



RIVERSIDE UNIFIED SCHOOL DISTRICT

SCHOOL FACILITIES NEEDS ANALYSIS

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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 (at least 40% for students enrolled in K-12 school districts) ;
 - 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 has limited 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	\$3.99 per square foot
Level III Fee	\$7.98 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 (at least 40% for students enrolled in K-12 school districts)	Not Satisfied- the School District currently does not provide a Multi-track Year-Round Schedule at any school.
(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- the School District last placed a bond measure on the ballot in November 2001.
(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 \$266,670,000 in outstanding long term debt for capital outlay, including \$133,140,000 in General Obligation Bonds, \$21,145,000 in Certificates of Participation, and \$112,385,000 in debt issued by Community Facilities Districts. The bonding capacity of the School District is currently \$554,914,358. Therefore, the School District is currently at 48% 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 492 portable classrooms, thus portables comprise 26.17% 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 December 2015. 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 2011 through 2015) were extracted. Based on the County information, a total of 309 SFDs, zero (0) SFAs, and 89 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 2015. The student enrollment address information was matched to the address (situated 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 157 students matched to the 309 SFDs and 67 students matched to the 89 MFs. SGRs for the SFA residential category could not be determined due to the absence of SFAs built within the past five (5) years; however no SFA units are expected to be built over the next five (5) years. 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)	91	309	0.2945
Middle School (7-8)	28	309	0.0906
High School (9-12)	38	309	0.1230
TOTAL	157	NA	0.5081

Table 2
Single Family Attached (SFA)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6)	NA	NA	NA
Middle School (7-8)	NA	NA	NA
High School (9-12)	NA	NA	NA
TOTAL	NA	NA	NA

¹ No SFA's have been developed in the last 5 years; however no SFA units are expected to be built over the next five (5) years

Table 3
Multi-Family (MF)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6)	44	89	0.4944
Middle School (7-8)	8	89	0.0899
High School (9-12)	15	89	0.1685
TOTAL	67	NA	0.7528

Table 4
Combined Student Generation Rates

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (K-6)	0.2945	NA	0.4944
Middle School (7-8)	0.0906	NA	0.0899
High School (9-12)	0.1230	NA	0.1685
TOTAL	0.5081	NA	0.7528

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. 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 2016 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	774	122	652
SFA	0	0	0
MF	500	0	500
TOTAL	1,274	122	1,152

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)	439
Middle School (7-8)	104
High School (9-12)	164
TOTAL	707

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 42,045 students. 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 2015, the total student enrollment of the School District is 43,001 students. Of those students, 89 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 42,912 students, 23,203 students of which are at the elementary school level, 6,407 students of which are at the middle school level and 13,302 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 2015)	EXCESS/(DEFICIT) CAPACITY
Elementary School (K-6)	21,937	23,203	(1,266)
Middle School (7-8)	7,890	6,407	1,483
High School (9-12)	12,218	13,302	(1,084)
TOTAL	42,045	42,912	(867)

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)	439	0	439
Middle School (7-8)	104	104	0
High School (9-12)	164	0	164
TOTAL	707	104	603

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 27, 2016 (revised February 24, 2016) 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 27, 2016 (revised February 24, 2016). Furthermore, SAB Regulation 1859.76 provides additional grants for general site development on new school construction projects (the “GSDG”). On January 27, 2016 the SAB adopted amendments extending the GSDG until January 1, 2017. 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 (2016)

SCHOOL LEVEL	BASE PER-PUPIL GRANT AMOUNT	ADG	GSDG	TOTAL PPG
Elementary School (K-6)	\$10,634	\$185	\$611	\$11,430
Middle School (7-8)	\$11,247	\$229	\$744	\$12,220
High School (9-12)	\$14,311	\$249	\$608	\$15,168

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)	439	\$11,430	\$5,017,770
Middle School (7-8)	0	\$12,220	\$0
High School (9-12)	164	\$15,168	\$2,487,552
TOTAL	603	NA	\$7,505,322

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 used a land appraisal prepared for the School District by Epic Land Solutions, Inc., and dated July

31, 2015 (“Land Appraisal”). The subject of the Land Appraisal was a 10.04 acre site located at the North West corner of Victoria Avenue and Central Avenue in the city of Riverside. Based on this appraisal information, a reasonable cost for site acquisition is estimated at \$300,000 per acre at all school levels. Additionally, cost information was 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, and 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 Sierra West Index (Material/Labor) (formerly the Lee Saylor Index), resulting in an estimated site development per acre of \$432,714, 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)	\$300,000	\$432,714
Middle School (7-8)	\$300,000	\$432,714
High School (9-12)	\$300,000	\$432,714

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)	\$0 ¹	\$5,365,654	\$5,365,654	\$2,682,827
Middle School (7-8)	\$6,240,000	\$9,000,451	\$15,240,451	\$7,620,226
High School (9-12)	\$13,950,000	\$20,121,201	\$34,071,201	\$17,035,601

¹ The School District owns one (1) site proposed for the development of a future school.

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)	439	750	0.59
Middle School (7-8)	0	900	0.00
High School (9-12)	164	2,400	0.07

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)	\$2,682,827	0.59	\$1,582,868
Middle School (7-8)	\$7,620,226	0.00	\$0
High School (9-12)	\$17,035,601	0.07	\$1,192,492
TOTAL			\$2,775,360

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	\$7,505,322
Total Site Acquisition and Development Grant	\$2,775,360
MAXIMUM LEVEL II FEE COST	\$10,280,682

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	\$10,280,682
Credit for Local Funds	\$0
NET LEVEL II FEE COST	\$10,280,682

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 the average square footage of the Projected Units classified as SFD. For the estimated square footage of MF Units, K&G Public Finance utilized County permit records to construct an average representative of a typical unit in the applicable development. 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	652	3,200	2,086,400
SFA	0	NA	NA
MF	500	980	490,000
TOTAL	1,152	NA	2,576,400

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	\$10,280,682
Total Square Footage of Projected Units	2,576,400
LEVEL II FEE	\$3.99

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	\$10,280,682
Net Level II Fee Cost	\$10,280,682
LEVEL III FEE COST	\$20,561,364

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	\$20,561,364
Total Square Footage of Projected Units	2,576,400
LEVEL III FEE	\$7.98

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 \$8.15 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

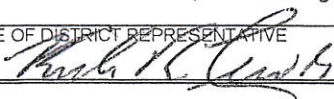
on

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




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	9-12
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




File: SC Eligibility
50/67215-00-00

APPENDIX B
BONDING CAPACITY CALCULATION

**RIVERSIDE UNIFIED SCHOOL DISTRICT
BONDING CAPACITY CALCULATION
FISCAL YEAR 2015/2016
APPENDIX B**

1.	Total Assessed Valuation (Fiscal Year 2015/2016)[1]	\$22,196,574,306
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>2.50%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$554,914,358

[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	18	2	0	20	28
ALCOTT ELEMENTARY	13	0	1	14	21	0	2	23	37
BEATTY ELEMENTARY	0	0	0	0	29	2	1	32	32
BRYANT ELEMENTARY	3	0	0	3	14	0	1	15	18
CASTLE VIEW ELEMENTARY	12	0	0	12	16	0	2	18	30
EMERSON ELEMENTARY	9	0	0	9	22	2	2	26	35
FRANKLIN ELEMENTARY	9	0	1	10	24	0	2	26	36
FREMONT ELEMENTARY	11	0	1	12	20	0	1	21	33
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	15	0	1	16	42
HIGHLAND ELEMENTARY	9	0	2	11	21	2	0	23	34
JACKSON ELEMENTARY	17	0	1	18	19	2	1	22	40
JEFFERSON ELEMENTARY	10	0	2	12	34	0	0	34	46
KENNEDY ELEMENTARY	18	0	0	18	22	0	2	24	42
LAKE MATHEWS ELEMENTARY	10	0	0	10	25	0	0	25	35
LIBERTY ELEMENTARY	7	0	0	7	25	0	3	28	35
LONGFELLOW ELEMENTARY	11	0	1	12	25	0	1	26	38
MADISON ELEMENTARY	18	0	3	21	15	0	0	15	36
MAGNOLIA ELEMENTARY	17	0	0	17	12	0	1	13	30
MONROE ELEMENTARY	7	0	0	7	23	0	1	24	31
MT. VIEW ELEMENTARY	7	0	0	7	34	0	2	36	43
PACHAPPA ELEMENTARY	8	0	0	8	22	2	2	26	34
RIVERA ELEMENTARY	10	0	0	10	24	0	3	27	37
STEM (HYATT)	7	0	0	7	14	0	0	14	21
SUNSHINE ELEMENTARY	1	0	2	3	-2	7	3	8	11
TAFT ELEMENTARY	7	0	0	7	23	1	2	26	33
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	5	0	0	5	22	0	2	24	29
ELEMENTARY SCHOOL (K-6) TOTALS	300	4	16	320	672	29	39	740	1,060
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	-1	0	4	3	14	0	1	15	18
EOC/COPE	26	0	0	26	0	0	0	0	26
HIGH SCHOOL (9-12) TOTALS	116	1	11	128	348	10	24	382	510
TOTAL (K-12)	456	5	31	492	1,258	47	83	1,388	1,880

**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)	84	1	11	348	10	24	478	12,218
TOTAL (K-12)	289	5	31	1,258	47	83	1,713	42,045

[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
2015/2016 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	60	67	73	85	58	79	62	74	-	-	-	-	-	-	558	
ALCOTT ELEMENTARY	16	91	99	115	139	122	121	104	-	-	-	-	-	-	807	
BEATTY ELEMENTARY	68	83	83	108	98	101	103	86	-	-	-	-	-	-	730	
BRYANT ELEMENTARY	8	47	59	67	55	78	53	57	-	-	-	-	-	-	424	
CASTLE VIEW ELEMENTARY	34	91	87	100	100	96	59	66	-	-	-	-	-	-	633	
EMERSON ELEMENTARY	71	109	100	108	129	136	96	92	-	-	-	-	-	-	841	
FRANKLIN ELEMENTARY	17	76	97	138	109	141	112	135	-	-	-	-	-	-	825	
FREMONT ELEMENTARY	30	72	73	85	79	79	77	63	-	-	-	-	-	-	558	
HARRISON ELEMENTARY	33	62	71	71	75	73	80	88	-	-	-	-	-	-	553	
HAWTHORNE ELEMENTARY	66	100	109	103	93	116	106	94	-	-	-	-	-	-	787	
HIGHGROVE ELEMENTARY	72	93	82	100	117	108	100	76	-	-	-	-	-	-	748	
HIGHLAND ELEMENTARY	65	109	86	110	117	118	117	98	-	-	-	-	-	-	820	
JACKSON ELEMENTARY	56	94	87	119	111	148	111	129	-	-	-	-	-	-	855	
JEFFERSON ELEMENTARY	92	156	138	126	141	148	139	120	-	-	-	-	-	-	1,060	
KENNEDY ELEMENTARY	36	107	135	138	161	162	181	177	-	-	-	-	-	-	1,097	
LAKE MATHEWS ELEMENTARY	17	109	109	122	134	127	129	134	-	-	-	-	-	-	881	
LIBERTY ELEMENTARY	74	93	91	118	122	140	107	109	-	-	-	-	-	-	854	
LONGFELLOW ELEMENTARY	102	102	112	115	109	117	120	127	-	-	-	-	-	-	904	
MADISON ELEMENTARY	56	103	92	106	97	89	102	98	-	-	-	-	-	-	743	
MAGNOLIA ELEMENTARY	63	81	74	93	88	96	109	89	-	-	-	-	-	-	693	
MONROE ELEMENTARY	51	84	100	90	93	93	95	95	-	-	-	-	-	-	701	
MT. VIEW ELEMENTARY	73	109	101	102	112	99	108	118	-	-	-	-	-	-	822	
PACHAPPA ELEMENTARY	66	94	109	99	106	118	98	102	-	-	-	-	-	-	792	
RIVERA ELEMENTARY	43	101	95	101	107	110	85	119	-	-	-	-	-	-	761	
SUNSHINE ELEMENTARY	177	-	-	-	-	-	-	-	-	-	-	-	-	-	177	
TAFT ELEMENTARY	23	86	102	85	117	107	94	116	-	-	-	-	-	-	730	
TWAIN ELEMENTARY	25	101	154	147	159	161	169	158	-	-	-	-	-	-	1,074	
VICTORIA ELEMENTARY	13	85	83	91	68	95	74	75	-	-	-	-	-	-	584	
WASHINGTON ELEMENTARY	18	102	124	94	114	124	144	99	-	-	-	-	-	-	819	
WOODCREST ELEMENTARY	14	89	81	94	99	103	100	114	-	-	-	-	-	-	694	
CENTRAL MIDDLE	-	-	-	-	-	-	-	-	352	340	-	-	-	-	692	
CHEMAWA MIDDLE	-	-	-	-	-	-	-	-	442	440	-	-	-	-	882	
EARHART MIDDLE	-	-	-	-	-	-	-	-	523	465	-	-	-	-	988	
FRANK AUGUSTUS MILLER MIDDLE	-	-	-	-	-	-	-	-	478	505	-	-	-	-	983	
GAGE MIDDLE	-	-	-	-	-	-	-	-	426	514	-	-	-	-	940	
SIERRA MIDDLE	-	-	-	-	-	-	-	-	417	411	-	-	-	-	828	
UNIVERSITY MIDDLE	-	-	-	-	-	-	-	-	434	427	-	-	-	-	861	
ARLINGTON HIGH	-	-	-	-	-	-	-	-	-	-	479	535	464	449	1,927	
KING HIGH	-	-	-	-	-	-	-	-	-	-	847	844	824	836	3,351	
LINCOLN HIGH	-	-	-	-	-	-	-	-	-	-	-	4	65	137	206	
NORTH HIGH	-	-	-	-	-	-	-	-	-	-	615	621	539	503	2,278	
POLY HIGH	-	-	-	-	-	-	-	-	-	-	734	721	664	626	2,745	
RAINCROSS HIGH	-	-	-	-	-	-	-	-	-	-	-	14	53	88	155	
RAMONA HIGH	-	-	-	-	-	-	-	-	-	-	603	510	537	481	2,131	
EOC SUMMIT IND STUDY	-	-	-	-	-	-	-	-	-	-	5	26	64	161	256	
EOC/COPE	-	-	-	-	-	-	-	-	-	8	8	18	26	17	77	

RIVERSIDE UNIFIED SCHOOL DISTRICT
2015/2016 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	
PROJECT TEAM	42	-	-	-	-	-	-	-	-	-	-	-	-	-	42
SPECIAL ED	4	-	1	1	-	2	6	8	7	5	6	6	5	12	63
STATE PRE-SCHOOL	11	-	-	-	-	-	-	-	-	-	-	-	-	-	11
REACH LEADERSHIP	19	68	86	75	85	32	28	-	-	-	-	-	-	-	393
RIVERSIDE STEM ACADEMY	-	-	-	-	-	-	105	105	105	108	68	46	41	-	578
VIRTUAL SCHOOL	-	-	-	3	4	4	2	7	4	11	6	7	19	22	89
GRAND TOTAL	1,615	2,764	2,893	3,109	3,196	3,322	3,192	3,132	3,188	3,234	3,371	3,352	3,301	3,332	43,001
ELIGIBLE**	1,615	2,764	2,893	3,106	3,192	3,318	3,190	3,125	3,184	3,223	3,365	3,345	3,282	3,310	42,912
ELIGIBLE BY SCHOOL LEVEL*	23,203								6,407		13,302				42,912

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

APPENDIX E
CORRESPONDENCE WITH CITIES/COUNTY



January 11, 2016

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 2016 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 22, 2016.** 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 blue ink, appearing to read "Doug Floyd".

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District
Wendy H. Wiles; 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
2016 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	3,200
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 22, 2016.

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



January 20, 2016

Mr. Jay Eastman, AICP
Principal Planner
City of Riverside
3900 Main Street
Riverside, CA 92522

Mr. Doug Darnell, AICP
Senior Planner
City of Riverside
3900 Main Street
Riverside CA, 92522

RE: Riverside Unified School District –Projected Residential Development

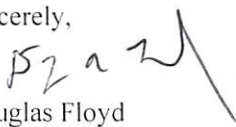
Koppel & Gruber Public Finance ("K&G Public Finance") is in the process of preparing the 2016 School Facilities Needs Analysis ("SFNA") for adoption by the Riverside Unified School District ("School District"). The SFNA provides the factual basis for justifying the imposition of Alternative School Fees (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.

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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 27, 2016.** 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,


Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

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

**RIVERSIDE UNIFIED SCHOOL DISTRICT
2016 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)	490	3,200
Single Family Attached (condominiums, town homes)	0	1,500
Multi-family (apartments, duplexes, triplexes)	500	980

_____ 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 27, 2016.

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



January 11, 2016

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 2016 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 22, 2016.** 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 blue ink, appearing to read "Doug A. Floyd".

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District

Wendy H. Wiles; Bowie, Arneson, Wiles and Giannone

334 VIA VERA CRUZ, SUITE 256 • SAN MARCOS, CALIFORNIA • 92078

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**RIVERSIDE UNIFIED SCHOOL DISTRICT
2016 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)	284	3,200
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 22, 2016.

**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	\$21,701,598	750	\$28,935
Middle School	\$41,837,412	900	\$46,486
High School	\$134,202,942	2,400	\$55,918

True Cost Per Dwelling Unit

School Level	Cost per Student	Blended Student Generation Rate	True Cost per Dwelling Unit
Elementary School	\$28,935	0.3813	\$11,033
Middle School	\$46,486	0.0899	\$4,179
High School	\$55,918	0.0534	\$2,986
Total	\$131,339	0.5246	\$18,198

True Cost per Square Foot

School Level	True Cost per Dwelling Unit	Average Square Footage [1]	True Cost Per Square Foot
Elementary School	\$11,033	2,236	\$4.93
Middle School	\$4,179	2,236	\$1.87
High School	\$2,986	2,236	\$1.34

[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	\$4.93
Middle School	\$1.87
High School	\$1.34
Total	\$8.14

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

ELEMENTARY SCHOOL

I. Site Costs		\$0
Land Acquisition Cost ¹		\$0
Acres	12.40	
Cost per Acre*	\$300,000	
Appraisals		\$0
Surveys		\$0
Escrow/Title		\$0
II. Planning Costs		1,193,606
Architect/Engineering Fees ²	\$1,059,375	
DSA Fees ²	93,231	
Energy Analysis	6,000	
Preliminary Tests	25,000	
Other Costs	10,000	
III. Construction Costs		19,194,375
Construction ³	\$17,437,500	
Construction Management ²	1,756,875	
IV. Tests		120,000
V. Inspection		135,000
VI. Furniture & Equipment⁴		843,750
VII. Contingency⁵		214,867
TOTAL ESTIMATED COST		<u><u>\$21,701,598</u></u>

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

¹ The School District owns the applicable site (the Victoria Avenue property detailed in Appendix H).

² See Cost Detail Worksheet

³ Estimated at \$310 per square foot and assumes 75 square foot per student.

⁴ Estimated at \$15 per square foot and assumes 75 square foot per student.

⁵ 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		\$6,300,000
Land Acquisition Cost	\$6,240,000	
Acres	20.80	
Cost per Acre*	\$300,000	
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		414,232
TOTAL ESTIMATED COST		<u><u>\$41,837,412</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 \$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		\$13,990,000
Land Acquisition Cost	\$13,950,000	
Acres	46.50	
Cost per Acre*	\$300,000	
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		1,328,742
TOTAL ESTIMATED COST		\$134,202,942

* 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	\$10,819	6.00%	\$649	\$325
Middle School	\$11,476	6.00%	\$689	\$344
High School	\$14,560	3.75%	\$546	\$273

Allowable Grant per School Facility

School Level	Grant Per New Useable Acre	Site Acreage	School Facility Grant
Elementary School	\$17,308	12.4	\$214,619
Middle School	\$17,308	20.8	\$360,006
High School	\$17,308	46.5	\$804,822

Grant Amount per Pupil

School Level	School Facility Grant	Facility Capacity	Grant per Pupil
Elementary School	\$214,619	750	\$286
Middle School	\$360,006	900	\$400
High School	\$804,822	2,400	\$335

Total per Pupil Grant for Site Development

School Level	Allowable Additional Grant	Grant per Pupil	Total Grant for Site Development
Elementary School	\$325	\$286	\$611
Middle School	\$344	\$400	\$744
High School	\$273	\$335	\$608

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 recommended for surplus, or not, the following properties:

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 was exchanged through a land swap.

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 sites 1 through 6 surplus, and as a result these sites are not considered surplus for this analysis.

In 2015 the School District exchanged the Old Hawthorne Property site listed above for a site located North of Central Avenue and West of Victoria Avenue and consisting of 10.04 of vacant land (the Victoria Avenue and Central Avenue Property). This site is intended for future construction of an elementary school and is deemed surplus for the purposes of this analysis. Based on the Appraisal of Real Property performed by Epic Land Solutions, Inc., the estimated value of this site is \$3,000,000 in aggregate, or approximately \$300,000 per acre, as of a July 31, 2015 date of value. The full amount may used to offset the impact of Projected Units.

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 1,266 students at the Elementary School level, excess capacity of 1,483 students at the Middle School level and deficit capacity of 1,084 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, 2015, \$18,912,653 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, 2015, the School District had a balance of \$9,970,706 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, 2015, the balance of Level II fees and statutory fees collected by the School District was \$5,704,045. The full amount is potentially available to offset the impact of Projected Units.
- (v) **County School Facilities Fund**— The School District has applied for and received State Funding under the Leroy F. Greene School Facilities Act of 1998 for new school facility construction and modernization projects. The School District maintains the County School Facilities Fund to account for state apportionments provided for new school facility construction and modernization

of school facilities under Senate Bill 50. As of June 30, 2015, the balance of this fund was \$4,487,551. 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 live of five (5) years or more. To date, the School District has formed twenty six (26) CFDs. 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. These CFDs were formed as an alternative to paying developer fees; therefore the special taxes collected and proceeds from bonds being repaid from the levy of special taxes on properties within the CFDs are not available to offset the impact of future residential development.

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	\$3,000,000
<i>Local Funds</i>	
General Obligations Bonds	0
Certificates of Participation	0
Redevelopment Agreements	9,970,706
Developer Fees	5,704,045
County School Facilities Fund (State Funds)	4,487,551
Community Facilities Districts	0
TOTAL SURPLUS PROPERTY AND LOCAL FUNDS	\$23,162,302

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 H-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 2015, there were a total of 556 elementary school students, 182 middle school students and 385 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 \$46,076,742. Table H-2 shows the calculation used to estimate the cost impact of inter-district students.

Table H-2
Cost Impact of Inter-District Students

SCHOOL LEVEL	INTER-DISTRICT STUDENTS	COST PER STUDENT	INTER-DISTRICT STUDENT IMPACT
Elementary School (K-6)	556	\$28,935	\$16,087,860
Middle School (7-8)	182	\$46,486	\$8,460,452
High School (9-12)	385	\$55,918	\$21,528,430
TOTAL	1,123	NA	\$46,076,742

Current Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 1,266 students at the elementary school level and 1,084 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table H-3 identifies the existing needs to house currently unhoused students through expansion of school sites, replacement of portables with permanent facilities and/or new school facility construction. 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 H-3
Cost Impact of Currently Unhoused Students

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (K-6)	1,266	\$28,935	\$36,631,710
Middle School (7-8)	0	\$46,486	\$0
High School (9-12)	1,084	\$55,918	\$60,615,112
TOTAL	2,350	NA	\$97,246,822

Local Funds Credit

Considering the cost impact of Inter-District Students and Current Unhoused Students described above in Tables H-2 and H-3 and subtracting those figures from the Local Funds identified in Tables H-1 results in a funding deficit of \$120,161,262. This calculation is shown in Table H-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 H-4
Funding Determination

DESCRIPTION	AMOUNT
Surplus Property and Local Funds Available	\$23,162,302
Inter-District Student Impact	(\$46,076,742)
Current Unhoused Student Impact	(\$97,246,822)
SURPLUS(DEFICIT) OF LOCAL FUNDS	(\$120,161,262)