FEE	\$7.67

B. REIMBURSEMENT PROVISION

Government Code Section 65995.7(b) provides that a governing board may offer a reimbursement election to the person(s) subject to the Level III Fee with the right to monetary reimbursement of the difference, in whole or in part, between the Level II and Level III Fee to the extent that the School District receive funds from the State for construction of the school facilities for which that amount was required (less any amount expended for interim housing). The reimbursement election may be made on a tract or lot basis at the option of the person(s) subject to the Level III Fee. The reimbursement of available funds shall be made within 30 days as they are received by the School District.

SECTION V. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Alternative Fees described herein, these Sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

This SFNA has been prepared in accordance with applicable law to provide the factual basis for determining the Alternative Fees that may be collected from new residential development in the School District. The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Alternative Fees levied upon such development based on the need for such Alternative Fees. The determinations made in this SFNA meet the requirements of Government Code Section 66000. The findings are summarized as follows:

- (i). Government Code Section 65995.5(f) requires that Alternative Fees be expended solely on the school facilities identified in this SFNA as being attributable to projected enrollment growth from the construction of new residential units. The Alternative Fees will be used to fund school facilities required to accommodate Projected Unhoused Students generated by unmitigated Projected Units to the extent described in this SFNA and permitted by applicable law.
- (ii). For residential development, the relationship between existing homes and student enrollment is demonstrated by the students living in those homes. The Student Generation Rates calculated in Section II of this SFNA confirm that relationship.
- (iii). As shown in this SFNA, additional residential development will generate additional students. Existing facilities are not adequate to accommodate projected student

- enrollment as demonstrated in Table 8, therefore the School District will be required to provide additional school facilities as a result of new residential development.
- (iv). The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$9.00 per square foot for units located within the School District (see Appendix “F” for further detail). Since the Alternative Fees are less than the estimated total cost impact to the School District, it is reasonable that the Alternative Fees determined herein are relatively proportional to the actual impact caused by new residential development on the School District.
 - (v). The cost of new school facilities required to house students generated from new residential development is greater than the amount that may be funded solely by the collection of Alternative Fees.
 - (vi). The School District maintains a fund for the deposit and accounting of developer fees, including Alternative Fees.

SECTION VI. REDEVELOPMENT

Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, must establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new residential units resulting from residential redevelopment projects within the School District.

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units ("Residential Redevelopment"). The School District is aware of Residential Redevelopment projects completed within the School District boundaries within the previous five (5) years, and anticipates similar Residential Redevelopment projects may be completed in the next five (5) years. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. ("School Fees") shall be levied by the School District on new residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Tables 1, 2 and 3 of this report, as applicable.

The School District may levy School Fees, authorized under applicable law, on new residential units resulting from Residential Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable Alternative Fees.

APPENDIX A
SAB FORMS 50-01, 50-02, 50-03
AND ELIGIBILITY DETERMINATION

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 6 of 6

SCHOOL DISTRICT Riverside Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67215
COUNTY Riverside	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: ☐ Fifth-Year Enrollment Projection ☒ Tenth-Year Enrollment Projection
 HSAA Districts Only - Check one: ☐ Attendance ☐ Residency
☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only) ☐ Alternate Weighting - (Fill in boxes to the right):	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only)

Part H. District Student Yield Factor
 (Fifth-Year Projection Only)

Part A. K-12 Pupil Data

Grade	7th Prev. 2004 / 2005	6th Prev. 2005 / 2006	5th Prev. 2006 / 2007	4th Prev. 2007 / 2008	3rd Prev. 2008 / 2009	2nd Prev. 2009 / 2010	Previous 2010 / 2011	Current 2011 / 2012
K	2867	2884	2879	2783	2790	2747	2793	2950
1	3071	3091	3065	3097	2915	2883	2882	2896
2	3047	3070	3085	3053	3025	2921	2933	2835
3	3041	3111	3070	3075	3024	3004	2950	2922
4	3024	3059	3144	3047	3075	2983	3017	2943
5	3195	3036	3111	3157	3018	3036	2979	3029
6	3017	3203	3072	3126	3129	3009	3040	3023
7	3219	3216	3335	3190	3139	3197	3095	3098
8	3364	3257	3213	3250	3113	3146	3058	3015
9	4582	4168	4019	3864	3749	3545	3296	3262
10	2796	3526	3727	3435	3049	3262	3229	3160
11	2682	2865	2990	3074	2641	2778	3047	2962
12	2402	2538	2514	2808	2624	2612	2714	2830
TOTAL	40307	41024	41224	40959	39291	39123	39033	38925

Part I. Projected Enrollment

1. Fifth-Year Projection
 Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
22937	6386	11652	40975

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	866	556	1422
Severe	332	365	697
TOTAL	1198	921	

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	215	113	137	187	164	220	70	6
10	145	182	202	193	141	247	109	85
11	119	134	149	199	118	193	281	233
12	53	44	112	49	51	88	260	342
TOTAL	532	473	600	628	474	748	720	666

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	778	585	1363
Severe	298	384	682
TOTAL	1076	969	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Janet Dixon

SIGNATURE OF DISTRICT REPRESENTATIVE

Janet Dixon

DATE

May 18, 2012

TELEPHONE NUMBER

951-788-7496 x 84003

E-MAIL ADDRESS

jdixon@rusd.k12.ca.us

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 01/01) Excel (Rev. 08/15/2000)

SCHOOL DISTRICT

RIVERSIDE UNIFIED

COUNTY

RIVERSIDE

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

67215

HIGH SCHOOL ATTENDANCE AREA (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						
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						
Line 6. Portable Classrooms owned by district	314	40	91	21	5	471
Line 7. Permanent Classrooms	472	159	283	47	25	986
Line 8. Total (Lines 1 through 7)	786	199	374	68	30	1,457

PART II - Available Classrooms**Option A.**

- a. Part I, line 4
- b. Part I, line 5
- c. Part I, line 6
- d. Part I, line 7
- e. Total (a, b, c, & d)

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	314	40	91	21	5	471
d. Part I, line 7	472	159	283	47	25	986
e. Total (a, b, c, & d)	786	199	374	68	30	1,457

Option B.

- a. Part I, line 8
- b. Part I, lines 1,2,5 and 6 (total only)
- c. 25 percent of Part I, line 7 (total only)
- d. Subtract c from b (enter 0 if negative)
- e. Total (a minus d)

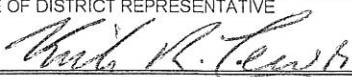
	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	786	199	374	68	30	1,457
b. Part I, lines 1,2,5 and 6 (total only)						471
c. 25 percent of Part I, line 7 (total only)						247
d. Subtract c from b (enter 0 if negative)	150	19	43	10	2	224
e. Total (a minus d)	636	180	331	58	28	1,233

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	15,900	4,860	8,937	754	252
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	15,900	4,860	8,937	754	252

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

4/3/01

ELIGIBILITY DETERMINATION

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-03 (Rev. 01/01) Excel (Rev. 08/28/2000)

Page 4 of 4

SCHOOL DISTRICT RIVERSIDE UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67215
BUSINESS ADDRESS 3070 Washington St	HIGH SCHOOL ATTENDANCE AREA (if applicable)
CITY Riverside, CA 92504	COUNTY RIVERSIDE

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
Kirk Lewis	909-788-7154	klewis@rusd.k12.ca.us
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
Janet Dixon	909-788-7554	jdixon@rusd.k12.ca.us

Part II - New Construction Eligibility ☐ NEW ☒ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)	21,452	6,221	13,804	1,090	380
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	15,900	4,860	8,937	754	252
3. New Construction Baseline Eligibility (line 1 minus line 2)	5,552	1,361	4,867	336	128

Part III - Modernization Eligibility ☐ NEW ☐ ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)			RS shla			
3. Portable space at least 20 years old (report by classroom or square footage)						
4. Total (lines 2 and 3)						
5. Remaining permanent and portable space (report by classroom or square footage)						
6. Total (lines 4 and 5)						
7. Percentage (divide line 4 by line 6)		0%				
	K-6	7-8				
8. CBEDS enrollment at school site						
9. Modernization eligibility (multiply line 7 by each grade group on line 8)						

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:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board

on

3-1-99 per Janet Dixon and [signature]

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

[Signature]

4/2/01

ELIGIBILITY DETERMINATION

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-03 (NEW 12/3/98)

PAGE 1 OF 1

SCHOOL DISTRICT

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

Riverside Unified School District**67215**

BUSINESS ADDRESS

HIGH SCHOOL ATTENDANCE AREA (if applicable)

3070 Washington Street, Riverside, CA 92504

CITY

COUNTY

Riverside**Riverside****Part I- The following individual(S) have been designated as district representative(s) by school the Board**

DISTRICT REPRESENTATIVE

TELEPHONE NUMBER

E-MAIL ADDRESS

Dr. Kirk R. Lewis**909/788-7154****klewis@rusd.k12.ca.us**

DISTRICT REPRESENTATIVE

TELEPHONE NUMBER

E-MAIL ADDRESS

Ms. Margaret E. Brown**909/788-7554****mbrown@rusd.k12.ca.us****Part II. ☒ District requests initial eligibility review / approval by the State Allocation Board.****Part III - New Construction Eligibility**

	K-6	7-8	9-12
1. Projected Enrollment (Part G, Form SAB 50-01)	23,344	6,234	13,124
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	18,850	4,698	8,235
3. New Construction Baseline Eligibility (line 1 minus line 2)	4,494	1,536	4,889

Part IV - Modernization Eligibility

1. School Name:	Grade Level	9-12
Option A	K-6	7-8
2. Permanent classrooms at least 25 years old		
3. Portable classrooms at least 20 years old		
4. Total (lines 2 and 3)		
5. Multiply line 4 by 25 for K-6 and 27 for 7-8 and 9-12		
6. CBEDS enrollment at school		
7. Modernization Eligibility (lesser of the totals of line 5 or 6)		
Option B		
2. Permanent space at least 25 years old (report by classroom or SF)		
3. Portable space at least 20 years old (report by classroom or SF)		
4. Total (lines 2 and 3)		
5. Remaining permanent & portable space (report by classroom or SF)		
6. Total (lines 4 and 5)		
7. Percentage (Divide line 4 by line 6)	#DIV/0!	
8. CBEDS enrollment at school		
9. Modernization Eligibility (Multiply line 7 by line 8)	#DIV/0!	

I certify: as the District Representative, that the information reported on this Form is true and correct and that:

A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et seq., of the Education Code was adopted by the School Districts Governing Board on _____; 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



6/12/99

File: SC Eligibility
50/67215-00-00

APPENDIX B
BONDING CAPACITY CALCULATION

**RIVERSIDE UNIFIED SCHOOL DISTRICT
BONDING CAPACITY CALCULATION
FISCAL YEAR 2014/2015
APPENDIX B**

1.	Total Assessed Valuation (Fiscal Year 2014/2015)[1]	\$21,245,293,290
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>2.50%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$531,132,332

[1] County of Riverside, Office of the Auditor-Controller

APPENDIX C
FACILITY CAPACITY UPDATE

RIVERSIDE UNIFIED SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX C

Classroom Inventory

Site Name	Portable Classrooms				Permanent Classrooms				Total Classrooms
	Standard	Severe	Non-Severe	Total Portables	Standard	Severe	Non-Severe	Total Permanent	
Elementary									
ADAMS ELEMENTARY	8	0	0	8	19	2	0	21	29
ALCOTT ELEMENTARY	10	0	1	11	21	0	2	23	34
BEATTY ELEMENTARY	0	0	0	0	28	2	1	31	31
BRYANT ELEMENTARY	2	0	0	2	14	0	1	15	17
CASTLE VIEW ELEMENTARY	14	0	0	14	16	0	2	18	32
EMERSON ELEMENTARY	10	0	0	10	22	2	2	26	36
FRANKLIN ELEMENTARY	9	0	1	10	24	0	2	26	36
FREMONT ELEMENTARY	12	0	1	13	20	0	1	21	34
GRANT EDUCATION CENTER	12	0	0	12	7	0	0	7	19
HARRISON ELEMENTARY	9	2	0	11	21	1	0	22	33
HAWTHORNE ELEMENTARY	0	0	0	0	30	2	2	34	34
HIGHGROVE ELEMENTARY	25	0	1	26	18	0	1	19	45
HIGHLAND ELEMENTARY	9	0	2	11	21	2	0	23	34
JACKSON ELEMENTARY	17	0	1	18	18	2	1	21	39
JEFFERSON ELEMENTARY	10	0	2	12	34	0	0	34	46
KENNEDY ELEMENTARY	16	0	0	16	22	0	2	24	40
LAKE MATHEWS ELEMENTARY	10	0	0	10	25	0	0	25	35
LIBERTY ELEMENTARY	9	0	0	9	25	0	3	28	37
LONGFELLOW ELEMENTARY	10	0	1	11	25	0	1	26	37
MADISON ELEMENTARY	17	0	3	20	15	0	0	15	35
MAGNOLIA ELEMENTARY	16	0	0	16	12	0	1	13	29
MONROE ELEMENTARY	7	0	0	7	25	0	1	26	33
MT. VIEW ELEMENTARY	8	0	0	8	27	0	2	29	37
PACHAPPA ELEMENTARY	9	0	0	9	22	2	2	26	35
RIVERA ELEMENTARY	10	0	0	10	27	0	3	30	40
STEM (HYATT)	5	0	0	5	14	0	0	14	19
SUNSHINE ELEMENTARY	1	0	2	3	-2	7	3	8	11
TAFT ELEMENTARY	6	0	0	6	23	1	2	26	32
TWAIN ELEMENTARY	0	0	0	0	42	4	0	46	46
VICTORIA ELEMENTARY	9	0	1	10	16	2	1	19	29
WASHINGTON ELEMENTARY	11	2	0	13	19	0	1	20	33
WOODCREST ELEMENTARY	3	0	0	3	22	0	2	24	27
ELEMENTARY SCHOOL (K-6) TOTALS	294	4	16	314	672	29	39	740	1,054
Middle									
CENTRAL MIDDLE	0	0	0	0	30	0	4	34	34
CHEMAWA MIDDLE	8	0	0	8	29	0	7	36	44
EARHART MIDDLE	12	0	0	12	43	0	2	45	57
GAGE MIDDLE	3	0	0	3	37	1	2	40	43
SIERRA MIDDLE	0	0	0	0	42	4	0	46	46
UNIVERSITY MIDDLE	17	0	4	21	20	1	1	22	43
FRANK AUGUSTUS MILLER MIDDLE	0	0	0	0	37	2	4	43	43
MIDDLE SCHOOL (7-8) TOTALS	40	0	4	44	238	8	20	266	310
High									
ARLINGTON HIGH	20	1	0	21	68	1	7	76	97
KING HIGH	24	0	0	24	80	1	1	82	106
NORTH HIGH	24	0	4	28	58	2	4	64	92
POLY HIGH	15	0	3	18	65	2	4	71	89
RAMONA HIGH	8	0	0	8	63	4	7	74	82
LINCOLN HIGH	0	0	3	3	14	0	1	15	18
EOC/COPE	26	0	0	26	0	0	0	0	26
HIGH SCHOOL (9-12) TOTALS	117	1	10	128	348	10	24	382	510
TOTAL (K-12)	451	5	30	486	1,258	47	83	1,388	1,874

**RIVERSIDE UNIFIED SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX C**

Estimated Student Capacity

School Level	Eligible Standard Portable[1]	Severe Portable [1]	Non-Severe Portable [1]	Standard Permanent	Severe Permanent	Non-Severe Permanent	Total Eligible Classrooms	Estimated Student Capacity [2]
ELEMENTARY (K-6)	165	4	16	672	29	39	925	21,937
MIDDLE (7-8)	40	0	4	238	8	20	310	7,890
HIGH (9-12)	85	1	10	348	10	24	478	12,232
TOTAL (K-12)	290	5	30	1,258	47	83	1,713	42,059

[1] Eligible Portables are calculated as the number of portables less the number of portables serving severe and/or non-severe students, up to a maximum combined of all portables equal to 25% of Permanent Classrooms available to the School District.

[2] School capacities are determined based on loading factors of 25 pupils per classroom for grades K through 6 , 27 pupils per classroom for grades 7 through 12, 9 pupils per classroom for severe pupils and 13 pupils per classroom for non-severe pupils as set forth in the California Code of Regulation, Title II, Section 1859.35.

APPENDIX D
ENROLLMENT SUMMARY

RIVERSIDE UNIFIED SCHOOL DISTRICT
2014/2015 ENROLLMENT
APPENDIX D

Enrollment															
School Name/Program	School Level/Grade														
	Elementary								Middle		High				Grand Total
	SDC-PreSchool	K	1	2	3	4	5	6	7	8	9	10	11	12	
ADAMS ELEMENTARY	32	94	82	67	83	72	74	82	-	-	-	-	-	-	586
ALCOTT ELEMENTARY	-	86	107	126	123	115	94	121	-	-	-	-	-	-	772
BEATTY ELEMENTARY	45	95	111	103	103	109	91	100	-	-	-	-	-	-	757
BRYANT ELEMENTARY	-	64	68	65	92	63	59	63	-	-	-	-	-	-	474
CASTLE VIEW ELEMENTARY	25	111	95	116	97	60	63	67	-	-	-	-	-	-	634
EMERSON ELEMENTARY	44	125	109	128	135	106	99	96	-	-	-	-	-	-	842
FRANKLIN ELEMENTARY	-	96	127	102	135	109	130	139	-	-	-	-	-	-	838
FREMONT ELEMENTARY	40	91	82	81	79	81	62	68	-	-	-	-	-	-	584
HARRISON ELEMENTARY	-	88	72	75	72	77	85	78	-	-	-	-	-	-	547
HAWTHORNE ELEMENTARY	48	128	112	98	105	97	86	87	-	-	-	-	-	-	761
HIGHGROVE ELEMENTARY	32	102	99	102	96	94	68	108	-	-	-	-	-	-	701
HIGHLAND ELEMENTARY	46	127	111	126	118	119	99	117	-	-	-	-	-	-	863
JACKSON ELEMENTARY	32	103	125	108	143	112	134	122	-	-	-	-	-	-	879
JEFFERSON ELEMENTARY	80	151	116	130	144	126	109	134	-	-	-	-	-	-	990
KENNEDY ELEMENTARY	-	128	128	154	154	182	156	188	-	-	-	-	-	-	1,090
LAKE MATHEWS ELEMENTARY	-	118	131	127	124	135	139	133	-	-	-	-	-	-	907
LIBERTY ELEMENTARY	48	112	107	121	135	99	111	108	-	-	-	-	-	-	841
LONGFELLOW ELEMENTARY	66	134	111	102	120	111	121	91	-	-	-	-	-	-	856
MADISON ELEMENTARY	32	107	115	107	92	105	95	97	-	-	-	-	-	-	750
MAGNOLIA ELEMENTARY	28	92	102	94	101	115	87	113	-	-	-	-	-	-	732
MONROE ELEMENTARY	47	107	93	84	96	90	94	107	-	-	-	-	-	-	718
MT. VIEW ELEMENTARY	42	117	105	105	100	112	120	104	-	-	-	-	-	-	805
PACHAPPA ELEMENTARY	47	128	106	114	122	105	104	99	-	-	-	-	-	-	825
RIVERA ELEMENTARY	21	108	107	107	101	89	124	119	-	-	-	-	-	-	776
SUNSHINE ELEMENTARY	183	-	-	-	-	-	-	-	-	-	-	-	-	-	183
TAFT ELEMENTARY	-	110	86	111	97	94	104	100	-	-	-	-	-	-	702
TWAIN ELEMENTARY	-	153	151	150	161	172	152	153	-	-	-	-	-	-	1,092
VICTORIA ELEMENTARY	-	93	87	73	95	77	78	77	-	-	-	-	-	-	580
WASHINGTON ELEMENTARY	-	118	93	115	124	145	95	109	-	-	-	-	-	-	799
WOODCREST ELEMENTARY	1	91	92	83	99	93	105	97	-	-	-	-	-	-	661
CENTRAL MIDDLE	-	-	-	-	-	-	-	-	354	360	-	-	-	-	714
CHEMAWA MIDDLE	-	-	-	-	-	-	-	-	422	474	-	-	-	-	896
EARHART MIDDLE	-	-	-	-	-	-	-	-	453	506	-	-	-	-	959
FRANK AUGUSTUS MILLER MIDDLE	-	-	-	-	-	-	-	-	506	517	-	-	-	-	1,023
GAGE MIDDLE	-	-	-	-	-	-	-	-	521	483	-	-	-	-	1,004
SIERRA MIDDLE	-	-	-	-	-	-	-	-	427	463	-	-	-	-	890
UNIVERSITY MIDDLE	-	-	-	-	-	-	-	-	432	392	-	-	-	-	824
ARLINGTON HIGH	-	-	-	-	-	-	-	-	-	-	545	474	470	467	1,956
KING HIGH	-	-	-	-	-	-	-	-	-	-	851	855	847	771	3,324
LINCOLN HIGH	-	-	-	-	-	-	-	-	-	-	-	6	77	173	256
NORTH HIGH	-	-	-	-	-	-	-	-	-	-	638	595	551	500	2,284
POLY HIGH	-	-	-	-	-	-	-	-	-	-	745	722	695	615	2,777
RAINCROSS HIGH	-	-	-	-	-	-	-	-	-	-	3	22	77	96	198
RAMONA HIGH	-	-	-	-	-	-	-	-	-	-	505	570	525	561	2,161
EOC SUMMIT IND STUDY	-	-	-	-	-	-	-	-	-	-	6	30	61	179	276
EOC/COPE	-	-	-	-	-	-	-	-	1	3	10	22	21	24	81
PROJECT TEAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

RIVERSIDE UNIFIED SCHOOL DISTRICT
2014/2015 ENROLLMENT
APPENDIX D

Enrollment																
School Name/Program	School Level/Grade															
	Elementary									Middle		High				Grand Total
	SDC-PreSchool	K	1	2	3	4	5	6	7	8	9	10	11	12		
SPECIAL ED		1		1	1	5	5	8	6	11	14	9	16	15	92	
STATE PRE-SCHOOL	39	-	-	-	-	-	-	-	-	-	-	-	-	-	39	
REACH LEADERSHIP	-	97	82	85	31	31	-	-	-	-	-	-	-	-	326	
RIVERSIDE STEM ACADEMY	-	-	-	-	-	-	-	106	105	106	104	67	47	-	535	
VIRTUAL SCHOOL	-	-	2	1	2	2	5	5	13	10	7	19	19	18	103	
GRAND TOTAL	978	3,275	3,114	3,161	3,280	3,102	3,054	3,195	3,241	3,323	3,391	3,371	3,359	3,419	43,263	
ELIGIBLE**	978	3,275	3,112	3,160	3,278	3,100	3,049	3,190	3,228	3,313	3,384	3,352	3,340	3,401	43,160	
ELIGIBLE BY SCHOOL LEVEL*	23,142								6,541		13,477				43,160	

*Eligible enrollment does not include students enrolled in the virtual school program.

APPENDIX E
CORRESPONDENCE WITH CITIES/COUNTY



January 9, 2015

Mr. Thomas G. Merrell, AICP
Planning Director
City of Jurupa Valley
8304 Limonite Avenue, Suite M
Jurupa Valley, CA 92509

RE: Riverside Unified School District –Projected Residential Development

Dear Mr. Merrell:

Koppel & Gruber Public Finance (“K&G Public Finance”) is in the process of preparing the 2015 School Facilities Needs Analysis (“SFNA”) for adoption by the Riverside Unified School District (“School District”). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Jurupa Valley (“City”) having common jurisdiction with the School District over the next five (5) years (“Projected Units”).

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing or projects to be used exclusively as university student-housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. Please note that the estimated average square footages shown in the enclosed form are based on historical information. **Please complete, sign and return the form enclosed to K&G Public Finance by January 23, 2015.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request or the projections shown herein, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Floyd'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District
Pam Smith; Bowie, Arneson, Wiles and Giannone

334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078
760.510.0290 FAX 760.510.0288
WWW.KGPF.NET

**RIVERSIDE UNIFIED SCHOOL DISTRICT
2015 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Jurupa Valley having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	0	3,400
Single Family Attached (condominiums, town homes)	0	1,500
Multi-family (apartments, duplexes, triplexes)	0	930

_____The City of Jurupa Valley agrees with and deems reasonable all residential development projections shown in the table above.

_____The City of Jurupa Valley does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: _____

Date: _____

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than January 23, 2015.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



January 9, 2015

Mr. Steve Hayes, AICP
City Planner
City of Riverside
3900 Main Street
Riverside, CA 92522

RE: Riverside Unified School District –Projected Residential Development

Dear Mr. Hayes:

Koppel & Gruber Public Finance ("K&G Public Finance") is in the process of preparing the 2015 School Facilities Needs Analysis ("SFNA") for adoption by the Riverside Unified School District ("School District"). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the City of Riverside ("City") having common jurisdiction with the School District over the next five (5) years ("Projected Units").

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing or projects to be used exclusively as university student-housing. Prior to the completion of the SFNA, we are requesting that the City review, and if necessary, modify these projections. Please note that the estimated average square footages shown in the enclosed form are based on historical information. **Please complete, sign and return the form enclosed to K&G Public Finance by January 23, 2015.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request or the projections shown herein, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Floyd'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District
Pam Smith; Bowie, Arneson, Wiles and Giannone

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**RIVERSIDE UNIFIED SCHOOL DISTRICT
2015 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the City of Riverside having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	460	3,400
Single Family Attached (condominiums, town homes)	0	1,500
Multi-family (apartments, duplexes, triplexes)	310	930

_____The City of Riverside agrees with and deems reasonable all residential development projections shown in the table above.

_____The City of Riverside does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the City are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: _____

Date: _____

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than January 23, 2015.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**



January 9, 2015

Mr. Angel Perez
GIS Supervising Analyst
County of Riverside-TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Riverside Unified School District –Projected Residential Development

Dear Mr. Perez:

Koppel & Gruber Public Finance ("K&G Public Finance") is in the process of preparing the 2015 School Facilities Needs Analysis ("SFNA") for adoption by the Riverside Unified School District ("School District"). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (Level II and Level III fees) on new residential development and the level at which they may be levied. The SFNA is being prepared in accordance with the California Government Code beginning with Section 65995.5.

In order to determine the Alternative School Fees, Government Code Section 65995.5(c)(3) requires that the School District estimate the number, type (i.e. single-family detached, single-family attached, and multi-family), and average square footage of residential dwelling units planned to be constructed within areas of the County of Riverside ("County") having common jurisdiction with the School District over the next five (5) years ("Projected Units").

K&G Public Finance has made projections with respect to the Projected Units, which are shown on the form enclosed. Please note these projections do not include plans for age-restricted senior housing or projects to be used exclusively as university student-housing. Prior to the completion of the SFNA, we are requesting that the County review, and if necessary, modify these projections. Please note that the estimated average square footages shown in the enclosed form are based on historical information. **Please complete, sign and return the form enclosed to K&G Public Finance by January 23, 2015.** Pursuant to Government Code Section 65995.6(c), a final draft of the SFNA will also be sent to your attention for review.

Thank you for your assistance. If you have any questions regarding this request or the projections shown herein, please do not hesitate to contact me at (760) 510-0290 or at doug@kgpf.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Floyd", with a stylized flourish at the end.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District

Pam Smith; Bowie, Arneson, Wiles and Giannone

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**RIVERSIDE UNIFIED SCHOOL DISTRICT
2015 SCHOOL FACILITIES NEEDS ANALYSIS
PROJECTED RESIDENTIAL DEVELOPMENT**

FORM FOR LOCAL PLANNING AGENCY REVIEW

Koppel & Gruber Public Finance has made the following projections for residential development to be constructed within areas of the County of Riverside having common jurisdiction with the School District over the next five (5) years.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)	240	3,400
Single Family Attached (condominiums, town homes)	0	1,500
Multi-family (apartments, duplexes, triplexes)	0	930

_____The County of Riverside agrees with and deems reasonable all residential development projections shown in the table above.

_____The County of Riverside does not agree with and deem reasonable all residential development projections shown in the table above. Alternative residential development projections by the County are shown in the table below.

RESIDENTIAL CATEGORY	PROJECTED NUMBER OF UNITS OVER THE NEXT FIVE (5) YEARS	ESTIMATED AVERAGE SQUARE FOOTAGE PER DWELLING UNIT
Single Family Detached (single family home)		
Single Family Attached (condominiums, town homes)		
Multi-family (apartments, duplexes, triplexes)		

Signature: _____

Date: _____

Please complete and return this form to Koppel & Gruber Public Finance at the address listed below no later than January 23, 2015.

**Koppel & Gruber Public Finance
334 Via Vera Cruz, Suite 256
San Marcos, CA 92078**

APPENDIX F
ESTIMATE OF ACTUAL AVERAGE
SCHOOL FACILITY COST PER SQUARE FOOT

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
APPENDIX F**

True Cost Per Student

School Level	Total Estimated Cost	Projected Students Housed	True Cost per Student
Elementary School	\$26,161,611	750	\$34,882
Middle School	\$42,931,613	900	\$47,702
High School	\$136,649,115	2,400	\$56,937

True Cost Per Dwelling Unit

School Level	Cost per Student	Blended Student Generation Rate	True Cost per Dwelling Unit
Elementary School	\$34,882	0.4563	\$15,917
Middle School	\$47,702	0.1178	\$5,619
High School	\$56,937	0.0206	\$1,173
Total	\$139,521	0.5947	\$22,709

True Cost per Square Foot

School Level	True Cost per Dwelling Unit	Average Square Footage [1]	True Cost Per Square Foot
Elementary School	\$15,917	2,522	\$6.31
Middle School	\$5,619	2,522	\$2.23
High School	\$1,173	2,522	\$0.47

[1] Total projected square footage divided by the total number of unmitigated Projected Units.

True Cost per Square Foot per School Level

School Level	True Cost Per Square Foot
Elementary School	\$6.31
Middle School	\$2.23
High School	\$0.47
Total	\$9.00

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX F**

ELEMENTARY SCHOOL

I. Site Costs		\$4,415,854
Land Acquisition Cost	\$4,365,854	
Acres	12.40	
Cost per Acre*	\$352,085	
Appraisals	15,000	
Surveys	25,000	
Escrow/Title	10,000	
II. Planning Costs		1,193,606
Architect/Engineering Fees ¹	\$1,059,375	
DSA Fees ¹	93,231	
Energy Analysis	6,000	
Preliminary Tests	25,000	
Other Costs	10,000	
III. Construction Costs		19,194,375
Construction ²	\$17,437,500	
Construction Management ¹	1,756,875	
IV. Tests		120,000
V. Inspection		135,000
VI. Furniture & Equipment³		843,750
VII. Contingency⁴		259,026
TOTAL ESTIMATED COST		<u><u>\$26,161,611</u></u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ See Cost Detail Worksheet

² Estimated at \$310 per square foot and assumes 75 square foot per student.

³ Estimated at \$15 per square foot and assumes 75 square foot per student.

⁴ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX F**

MIDDLE SCHOOL

I. Site Costs		\$7,383,368
Land Acquisition Cost	\$7,323,368	
Acres	20.80	
Cost per Acre*	\$352,085	
Appraisals	20,000	
Surveys	30,000	
Escrow/Title	10,000	
II. Planning Costs		1,843,680
Architect/Engineering Fees ¹	\$1,627,500	
DSA Fees ¹	151,180	
Energy Analysis	15,000	
Preliminary Tests	35,000	
Other Costs	15,000	
III. Construction Costs		31,579,500
Construction ²	\$28,800,000	
Construction Management ¹	2,779,500	
IV. Tests		150,000
V. Inspection		200,000
VI. Furniture & Equipment³		1,350,000
VII. Contingency⁴		425,065
TOTAL ESTIMATED COST		<u>\$42,931,613</u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ See Cost Detail Worksheet

² Estimated at \$320 per square foot and assumes 100 square foot per student.

³ Estimated at \$15 per square foot and assumes 100 square foot per student.

⁴ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX F**

HIGH SCHOOL

I. Site Costs		\$16,411,953
Land Acquisition Cost	\$16,371,953	
Acres	46.50	
Cost per Acre*	\$352,085	
Appraisals	15,000	
Surveys	15,000	
Escrow/Title	10,000	
II. Planning Costs		5,736,700
Architect/Engineering Fees ¹	\$5,137,500	
DSA Fees ¹	509,200	
Energy Analysis	25,000	
Preliminary Tests	45,000	
Other Costs	20,000	
III. Construction Costs		108,097,500
Construction ²	\$99,000,000	
Construction Management ¹	9,097,500	
IV. Tests		250,000
V. Inspection		300,000
VI. Furniture & Equipment³		4,500,000
VII. Contingency⁴		1,352,962
TOTAL ESTIMATED COST		<u><u>\$136,649,115</u></u>

* Assumes site cost only; estimates based on land sale comparisons within Riverside Unified School District.

¹ See Cost Detail Worksheet

² Estimated at \$330 per square foot and assumes 125 square foot per student.

³ Estimated at \$15 per square foot and assumes 125 square foot per student.

⁴ Sum of I. thru VI. multiplied by 1%

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR ELEMENTARY SCHOOL
APPENDIX F**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS	\$17,437,500	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$371,875
TOTAL FEE	6.08%	\$1,059,375

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS	\$17,437,500	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$1,544
TOTAL FEE	0.02%	\$4,044

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS	\$17,437,500	
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$82,188
TOTAL FEE	0.51%	\$89,188

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS	\$17,437,500	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$297,500
GENERAL CONDITIONS	5.00%	\$871,875
TOTAL FEE	10.08%	\$1,756,875

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR MIDDLE SCHOOL
APPENDIX F**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS	\$28,800,000	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$940,000
TOTAL FEE	5.65%	\$1,627,500

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS	\$28,800,000	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,680
TOTAL FEE	0.02%	\$5,180

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS	\$28,800,000	
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$139,000
TOTAL FEE	0.51%	\$146,000

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS	\$28,800,000	
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$752,000
GENERAL CONDITIONS	5.00%	\$1,440,000
TOTAL FEE	9.65%	\$2,779,500

**RIVERSIDE UNIFIED SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR HIGH SCHOOL
APPENDIX F**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$99,000,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	9.00%	\$45,000
NEXT \$500,000	8.50%	\$42,500
NEXT \$1,000,000	8.00%	\$80,000
NEXT \$4,000,000	7.00%	\$280,000
NEXT \$4,000,000	6.00%	\$240,000
OVER \$10,000,000	5.00%	\$4,450,000
TOTAL FEE	5.19%	\$5,137,500

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$99,000,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$9,700
TOTAL FEE	0.01%	\$12,200

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$99,000,000
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$490,000
TOTAL FEE	0.50%	\$497,000

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$99,000,000
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$3,560,000
GENERAL CONDITIONS	5.00%	\$4,950,000
TOTAL FEE	9.19%	\$9,097,500

APPENDIX G
GENERAL SITE DEVELOPMENT GRANT (GSDG) DETERMINATION

**RIVERSIDE UNIFIED SCHOOL DISTRICT
GENERAL SITE COMPLIANCE GRANT CALCULATION
APPENDIX G**

Additional Grant as Percentage of Per Pupil Grant

School Level	Base per Pupil Grant	Percent	Total Additional Grant	Allowable Additional Grant
Elementary School	\$10,099	6.00%	\$606	\$303
Middle School	\$10,706	6.00%	\$642	\$321
High School	\$13,661	3.75%	\$512	\$256

Allowable Grant per School Facility

School Level	Grant Per New Useable Acre	Site Acreage	School Facility Grant
Elementary School	\$16,122	12.4	\$199,913
Middle School	\$16,122	20.8	\$335,338
High School	\$16,122	46.5	\$749,673

Grant Amount per Pupil

School Level	School Facility Grant	Facility Capacity	Grant per Pupil
Elementary School	\$199,913	750	\$267
Middle School	\$335,338	900	\$373
High School	\$749,673	2,400	\$312

Total per Pupil Grant for Site Development

School Level	Allowable Additional Grant	Grant per Pupil	Total Grant for Site Development
Elementary School	\$303	\$267	\$570
Middle School	\$321	\$373	\$694
High School	\$256	\$312	\$568

APPENDIX H
SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)

Surplus Property and Local Funds (Government Code Section 65995.6(b))

Government Code Section 65995.6(b) requires that when determining the funds necessary to meet its facility needs, this SFNA identifies and considers the following:

- (i) Any surplus property owned by the School District that can be used as a school site or that is available for sale to finance school facilities;
- (ii) The extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities; and,
- (iii) Local resources, other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of Projected Units (“Local Funds”).

In addition, Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by Projected Units from the Total New Construction Grant amount determined in this SFNA. The following is a summary of the findings related to these requirements:

SURPLUS PROPERTY

In September 2014, the Real Property Advisory Committee (or “7-11 Committee”), which was established to meet and provide recommendations to the Board of Education (“Board”) on matters related to real property assets which may no longer be needed for educational, administrative or operational uses, submitted a report to the Board entitled “Recommendations and Priorities for Use of District Sites”. The advisory report considered for surplus the following properties; however as of the date of this Report, the Board has not taken action officially declaring surplus any of the sites described:

1. **Cleveland and Myers Property**—this site is located at 2440 Myers and 9711 Dufferin and consists of approximately 20 acres. The site is currently used to store material and raise agricultural products.
2. **District Office Property**—this site is located at 3380 14th Street on a 1.1-acre property. This site is currently used by the School District as a district office.
3. **Grant Education Property**—this site is located at 4011 14th Street on a 5.5 acre property. This site is currently being used by an outside program provider serving students with emotional disturbance.
4. **Old Hawthorne Property**— this site is located at 9170 Indiana Avenue on a 6.85-acre property. This site is currently used by the School District for storage of materials.

5. **Van Buren Property (Vacant Land)**—this site is located at 18721 Van Buren Boulevard and consists of approximately 1.72 acres of vacant land between Van Buren and Martin Luther King High School detention basin. This site is not being used by the School District.
6. **Riverside STEM Property**—this site is located at 4466 Mount Vernon Avenue on the former Hyatt Elementary School site and consists of approximately 10.8 acres. This site is currently being used by the School District for educational purposes. The 7-11 Committee unanimously voted not to surplus the site at the May 28, 2014 meeting.

As of the date of this Report, the Board has not taken action declaring these sites surplus, and as a result these sites are not considered surplus for this analysis.

EXCESS CAPACITY IN EXISTING FACILITIES

As demonstrated in Table 7 of Section II.C of this SFNA, the School District has a deficit capacity of 1,205 students at the Elementary School level, excess capacity of 1,349 students at the Middle School level and deficit capacity of 1,245 students at the High School level. Projected Student Enrollment resulting from Projected Units has been adjusted by the surplus seats available to accommodate the Projected Student Enrollment at all school levels accordingly.

LOCAL FUNDS

The following identifies and considers Local Funds available to the School District:

- (i) **General Obligation (“GO”) Bonds**— On November 6, 2001 the registered voters of the School District authorized the issuance and sale of not to exceed \$175,000,000 in general obligation bond indebtedness. Since the election date, the School District issued multiple series of general obligation bonds (“GO Bonds”). The proceeds from the sale of the GO Bonds are authorized to perform construction, reconstruction, remodeling, rehabilitation and renovation projects. As of June 30, 2014, \$22,358,512 from GO Bond proceeds remained in the Building Fund. The remaining fund balance has been dedicated to the modernization of existing school sites and to accommodate existing enrollment, and are not available to offset the impact of Projected Units.
- (ii) **Certificates of Participation (“COPs”)**—In December 2001, the School District issued \$15,735,000 and in May 2009, the School District issued certificates of participation in the total amount of \$8,605,000. No proceeds from the COPs are remaining and are available to offset the impact of Projected Units.
- (iii) **Redevelopment Agreements**— Prior to the Governor’s dismantling of Redevelopment Agencies, school districts were authorized by applicable law to share tax increment revenues through pass-through agreements with local redevelopment agencies. The School District participated in five (5) Redevelopment Agency pass-through agreements. As of June 30, 2014, the School District had a balance of \$7,527,957 from redevelopment agency revenues collected. The full amount is potentially available to offset the impact of Projected Units.
- (iv) **Developer Fees**—The School District currently collects Level II fees in the amount of \$3.77 per square foot for residential units. The School District also collects statutory school fees in an amount up to \$3.36 per square foot on applicable residential construction. Furthermore, the School District collects statutory fees in the amount of \$0.54 per square foot for commercial/industrial construction. As of June 30, 2014, the balance of Level II fees and statutory fees collected by the School District was \$3,502,945. The full amount is potentially available to offset the impact of Projected Units.
- (v) **County School Facilities Fund**—The School District maintain the County School Facilities Fund to account for state apportionments provided for modernization of school facilities under Senate Bill 50. As of June 30, 2014, the balance of this fund was \$5,612,118. The full amount is potentially available to offset the impact of Projected Units.

- (vi) **Community Facilities Districts**—Under the Mello-Roos Community Facilities District Act of 1982, as amended, a School District may form a Community Facilities District (“CFD”), which is authorized to levy a special tax to pay for the construction of school facilities with a useful life of five (5) years or more. To date, the School District has formed twenty six (26) CFDs a. Special taxes levied and collected on the properties within the CFDs or the proceeds from the sales bonds which are repaid from the Special taxes collected. Residential units constructed within the boundaries of these CFDs are required to pay Alternative Fees, according to their respective Developer Agreements, which may be reimbursed. However, no funds are available to offset the impact of Projected Units.

CALCULATION OF SURPLUS PROPERTY AND LOCAL FUNDS CREDIT

Surplus Property and Local Funds Available

The Surplus Property and Local Funds available to offset the impact of Projected Units discussed above are summarized in Table H-1 below:

Table H-1
Surplus Property and Local Funds

DESCRIPTION	AMOUNT
<i>Surplus Property</i>	
Estimated Value of Surplus Sites	\$0
<i>Local Funds</i>	
General Obligations Bonds	\$0
Certificates of Participation	0
Redevelopment Agreements	7,527,957
Developer Fees	3,502,945
County School Facilities Fund (State Funds)	5,612,118
Community Facilities Districts	0
TOTAL LOCAL FUNDS	\$16,643,020

Inter-District Student Impact

Commercial/Industrial developer fees collected by the School District have been dedicated to financing the cost impact to house existing inter-district students and more specifically those students who have transferred from outside the School District. The balance of the “Developer Fees” listed in Table G-1 includes Commercial/Industrial developer fees collected by the School

District; therefore, the estimated cost impact of inter-district students should be subtracted from the Local Funds available to offset the impact of students generated from new residential growth. As of the October 2014, there were a total of 853 elementary school students, 279 middle school students and 555 high school students attending the School District on an inter-district basis. Using the cost per student impacts determined in Appendix “F”, the costs incurred by inter-district students are estimated at \$74,663,239. Table G-2 shows the calculation used to estimate the cost impact of inter-district students.

Table G-2
Cost Impact of Inter-District Students

SCHOOL LEVEL	INTER-DISTRICT STUDENTS	COST PER STUDENT	INTER-DISTRICT STUDENT IMPACT
Elementary School (K-6)	853	\$34,882	\$29,754,346
Middle School (7-8)	279	\$47,702	\$13,308,858
High School (9-12)	555	\$56,937	\$31,600,035
TOTAL	1,687	NA	\$74,663,239

Current Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 1,205 students at the elementary school level and 1,245 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table G-3 identifies the existing needs to house currently unhoused students. The cost impact of current unhoused students is determined by multiplying the unhoused students shown in Table 7 of this SFNA by the cost per student calculated in Appendix “F” for each school level.

Table G-3
Cost Impact of Currently Unhoused Students

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (K-6)	1,205	\$34,882	\$42,032,810
Middle School (7-8)	0	\$47,702	\$0
High School (9-12)	1,245	\$56,937	\$70,886,565
TOTAL	2,450	NA	\$112,919,375

Local Funds Credit

Considering the cost impact of Inter-District Students and Current Unhoused Students described above in Tables G-2 and G-3 and subtracting those figures from the Local Funds identified in Tables G-1 results in a funding deficit of \$170,939,594. This calculation is shown in Table G-4

below. Since the cost impacts are greater than the local funds available, there are no surplus funds available to offset the impact of Projected Units.

Table G-4
Funding Determination

DESCRIPTION	AMOUNT
Local Funds Available	\$16,643,020
Inter-District Student Impact	(\$74,663,239)
Current Unhoused Student Impact	(\$112,919,375)
SURPLUS(DEFICIT) OF LOCAL FUNDS	(\$170,939,594)