



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.

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

ALTERNATIVE FEE	AMOUNT
Level II Fee	\$4.01 per square foot
Level III Fee	\$8.02 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 three (3) of the Statutory Requirements as shown below:

ELIGIBILITY REQUIREMENTS		SATISFIED
(i)	Substantial enrollment on Multi-track Year-Round Schedule (40%+ for students 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	Satisfied- The School District placed a bond measure on the ballot on November 8, 2016, which passed, with 70.44% approval
(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).	Satisfied- The School District has \$261,548,026 in outstanding long term debt for capital outlay, including \$134,150,000 in General Obligation Bonds, \$19,938,026 in Certificates of Participation, and \$107,460,000 of debt issued by Community Facilities Districts (CFDs). The bonding capacity of the School District is currently \$582,003,176. Therefore, the School District is currently at 45% of its bonding capacity (Appendix “B” provides the bonding capacity calculation).
(iv)	At least 20% of the teaching stations within the School District are portable classrooms	Satisfied- The School District is currently operating in 1,392 permanent classrooms and 462 portables, thus portables comprise 24.92% of the total teaching stations.

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, with each unit being 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 2016. 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 2012 through 2016) were extracted. Based on the County information, a total of 539 SFDs, zero (0) SFAs, and 144 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 2016. 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 251 students matched to the 539 SFDs and 89 students matched to the 144 MFs. Due to the absence of SFAs built within the School District within the previous five years, the SGRs for SFAs were obtained from the Beaumont Unified School District 2016 School Facilities Needs Analysis dated March 11, 2016. 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. Beaumont Unified School District was used since it is a

district located in Riverside County, which is levying Level II fees and has had sufficient SFA construction for a reasonable sample. 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)	143	539	0.2653
Middle School (7-8)	34	539	0.0631
High School (9-12)	74	539	0.1373
Total	251	NA	0.4657

Table 2
Single Family Attached (SFA)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL ¹
Elementary School (K-6)	NA	NA	0.3252
Middle School (7-8)	NA	NA	0.0765
High School (9-12)	NA	NA	0.1066
TOTAL	NA	NA	0.5083

¹ KGPF could not calculate the SGRs for SFA units since no SFA units were constructed within the School District over the past five (5) years. The SGRs shown above were based on figures used for Beaumont Unified School District ("BUSD") in their 2016 School Facilities Needs Analysis. BUSD serves grades 6 through 8 at the middle school level; therefore the SGRs determined in the BUSD SFNA for the middle school level have been adjusted by two-thirds to align with the School District's grades 7 and 8 middle school level configuration.

Table 3
Multi-Family (MF)
Student Generation Rates

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-6)	62	144	0.4306
Middle School (7-8)	9	144	0.0625
High School (9-12)	18	144	0.1250
TOTAL	89	NA	0.6181

Table 4
Combined Student Generation Rates

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (K-6)	0.2653	0.3252	0.4306
Middle School (7-8)	0.0631	0.0765	0.0625
High School (9-12)	0.1373	0.1066	0.1250
TOTAL	0.4657	0.5083	0.6181

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. 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 March 2017 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 4, 6 through 22, 24, 26, 27, 30, 31, and 32, 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	810	187	623
SFA	11	0	11
MF	573	0	573
TOTAL	1,394	187	1,207

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)	416
Middle School (7-8)	76
High School (9-12)	159
TOTAL	651

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 twenty nine (29) elementary schools, seven (7) middle schools, five (5) comprehensive high schools, two (2) alternative high schools, one (1) STEM academy, 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 41,843 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 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 2017, the total student enrollment of the School District is 43,484 students, however, 93 of those students are enrolled in a virtual online program. Virtual online program students do not require full-time teaching stations and are subtracted from the enrollment figures. Therefore, the resulting net enrollment is 43,391 students, 23,716 of which are at the elementary school level, 6,336 students of which are at the middle school level and 13,339 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 2017)	EXCESS/(DEFICIT) CAPACITY
Elementary School (K-6)	21,384	23,716	(2,333)
Middle School (7-8)	8,241	6,336	1,905
High School (9-12)	12,218	13,339	(1,121)
TOTAL	41,843	43,391	(1,549)

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)	416	0	416
Middle School (7-8)	76	76	0
High School (9-12)	159	0	159
TOTAL	651	76	575

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, the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”), and the general site development grant (“GSDG”). The base per-pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on January 25, 2017 per Education Code Section 17072.10(b). SAB Regulation 1859.71.2 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 25, 2017. Furthermore, the SAB Regulation 1859.76 also provides additional grants for general site development on new school construction projects (the “GSDG”). On January 25, 2017 the SAB extended Regulation 1859.76 until January 1, 2018. 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)	\$11,104	\$199	\$638	\$11,941
Middle School (7-8)	\$11,744	\$239	\$777	\$12,760
High School (9-12)	\$14,944	\$260	\$621	\$15,825

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)	416	\$11,941	\$4,967,456
Middle School (7-8)	0	\$12,760	\$0
High School (9-12)	159	\$15,825	\$2,516,175
TOTAL	575	NA	\$7,483,631

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, that 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, for which site development costs were estimated at \$380,817 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 \$459,682, which is deemed a reasonable estimate for 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	\$459,682
Middle School (7-8)	\$300,000	\$459,682
High School (9-12)	\$300,000	\$459,682

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 2,500 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)	2,500	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	\$5,700,057	\$5,700,057	\$2,850,029
Middle School (7-8)	\$6,240,000	\$9,561,386	\$15,801,386	\$7,900,693
High School (9-12)	\$13,950,000	\$21,375,213	\$35,325,213	\$17,662,607

¹ The School District currently owns one site that has been 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)	416	750	0.55
Middle School (7-8)	0	900	0.00
High School (9-12)	159	2,500	0.06

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)	\$2,850,029	0.55	\$1,567,516
Middle School (7-8)	\$7,900,693	0.00	\$0
High School (9-12)	\$17,662,607	0.06	\$1,059,756
TOTAL			\$2,627,272

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	\$7,483,631
Total Site Acquisition and Development Grant	\$2,627,272
MAXIMUM LEVEL II FEE COST	\$10,110,903

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	\$10,110,903
Credit for Local Funds	\$0
NET LEVEL II FEE COST	\$10,110,903

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, SFA and MF Projected Units must first be determined. For SFD square footage K&G Public Finance used information obtained from the Assessor's Office of the County along with figures for known residential projects currently in the process of being built. For the estimated square footage of MF Units, historical figures were used based on units built within the last five years. The SFA square footage amount is an estimate that was provided by the City of Riverside. The average square footage estimates for SFD, SFA, 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	623	3,134	1,952,482
SFA	11	1,500	16,500
MF	573	964	552,372
TOTAL	1,207	NA	2,521,354

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 Fee. 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	\$10,110,903
Total Square Footage of Projected Units	2,521,354
LEVEL II FEE	\$4.01

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	\$10,110,903
Net Level II Fee Cost	\$10,110,903
LEVEL III FEE COST	\$20,221,806

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	\$20,221,806
Total Square Footage of Projected Units	2,521,354
LEVEL III FEE	\$8.02

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 for only those units which paid the Level III fee.

SECTION V. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq.* were enacted by the 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 \$8.08 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

ENROLLMENT CERTIFICATION/PROJECTION

SAB 50-01 (REV 05/09)

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 ProjectionHSAA 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 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
24390	6581	12441	43412

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	701	772	1473
Severe	234	347	581
TOTAL	935	1119	

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)

Hayley Calhoun

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

Aug. 4, 2016

TELEPHONE NUMBER

951-788-7496

E-MAIL ADDRESS

hcalhoun@rusd.k12.ca.us

Part A. K-12 Pupil Data

Grade	7th Prev. 2008 / 2009	6th Prev. 2009 / 2010	5th Prev. 2010 / 2011	4th Prev. 2011 / 2012	3rd Prev. 2012 / 2013	2nd Prev. 2013 / 2014	Previous 2014 / 2015	Current 2015 / 2016
K	2790	2747	2793	2950	3109	3220	3243	3206
1	2915	2883	2882	2896	3115	3102	3055	2729
2	3025	2921	2933	2835	2978	3142	3079	2942
3	3024	3004	2950	2922	2789	2934	3120	3014
4	3075	2983	3017	2943	2850	2792	2899	3171
5	3018	3036	2979	3029	2862	2914	2789	3006
6	3129	3009	3040	3023	3012	2891	2946	2969
7	3139	3197	3095	3098	3087	3038	2946	2991
8	3113	3146	3058	3015	2919	3033	3018	3035
9	3749	3545	3296	3262	3101	3036	3082	3204
10	3049	3262	3229	3160	3125	3070	3010	3146
11	2641	2778	3047	2962	3124	2974	2899	3011
12	2624	2612	2714	2830	3051	2975	2767	2965
TOTAL	39291	39123	39033	38925	39122	39121	38853	39389

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	164	220	70	6	4	1	3	0
10	141	247	109	85	33	29	27	17
11	118	193	281	233	103	140	154	115
12	51	88	260	342	300	287	264	217
TOTAL	474	748	720	666	440	457	448	349

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

	Elementary	Secondary	TOTAL
Non-Severe	605	759	1364
Severe	202	341	543
TOTAL	807	1100	

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
2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016

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

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	9-12	Non-Severe
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

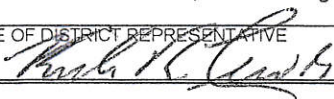
on

3-1-99 per Janet Dixon and 02/01/01

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



4/2/01

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	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



6/12/99

File: SC Eligibility
50/67215-00-00

APPENDIX B
BONDING CAPACITY CALCULATION

**RIVERSIDE UNIFIED SCHOOL DISTRICT
BONDING CAPACITY CALCULATION
FISCAL YEAR 2016/2017
APPENDIX B**

1.	Total Assessed Valuation (Fiscal Year 2016/2017) ¹	\$23,280,127,043
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>2.50%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$582,003,176

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	17	2	1	20	28
ALCOTT ELEMENTARY	12	0	1	13	19	3	1	23	36
BEATTY ELEMENTARY	0	0	0	0	27	4	1	32	32
BRYANT ELEMENTARY	3	0	0	3	15	0	0	15	18
CASTLE VIEW ELEMENTARY	14	0	0	14	15	2	1	18	32
EMERSON ELEMENTARY	9	0	0	9	22	4	0	26	35
FRANKLIN ELEMENTARY	9	0	1	10	22	3	1	26	36
FREMONT ELEMENTARY	11	0	1	12	16	4	1	21	33
GRANT EDUCATION CENTER	0	0	0	0	0	0	0	0	0
HARRISON ELEMENTARY	9	2	0	11	17	3	2	22	33
HAWTHORNE ELEMENTARY	0	0	0	0	29	5	0	34	34
HIGHGROVE ELEMENTARY	25	0	1	26	12	3	1	16	42
HIGHLAND ELEMENTARY	10	0	1	11	20	4		24	35
JACKSON ELEMENTARY	17	0	1	18	17	4	1	22	40
JEFFERSON ELEMENTARY	14	0	2	16	32	2	0	34	50
KENNEDY ELEMENTARY	6	0	0	6	34	2	1	37	43
LAKE MATHEWS ELEMENTARY	0	0	0	0	33	1	1	35	35
LIBERTY ELEMENTARY	7	0	0	7	26	2	0	28	35
LONGFELLOW ELEMENTARY	11	0	1	12	23	2	1	26	38
MADISON ELEMENTARY	20	0	1	21	13	3		16	37
MAGNOLIA ELEMENTARY	17	0	0	17	11	1	1	13	30
MONROE ELEMENTARY	7	0	0	7	20	3	1	24	31
MT. VIEW ELEMENTARY	5	0	0	5	30	2	4	36	41
PACHAPPA ELEMENTARY	8	0	0	8	23	5	2	30	38
RIVERA ELEMENTARY	9	0	0	9	22	2	2	26	35
STEM (HYATT)	0	0	0	0	0	0	0	0	0
SUNSHINE ELEMENTARY	0	0	0	0	0	0	0	0	0
TAFT ELEMENTARY	7	0	0	7	22	3	1	26	33
TWAIN ELEMENTARY	0	0	0	0	40	5	1	46	46
VICTORIA ELEMENTARY	9	0	1	10	14	4	1	19	29
WASHINGTON ELEMENTARY	15	2	0	17	19	1	0	20	37
WOODCREST ELEMENTARY	2	0	0	2	25	2	0	27	29
ELEMENTARY SCHOOL (K-6) TOTALS	264	4	11	279	635	81	26	742	1,021
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
STEM	11	0	0	11	12	0	0	12	23
SIERRA MIDDLE	0	0	0	0	32	4	0	36	36
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	51	0	4	55	240	8	20	268	323
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)	431	5	26	462	1,223	99	70	1,392	1,854

**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)	171	4	11	635	81	26	928	21,384
MIDDLE (7-8)	51	0	4	240	8	20	323	8,241
HIGH (9-12)	84	1	11	348	10	24	478	12,218
TOTAL (K-12)	306	5	26	1,223	99	70	1,729	41,843

[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
2016/2017 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	70	76	66	78	83	64	86	63							586
ALCOTT ELEMENTARY	27	97	106	96	115	132	122	121							816
BEATTY ELEMENTARY	66	95	87	76	106	97	96	102							725
BRYANT ELEMENTARY	16	56	54	59	73	53	78	53							442
CASTLE VIEW ELEMENTARY	34	101	98	97	94	107	91	62							684
EMERSON ELEMENTARY	69	128	115	120	96	123	135	99							885
FRANKLIN ELEMENTARY	20	88	86	103	141	115	139	115							807
FREMONT ELEMENTARY	51	82	68	68	82	70	76	84							581
HARRISON ELEMENTARY	38	69	59	74	65	80	77	84							546
HAWTHORNE ELEMENTARY	77	119	110	108	104	105	121	112							856
HIGHGROVE ELEMENTARY	81	102	105	93	110	122	117	103							833
HIGHLAND ELEMENTARY	71	109	106	100	112	115	103	114							830
JACKSON ELEMENTARY	48	104	101	91	130	118	143	126							861
JEFFERSON ELEMENTARY	101	150	157	135	134	140	139	132							1,088
KENNEDY ELEMENTARY	35	148	131	133	148	170	145	188							1,098
LAKE MATHEWS ELEMENTARY	25	107	115	118	124	136	132	123							880
LIBERTY ELEMENTARY	73	97	85	89	112	117	130	100							803
LONGFELLOW ELEMENTARY	98	112	100	107	116	96	119	109							857
MADISON ELEMENTARY	50	94	112	91	103	93	98	104							745
MAGNOLIA ELEMENTARY	58	78	83	82	100	87	91	113							692
MONROE ELEMENTARY	58	83	92	104	87	95	105	98							722
MT. VIEW ELEMENTARY	82	114	106	94	113	109	99	106							823
PACHAPPA ELEMENTARY	73	122	88	107	105	109	107	100							811
REACH LEADERSHIP	20	70	74	84	68	70	29	27							442
RIVERA ELEMENTARY	43	95	104	101	110	108	114	90							765
SUNSHINE ELEMENTARY	258														258
TAFT ELEMENTARY	30	88	84	83	82	104	96	98							665
TWAIN ELEMENTARY	26	122	120	154	174	172	174	175							1,117
VICTORIA ELEMENTARY	14	80	85	87	91	75	95	75							602
WASHINGTON ELEMENTARY	18	127	110	133	103	109	122	144							866
WOODCREST ELEMENTARY	21	73	91	81	105	95	107	95							668
CENTRAL MIDDLE									309	337					646
CHEMAWA MIDDLE									439	450					889
EARHART MIDDLE									491	536					1,027
FRANK AUGUSTUS MILLER MIDDLE									520	483					1,003
GAGE MIDDLE									464	436					900
SIERRA MIDDLE									394	422					816
ARLINGTON HIGH											529	486	504	456	1,975
EOC SUMMIT IND STUDY												28	72	149	249
EOC/COPE										7		4	14	14	52
KING HIGH											781	839	841	797	3,258
LINCOLN HIGH													47	106	153
NORTH HIGH											605	622	569	484	2,280
POLY HIGH											751	724	674	622	2,771
PROJECT TEAM	89														89
RAINCROSS											2	12	64	111	189

RIVERSIDE UNIFIED SCHOOL DISTRICT
2016/2017 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	
RAMONA HIGH											546	606	497	508	2,157
RIVERSIDE STEM ACADEMY							108	107	108	108	66	60	43	41	641
SPECIAL ED	1	1	1	2		1	5	7	15	8	7	11	12	22	93
STATE PRESCHOOL	40														40
UNIVERSITY MIDDLE									374	435					809
VIRTUAL SCHOOL			3	1	3	6	4	6	10	10	15	7	8	20	93
GRAND TOTAL	1,881	2,987	2,902	2,949	3,189	3,193	3,403	3,235	3,124	3,232	3,306	3,409	3,344	3,330	43,484
ELIGIBLE**	1,881	2,987	2,899	2,948	3,186	3,187	3,399	3,229	3,114	3,222	3,291	3,402	3,336	3,310	43,391
ELIGIBLE BY SCHOOL LEVEL*	23,716								6,336		13,339				43,391

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

APPENDIX E
CORRESPONDENCE WITH CITIES/COUNTY



March 7, 2017

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 2017 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 March 20, 2017.** 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 'D. 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
2017 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	NA
Single Family Attached (condominiums, town homes)	0	NA
Multi-family (apartments, duplexes, triplexes)	0	NA

_____ 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 March 20, 2017.

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



March 7, 2017

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 2017 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 and, as available, planned home size information for development within active projects.

Please complete, sign and return the form enclosed to K&G Public Finance by March 20, 2017. 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', written over the word 'Sincerely,'.

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District
Wendy H. Wiles; Bowie, Arneson, Wiles and Giannone

**RIVERSIDE UNIFIED SCHOOL DISTRICT
2017 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)	500	3,134
Single Family Attached (condominiums, town homes)	11	1,500
Multi-family (apartments, duplexes, triplexes)	573	964

_____ 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 March 20, 2017.

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



March 7, 2017

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 2017 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 and, as available, planned home size information for development within active projects. **Please complete, sign and return the form enclosed to K&G Public Finance by March 20, 2017.** 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", is written over the word "Sincerely,".

Douglas Floyd
Senior Associate
Koppel & Gruber Public Finance

Enclosures

cc: Hayley Calhoun; Riverside Unified School District
Wendy H. Wiles; Bowie, Arneson, Wiles and Giannone

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**RIVERSIDE UNIFIED SCHOOL DISTRICT
2017 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)	310	3,134
Single Family Attached (condominiums, town homes)	0	NA
Multi-family (apartments, duplexes, triplexes)	0	NA

_____ 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 March 20, 2017.

**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	\$22,692,588	750	\$30,257
Middle School	\$41,837,412	900	\$46,486
High School	\$139,163,090	2,500	\$55,665

True Cost Per Dwelling Unit

School Level	Cost per Student	Blended Student Generation Rate	True Cost per Dwelling Unit
Elementary School	\$30,257	0.3413	\$10,327
Middle School	\$46,486	0.0631	\$2,933
High School	\$55,665	0.0652	\$3,629
Total	\$132,408	0.4696	\$16,889

True Cost per Square Foot

School Level	True Cost per Dwelling Unit	Average Square Footage [1]	True Cost Per Square Foot
Elementary School	\$10,327	2,089	\$4.94
Middle School	\$2,933	2,089	\$1.40
High School	\$3,629	2,089	\$1.74

[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	\$4.94
Middle School	\$1.40
High School	\$1.74
Total	\$8.08

**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		1,245,097
Architect/Engineering Fees ²	\$1,101,563	
DSA Fees ²	97,534	
Energy Analysis	6,000	
Preliminary Tests	30,000	
Other Costs	10,000	
III. Construction Costs		20,114,063
Construction ³	\$18,281,250	
Construction Management ²	1,832,813	
IV. Tests		130,000
V. Inspection		135,000
VI. Furniture & Equipment⁴		843,750
VII. Contingency⁵		224,679
TOTAL ESTIMATED COST		<u><u>\$22,692,588</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 \$325 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		1,848,680
Architect/Engineering Fees ¹	\$1,627,500	
DSA Fees ¹	151,180	
Energy Analysis	15,000	
Preliminary Tests	40,000	
Other Costs	15,000	
III. Construction Costs		32,479,500
Construction ²	\$29,700,000	
Construction Management ¹	2,779,500	
IV. Tests		160,000
V. Inspection		200,000
VI. Furniture & Equipment³		1,350,000
VII. Contingency⁴		423,382
TOTAL ESTIMATED COST		<u><u>\$42,761,562</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 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		5,963,988
Architect/Engineering Fees ¹	\$5,343,750	
DSA Fees ¹	530,238	
Energy Analysis	25,000	
Preliminary Tests	45,000	
Other Costs	20,000	
III. Construction Costs		115,718,750
Construction ²	\$106,250,000	
Construction Management ¹	9,468,750	
IV. Tests		260,000
V. Inspection		300,000
VI. Furniture & Equipment³		4,687,500
VII. Contingency⁴		1,409,202
TOTAL ESTIMATED COST		\$142,329,440

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

¹ See Cost Detail Worksheet

² Estimated at \$340 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	\$18,281,250	
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%	\$414,063
TOTAL FEE	6.03%	\$1,101,563

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS	\$18,281,250	
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%	\$1,628
TOTAL FEE	0.02%	\$4,128

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS	\$18,281,250	
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$86,406
TOTAL FEE	0.51%	\$93,406

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS	\$18,281,250	
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%	\$331,250
GENERAL CONDITIONS	5.00%	\$914,063
TOTAL FEE	10.03%	\$1,832,813

**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	\$103,125,000	
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%	\$4,656,250
TOTAL FEE	5.18%	\$5,343,750

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS	\$103,125,000	
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%	\$10,113
TOTAL FEE	0.01%	\$12,613

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS	\$103,125,000	
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$510,625
TOTAL FEE	0.50%	\$517,625

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS	\$103,125,000	
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%	\$3,725,000
GENERAL CONDITIONS	5.00%	\$5,156,250
TOTAL FEE	9.18%	\$9,468,750

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	\$11,303	6.00%	\$678	\$339
Middle School	\$11,983	6.00%	\$719	\$359
High School	\$15,204	3.75%	\$570	\$285

Allowable Grant per School Facility

School Level	Grant Per New Useable Acre	Site Acreage	School Facility Grant
Elementary School	\$18,073	12.4	\$224,105
Middle School	\$18,073	20.8	\$375,918
High School	\$18,073	46.5	\$840,395

Grant Amount per Pupil

School Level	School Facility Grant	Facility Capacity	Grant per Pupil
Elementary School	\$224,105	750	\$299
Middle School	\$375,918	900	\$418
High School	\$840,395	2,500	\$336

Total per Pupil Grant for Site Development

School Level	Allowable Additional Grant	Grant per Pupil	Total Grant for Site Development
Elementary School	\$339	\$299	\$638
Middle School	\$359	\$418	\$777
High School	\$285	\$336	\$621

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 be 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 2,332 students at the Elementary School level, excess capacity of 1,905 students at the Middle School level and deficit capacity of 1,121 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, 2016, \$17,157,499 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 certificates of participation in the amount of \$15,735,000, and in May 2009, the School District issued additional certificates of participation in the 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, 2016, the School District had a balance of \$11,374,703 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 \$3.48 per square foot on applicable residential construction. Furthermore, the School District collects statutory fees in the amount of \$0.56 per square foot for commercial/industrial construction. As of June 30, 2016, the balance of Level II fees and statutory fees collected by the School District was \$6,955,008.

Based on the findings determined in this Study, an estimated \$10,110,903 is projected to be collected in Level II Fees from new residential construction over the next five (5) years.

The amount of developer fees on hand and projected over the next five (5) years are also both applied to the local funds listed in Table H-1.

- (v) **State Funding**— 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, 2016, the balance of this fund was \$4,314,182. The full amount is potentially available to offset the impact of Projected Units.

The cost impact to the School District created by existing unhoused students is evaluated in Table H-2. However, the School District may seek State Funding to house these students and such amount should be applied as a local fund credit. Multiplying the current State applicable per-pupil grants by the 2,332 existing unhoused Elementary School students and 1,121 existing unhoused High School students (as determined in Table 7) generates an estimated \$45,586,237. This amount is applied to the local funds listed in Table H-1.

In addition, the cost impacts to the School District created by projected unhoused students is evaluated in Tables H-3. The School District may also seek State Funding to house these students and such amount should be applied to local fund credit. Multiplying the current State per-pupil grants by the projected unhoused students, as determined in Table 8 of this SFNA generates an estimated \$7,483,631. This amount is also applied to the local funds listed in Table H-1.

- (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 thirty-two (32) CFDs. These CFDs were formed as an alternative to housing developers being required to pay 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	11,374,703
Developer Fees On-Hand	6,955,008
Developer Fees Projected Over Next 5 Years	10,110,903
State Funds (County School Facilities Fund)	4,314,182
State Funds (Existing Unhoused Students)	45,586,237
State Funds (Projected Unhoused Students)	7,483,631
Community Facilities Districts	0
TOTAL SURPLUS PROPERTY AND LOCAL FUNDS	\$88,824,664

Current Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 2,332 students at the elementary school level and 1,121 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table H-2 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-2
Cost Impact of Currently Unhoused Students

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (K-6)	2,332	\$30,257	\$70,559,324
Middle School (7-8)	0	\$46,486	\$0
High School (9-12)	1,121	\$55,665	\$62,400,465
TOTAL	3,453	NA	\$132,959,789

Projected Unhoused Student Impact

As determined in Section II.C of this SFNA, a total of 575 Projected Unhoused Students are anticipated from Unmitigated Projected Units over the next five (5) years. The estimated cost impact of housing the Projected Unhoused Students is determined by multiplying the number of Projected Unhoused students by school level as shown in Table 8 of this SFNA by the cost per student calculated in Appendix “F” for each school level. This computation is shown in Table H-3.

Table H-3
Cost Impact of Projected Unhoused Students

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	PROJECTED UNHOUSED STUDENT IMPACT
Elementary School (K-6)	416	\$30,257	\$12,586,912
Middle School (7-8)	0	\$46,486	\$0
High School (9-12)	159	\$55,665	\$8,850,735
TOTAL	575	NA	\$21,437,647

Total School Facilities Cost Impact

The total School Facilities Cost Impact is the sum of the Current Unhoused Student Impact and Projected Unhoused Student Impact and is summarized in Table H-4.

Table H-4
Total School Facilities Cost Impact

DESCRIPTION	AMOUNT
Current Unhoused Student Impact	\$132,959,789
Projected Unhoused Student Impact	\$21,437,647
TOTAL SCHOOL FACILITIES COST IMPACT	\$154,397,436

Local Funds Credit

Considering the cost impact of Current Unhoused Students and Projected Unhoused Students described above in Tables H-2 and H-3 and subtracting those figures from the Surplus Property and Local Funds identified in the Table H-1, results in a funding deficit of \$65,572,772. 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
Local Funds Available	\$88,824,664
School Facilities Cost Impact	(\$154,397,436)
SURPLUS(DEFICIT) OF LOCAL FUNDS	(\$65,572,772)