



RIVERSIDE UNIFIED SCHOOL DISTRICT
SCHOOL FEE JUSTIFICATION STUDY

April 24, 2018

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EXECUTIVE SUMMARY

Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

This School Fee Justification Study (“Study”) has been prepared for the Riverside Unified School District (“School District”) to demonstrate the relationship between new residential and commercial/industrial development and the School District’s need for the construction of school facilities, the cost of the school facilities, modernization of existing school facilities, and the per square foot amount of Level I fees (“School Fees”) that may be levied by the School District on residential and commercial/industrial development in accordance with applicable law.

The maximum School Fees authorized by Education Code Section 17620 are currently \$3.79 per square foot for residential construction/reconstruction and \$0.61 per square foot for commercial/industrial construction. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. Based on the findings presented in this Study, the School District is justified in collecting the amount equal to the maximum authorized Level I school fees or \$3.79 per square foot for residential construction/reconstruction and the maximum authorized or \$0.61 per square foot for categories of commercial/industrial development, except for new construction classified as Rental Self-Storage. The findings are summarized below:

RESIDENTIAL DEVELOPMENT

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, such development will generate an estimated 973 new students over the next ten (10) years. Based on the School District’s existing facilities capacity and enrollment, the projected student enrollment supports the need for the construction of additional school facilities and/or expansion of facilities at existing sites.

The cost impact per square foot shown in Table E-1 exceeds the current maximum authorized residential School Fee of \$3.79, therefore, the School District is reasonably justified in levying the Level I school fees in an amount up to but not exceeding \$3.79 per square for residential development (“Applicable Residential School Fee”).

TABLE E-1
RESIDENTIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEE

DESCRIPTION	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Residential Construction	\$7.16	\$3.79

COMMERCIAL/INDUSTRIAL DEVELOPMENT

As commercial/industrial properties develop new jobs are created. Many of the employees working at the new jobs will move into the School District boundaries, thereby increasing the need for new residential development and further impacting the School District's facilities. School Fees may be imposed on commercial/industrial development if the school fees collected on residential development are insufficient to provide adequate school facilities for students generated as a result of new development and nexus findings are presented that justify the imposition of the commercial/industrial school fee.

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of "San Diego Traffic Generator Study" ("Traffic Study"), a report by San Diego Association of Governments ("SANDAG"). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type. The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.61 per square foot except for Rental Self-Storage. Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.61 per square foot ("Applicable Com/Ind. School Fees") for all categories except Rental Self-Storage. The Applicable Com/Ind. School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Rental Self-Storage up to the respective net cost impact per square foot determined herein.

TABLE E-2
COMMERCIAL/INDUSTRIAL SCHOOL FACILITIES COST IMPACTS/APPLICABLE SCHOOL FEES

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$6.27	\$0.61
Community Shopping Centers	\$3.41	\$0.61
Neighborhood Shopping Centers	\$6.21	\$0.61
Industrial Business Parks	\$7.80	\$0.61
Industrial Parks/ Warehousing/ Manufacturing	\$2.99	\$0.61
Rental Self-Storage	\$0.14	\$0.14
Research & Development	\$6.75	\$0.61
Hospitality(Lodging)	\$2.52	\$0.61
Commercial Offices (Standard)	\$10.63	\$0.61
Commercial Offices (Large High Rise)	\$10.08	\$0.61
Corporate Offices	\$5.96	\$0.61
Medical Offices	\$9.46	\$0.61

SECTION I. INTRODUCTION

A. PURPOSE OF THE STUDY

The purpose of this Study is to determine if a reasonable relationship exists between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities. The findings presented in this Study have been made pursuant to and in compliance with Education Code Section 17620 and Government Code Section 66001 *et seq.* and serve as a basis for determining such a relationship.

B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT

The School District serves the Cities of Riverside, Jurupa, and an unincorporated area within the County of Riverside ("County") and currently educates a total student population¹ of approximately 40,918 kindergarten through twelfth grade students. 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.

¹ Population total excludes 242 students enrolled in Non-Traditional Curriculums which does not require teaching stations.

SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

This section discusses the legislative history of the Level I Fee.

Assembly Bill (“AB”) 2926 enacted by the State in 1986, also known as the “1986 School Facilities Legislation” granted school districts the right to levy fees in order to offset the impacts to school facilities from new residential and commercial development. Originally set forth in Sections 53080 and 65995 of the Government Code, AB 2926 authorized statutory school fees to be levied, commencing January 1, 1987, in the amount of \$1.50 per square foot of new residential assessable space and \$0.25 per square foot of enclosed commercial or industrial assessable space. AB 2926 also provided for an annual increase of the statutory fees based on the Statewide cost index for Class B construction, as determined by the SAB. The provisions of AB 2926 have since been amended and expanded.

AB 1600 was enacted by the State legislature in 1987 and created Government Code Sections 66000 *et seq.* These sections require a public agency to satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project:

1. Determine the purpose of the fee;
2. Identify the 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.

AB 181, enacted in 1989, established new requirements for school districts levying school fees and also re-codified Government Code Section 53080 *et seq.* as Education Code Section 17620 *et seq.* The additional provisions established by AB 181 imposed more stringent nexus requirements which must be satisfied by school districts prior to levying school fees, especially with respect to commercial/industrial school fees. Additionally, AB 181 provided that the maximum school fees for residential and commercial/industrial development be subject to an increase every two (2) years rather than annually.

In 1998, Governor Wilson signed into law Senate Bill 50 (“SB 50”), the Leroy F. Greene School Facilities Act of 1998, which reformed State’s School Building Program and developer school fee legislation. A significant provision of SB 50 provides school districts the option of adopting

alternative school fees (also known as Level II and Level III fees) in excess of the Level I fee upon meeting certain requirements. SB 50 also placed a \$9.2 billion State Bond measure on the November 3, 1998 ballot (Proposition 1A). With the passage of Proposition 1A in November 1998, SB 50 became operative.

SB 50 also limited the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and suspended the court cases known as Mira-Hart-Murrieta. The Mira-Hart-Murrieta cases previously permitted school districts to collect mitigation fees in excess of school fees under certain circumstances.

On November 5, 2002, California voters passed Proposition 47, which authorized the issuance of \$13.05 billion in State bonds and also enacted AB 16, which provided for additional reformation of the School Building Program. AB 16, among other items, clarified that if the SAB is no longer approving apportionments for new construction due to the lack of funds available for new school facilities construction, a school district may increase its Level II Fee to the Level III Fee. With the issuance of the State bonds authorized by the passage of Proposition 47, this section of AB 16 became inoperable.

Furthermore, Proposition 55 was approved on March 2, 2004, which authorized the sale of \$12.3 billion in State bonds. Most recently, California voters approved Proposition 1D in the general election held on November 7, 2006. Proposition 1D authorized the issuance of \$10.4 billion in State bonds.

Most recently, California voters approved Proposition 51 (the California Public School Facility Bonds Initiative) in the general election held on November 8, 2016, authorizing the issuance of \$9 billion in bonds to fund the improvement and construction of school facilities for K-12 Schools and community colleges.

SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS

The objective of this Study is to determine if a nexus exists between future residential and commercial/industrial development and the need for school facilities. In addition, the Study aims to identify the costs of such required school facilities and determine the amount of School Fees that can be justifiably levied on residential and commercial/industrial development according to the estimated impacts caused by such development. This section evaluates whether existing school facilities can accommodate students generated from future residential development, projects student enrollment based on anticipated residential growth, and estimates the costs of school facilities required to accommodate new residential growth. The findings determined in this section are used in following sections to evaluate the cost impact per square foot for new residential and commercial/industrial property. Although many of the figures in this section are primarily derived from residential development projections and impacts, they are adjusted in Section V. to evaluate the impact of commercial/industrial development.

A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT

The School District's existing school facilities capacity and student enrollment were evaluated in order to determine if there is excess capacity to house students generated by new residential and commercial/industrial development.

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. Per Education Code Section 17071.10, these facilities have a capacity to accommodate 41,484 students, 21,010 seats of which are at the elementary school level, 7,574 seats at the middle school level and 12,900 seats are at the high school level. Appendix "A" provides a calculation of the updated facility capacity using state loading factors.

Based on enrollment information as of October 2017, the total student enrollment of the School District is 41,160 students. Students enrolled in the virtual online program, which do not require full-time teaching stations and those students enrolled in non-public teaching Programs and the Project Team program, are subtracted from the total enrollment figures due to special requirements and capacity factors, resulting in a net enrollment of 40,918 students, 21,655 students of which are at the elementary school level, 6,304 students of which are at the middle school level and 12,959 students are at the high school level. Current available 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 and high school levels, and available capacity at the middle school level. The existing school facilities available capacity determination is shown in Table 1.

TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2017)	AVAILABLE/(DEFICIT) CAPACITY
Elementary School (K-6)	21,010	21,655	(645)
Middle School (7-8)	7,574	6,304	1,270
High School (9-12)	12,900	12,959	(59)
Total	41,484	40,918	566

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate the Projected Units, Koppel & Gruber Public Finance (“K&G Public Finance”) utilized information from the Planning Departments from the Cities of Jurupa Valley and Riverside as well as the County of Riverside Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans and tract and land entitlement information. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 2,403 residential units over the next ten (10) years (“Total Projected Units”).

Projected residential units having mitigated their impact through an alternative to paying School Fees, such as participation in a Community Facilities District or through execution of a mitigation agreement, have been identified. Currently, 342 of the Total Projected Units have mitigated their impact to the School District through participation in a Community Facilities District and are thus subtracted from the Total Projected Units.

The determination of the Projected Unmitigated Units is summarized by residential category in Table 2. SFD are those units with no common walls; SFA are those units sharing a common wall, with each unit being on an individual and separate 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).

TABLE 2
PROJECTED RESIDENTIAL UNITS

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	PROJECTED MITIGATED UNITS	PROJECTED UNMITIGATED UNITS
SFD	2,498	936	1,562
SFA	11	0	11
MF	887	57	830
TOTAL	3,396	993	2,403

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance, first obtained property characteristic data from the Assessor’s Office of the County of Riverside (“County”) as of March 2018. 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 (e.g. single-family dwellings, multi-family et al). Parcels in the database were classified by unit type (SFD or MF) and residential parcels built within a five (5) year sample period (Calendar Years 2013 through 2017) were extracted. Based on the County information, a total of 997 SFDs, 21 SFAs and 144 MFs were built within the School District during the sample period.

K&G Public Finance then obtained a student database from the School District, which contained the school attended, 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 2017. The student enrollment address information was matched to the address (situs address) information of parcels in the County property characteristic database. The number of students matched was then queried by school level and residential category. Due to the low number of SFAs built within the School District within the previous five years, the SGRs for SFAs were obtained from the Beaumont Unified School District 2017 School Facilities Needs Analysis dated March 10, 2017. Tables 3, 4, and 5 below summarize the calculation of the SGRs by residential category.

TABLE 3
SINGLE FAMILY DETACHED (SFD)
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School	160	997	0.1605
Middle School	48	997	0.0481
High School	86	997	0.0863
TOTAL	294	NA	0.2949

TABLE 4
SINGLE FAMILY ATTACHED (SFA)
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School	0	21	0.3129
Middle School	0	21	0.0786
High School	1	21	0.1085
TOTAL	1	NA	0.5000

¹The SGRs shown above were based on figures used for Beaumont Unified School District (“BUSD”) in their 2017 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 5
MULTI-FAMILY (MF)
STUDENT GENERATION RATES

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School	64	144	0.4444
Middle School	7	144	0.0486
High School	17	144	0.1181
TOTAL	88	NA	0.6111

TABLE 6
COMBINED STUDENT GENERATION RATES

SCHOOL LEVEL	SFD UNITS	SFA UNITS ¹	MF UNITS
Elementary School	0.1605	0.3129	0.4444
Middle School	0.0481	0.0786	0.0486
High School	0.0863	0.1085	0.1181
TOTAL	0.2949	0.5000	0.6111

¹The SGRs shown above were based on figures used for Beaumont Unified School District (“BUSD”) in their 2017 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.

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 6 by the number of Projected Unmitigated Units shown in Table 2. A total of 973 students are estimated to be generated from Projected Unmitigated Units. The projected student enrollment is summarized by school level in Table 7.

TABLE 7
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL

SCHOOL LEVEL	PROJECTED STUDENTS
Elementary School	623
Middle School	116
High School	234
Total	973

4. Projected Unhoused Students

As shown in Table 1, there is available capacity at the middle school level, and deficit capacity at the elementary and high school levels. In order to determine the projected unhoused students generated by Projected Unmitigated Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by the surplus or deficit seats available at the respective levels. Table 8 shows that the existing available capacity at the middle school level may accommodate the projected student enrollment, however, deficit capacity at the elementary and high school levels will not.

TABLE 8
PROJECTED UNHOUSED STUDENTS

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS	PROJECTED UNHOUSED STUDENTS
Elementary School	623	0	623
Middle School	116	116	0
High School	234	0	234
Total	973	116	857

C. FACILITY NEEDS AND ESTIMATED PER STUDENT COST

1. Facility Needs

In 2016 the School District conducted a Long-Range Facilities Master Plan (“2016 Plan”) identifying certain capital improvements and modernization needs and preliminary cost estimates for the identified projects. The total budgeted cost of the facilities projects outlined in the 2016 Plan was \$1,306,350,422.

For purposes of this Study, facilities costs are included and estimated based on the construction of new school facilities, as these facilities most closely correlate with facilities necessary to house existing unhoused students and Projected Unhoused Students. Table 9 below summarizes the estimated cost to the School District of

providing new school facilities per school level. The calculations used to estimate the school facilities costs are also provided in Appendix “B” of this Study.

TABLE 9
ESTIMATED FACILITIES COSTS PER SCHOOL

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED FACILITIES CONSTRUCTION & SOFT COSTS	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School ¹	\$0	\$25,123,832	\$25,123,832
Middle School	\$6,300,000	\$37,093,317	\$43,393,317
High School	\$13,990,000	\$132,274,653	\$146,264,653

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

2. Estimated Cost Per Student

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. The estimated Cost per Student for each school level is determined by dividing the Total Estimated School Facilities Costs shown in Table 8 by the student capacity. The cost per student calculation is shown in Table 10. ¹

TABLE 10
FACILITIES COSTS PER STUDENT

SCHOOL LEVEL	TOTAL ESTIMATED SCHOOL FACILITIES COST	STUDENT CAPACITY	COST PER STUDENT
Elementary School	\$25,123,832	750	\$33,498
Middle School	\$43,393,317	900	\$48,215
High School	\$146,264,653	2,500	\$58,506

SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

The following section presents the school facility impact analysis for new residential development and provides a step-by-step calculation of the estimated per residential square foot cost impact.

To determine the school facilities cost impact per square foot of residential development, first the Projected Unhoused Students determined in Table 8 were multiplied by the Cost per Student determined in Table 10 for each school level. The result of this computation is shown Table 11 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

TABLE 11
FACILITIES COST IMPACT

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	FACILITIES COST IMPACT
Elementary School	623	\$33,498	\$20,869,254
Middle School	0	\$48,215	\$0
High School	234	\$58,506	\$13,690,404
Total	857	NA	\$34,559,658

The Total Estimated School Facilities Cost shown in Table 11 above was then divided by the number of Projected Unmitigated Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 12.

TABLE 12
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT

FACILITIES IMPACT	PROJECTED UNMITIGATED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$34,559,658	2,403	\$14,382

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 12 by the average square footage of each residential unit type. This calculation is shown in Table 13. K&G Public Finance used square footage 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.

TABLE 13
SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT

RESIDENTIAL CATEGORY	FACILITIES COST PER RESIDENTIAL UNIT	AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
Residential Units	\$14,382	2,010	\$7.16

The total school facilities impact per residential square foot determined in Table 13 is greater than the current maximum residential School Fees of \$3.79 per square foot; therefore, the School District is justified in levying an amount up to the maximum authorized amount for all unmitigated residential development.

SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

The following section presents the school facilities impact analysis for new commercial/industrial development and provides a step-by-step calculation of the estimated per commercial/industrial square foot cost impact.

A. EMPLOYEE GENERATION

In the course of making the nexus findings to justify School Fees levied on commercial/industrial development, Education Code Section 17621(e)(1)(B) requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. As mentioned in the Executive Summary, for purposes of making such determination this code section further sets out that the employee generation estimates be based on the applicable estimates set forth in the Traffic Study published by SANDAG.

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 14 below. The land use categories listed are based on those categories described in the Traffic Study and include land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

TABLE 14
EMPLOYEE GENERATION PER 1,000 SQUARE FEET
OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	AVERAGE SQUARE FOOTAGE PER EMPLOYEE	EMPLOYEES PER 1,000 SQUARE FEET
Banks	354	2.8253
Community Shopping Centers	652	1.5348
Neighborhood Shopping Center	357	2.7985
Industrial Business Parks	284	3.5156
Industrial/Warehousing/Manufacturing	742	1.3473
Rental Self-Storage	15,541	0.0643
Research & Development	329	3.0408
Hospitality(Lodging)	883	1.1325
Commercial Offices (Standard)	209	4.7897
Commercial Offices (Large High Rise)	220	4.5442
Corporate Offices	372	2.6848
Medical Offices	234	4.2654

Source: San Diego Traffic Generator Study, January 1990 Edition; SANDAG.

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 14 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information obtained from the U.S. Census Bureau^{2,3}, there are approximately 1.60 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 14 by 1.60 results in the estimated number of households per 1,000 square feet of commercial/industrial development (“Total Household Impact”).

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and therefore will have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census data⁴, it is estimated that approximately 41.9% of employees both live and work within the School District. Multiplying the Total Household Impact by 41.9% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 15.

² US Census Bureau: ACS 2016 Selected Economic Characteristics (DP03)

³ US Census Bureau: ACS 2016 Selected Housing Characteristics (DP04)

⁴ US Census Bureau: ACS 2016 Commuting Characteristics by Sex (S0801)

TABLE 15
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON
HOUSEHOLDS WITHIN THE SCHOOL DISTRICT

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.
Banks	0.7399
Community Shopping Centers	0.4019
Neighborhood Shopping Centers	0.7329
Industrial Business Parks	0.9207
Industrial/Warehousing/Manufacturing	0.3528
Rental Self-Storage	0.0169
Research & Development	0.7963
Hospitality(Lodging)	0.2966
Commercial Offices (Standard)	1.2543
Commercial Offices (Large High Rise)	1.1900
Corporate Offices	0.7031
Medical Offices	1.1170

2. Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 15 by blended student generation rates determined for each school level. The result of this calculation is shown in Table 16. The determination of the blended student generation rates are shown and described in Appendix “C” of this Study.

TABLE 16
STUDENT GENERATION PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL STUDENT GENERATION	MIDDLE SCHOOL STUDENT GENERATION	HIGH SCHOOL STUDENT GENERATION	TOTAL STUDENT GENERATION
Banks	0.1918	0.0358	0.0720	0.2996
Community Shopping Centers	0.1042	0.0195	0.0391	0.1628
Neighborhood Shopping Centers	0.1900	0.0355	0.0713	0.2968
Industrial Business Parks	0.2387	0.0446	0.0896	0.3729
Industrial/Warehousing/ Manufacturing	0.0915	0.0171	0.0343	0.1429
Rental Self-Storage	0.0044	0.0008	0.0016	0.0068
Research & Development	0.2064	0.0386	0.0775	0.3225
Hospitality(Lodging)	0.0769	0.0144	0.0289	0.1202
Commercial Offices (Standard)	0.3252	0.0608	0.1221	0.5081
Commercial Offices (Large High Rise)	0.3085	0.0576	0.1158	0.4819
Corporate Offices	0.1823	0.0341	0.0684	0.2848
Medical Offices	0.2896	0.0541	0.1087	0.4524

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student was determined by multiplying the facilities costs per student summarized in Table 10 by the total student generation impacts calculated in Table 16. The school facilities cost impacts are shown in Table 17 by commercial/industrial development category and school level.

TABLE 17
SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL IMPACT	MIDDLE SCHOOL IMPACT	HIGH SCHOOL IMPACT	TOTAL COST IMPACT
Banks	\$6,425	\$1,726	\$4,212	\$12,363
Community Shopping Centers	\$3,490	\$940	\$2,288	\$6,718
Neighborhood Shopping Centers	\$6,365	\$1,712	\$4,171	\$12,248
Industrial Business Parks	\$7,996	\$2,150	\$5,242	\$15,388
Industrial/Warehousing/Manufacturing	\$3,065	\$824	\$2,007	\$5,896
Rental Self-Storage	\$147	\$39	\$94	\$280
Research & Development	\$6,914	\$1,861	\$4,534	\$13,309
Hospitality(Lodging)	\$2,576	\$694	\$1,691	\$4,961
Commercial Offices (Standard)	\$10,894	\$2,931	\$7,144	\$20,969
Commercial Offices (Large High Rise)	\$10,334	\$2,777	\$6,775	\$19,886
Corporate Offices	\$6,107	\$1,644	\$4,002	\$11,753
Medical Offices	\$9,701	\$2,608	\$6,360	\$18,669

2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Applicable residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 17 above.

The residential fee offsets are first calculated by using the School District's proposed Level II Fee of \$4.10 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 2,010 square feet. This calculation provides the average residential revenues from a residential unit of \$8,241 (\$4.10 x 2,010). The proposed Level II Fee is utilized for purposes of this analysis as a conservative approach to calculating the Net Cost Impacts. Note that the maximum School Fee for Commercial/Industrial Development, \$0.61, would also be justified utilizing the current maximum Level I School Fee for Residential Development of \$3.48 or the current Level II School Fee for Residential Development of \$4.01, in calculating the Residential Fee Offset for all commercial categories other than Rental Self-Storage. The average residential revenues from a residential unit multiplied by New Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 14, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development ("Residential Fee Offset"). This computation is shown in Table 18.

TABLE 18
RESIDENTIAL FEE OFFSET

CATEGORY	HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.7399	\$6,098
Community Shopping Centers	0.4019	\$3,312
Neighborhood Shopping Centers	0.7329	\$6,040
Industrial Business Parks	0.9207	\$7,587
Industrial/Warehousing/Manufacturing	0.3528	\$2,907
Rental Self-Storage	0.0169	\$139
Research & Development	0.7963	\$6,562
Hospitality(Lodging)	0.2966	\$2,444
Commercial Offices (Standard)	1.2543	\$10,337
Commercial Offices (Large High Rise)	1.1900	\$9,807
Corporate Offices	0.7031	\$5,794
Medical Offices	1.1170	\$9,205

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 18 from the total school facilities costs listed in Table 17 results in the net school facilities costs per 1,000 square feet of commercial/industrial development (“Net School Facilities Costs”). The Net School Facilities Costs are listed in Table 19.

TABLE 19
NET SCHOOL FACILITIES COSTS
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT

CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS
Banks	\$12,363	\$6,098	\$6,265
Community Shopping Centers	\$6,718	\$3,312	\$3,406
Neighborhood Shopping Centers	\$12,248	\$6,040	\$6,208
Industrial Business Parks	\$15,388	\$7,587	\$7,801
Industrial/Warehousing/Manufacturing	\$5,896	\$2,907	\$2,989
Rental Self-Storage	\$280	\$139	\$141
Research & Development	\$13,309	\$6,562	\$6,747
Hospitality(Lodging)	\$4,961	\$2,444	\$2,517
Commercial Offices (Standard)	\$20,969	\$10,337	\$10,632
Commercial Offices (Large High Rise)	\$19,886	\$9,807	\$10,079
Corporate Offices	\$11,753	\$5,794	\$5,959
Medical Offices	\$18,669	\$9,205	\$9,464

The Net School Facilities Costs determined in Table 19 were then divided by 1,000 square feet⁵ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 20.

⁵ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

TABLE 20
NET COST IMPACTS
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

CATEGORY	NET COST IMPACTS
Banks	\$6.27
Community Shopping Centers	\$3.41
Neighborhood Shopping Centers	\$6.21
Industrial Business Parks	\$7.80
Industrial/Warehousing/Manufacturing	\$2.99
Rental Self-Storage	\$0.14
Research & Development	\$6.75
Hospitality(Lodging)	\$2.52
Commercial Offices (Standard)	\$10.63
Commercial Offices (Large High Rise)	\$10.08
Corporate Offices	\$5.96
Medical Offices	\$9.46

The net cost impacts shown in Table 20 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.61 per square foot, except for the Rental Self-Storage category. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the Rental Self-Storage category.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 20, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

E. AGE-RESTRICTED (SENIOR) HOUSING

Government Code Sections 65995.1 and 65995.2 provides school districts may only charge the fees applicable for commercial/industrial development for qualified age-restricted (senior citizen) housing. Qualified age-restricted housing generates employees resulting in school facility impacts similar to those impacts from other commercial/industrial categories specified herein.

SECTION VI. REDEVELOPMENT

Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, 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 construction resulting from redevelopment projects within the School District.

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction ("Redevelopment"). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction 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 development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 5 of this Study, as applicable.

Redevelopment projects featuring a transition in commercial/industrial categorical classification (e.g. a project redeveloping a Hospitality (lodging) into Commercial office (standard) space) should be assessed based on the Applicable School Fee for the new commercial/industrial category multiplied by the total assessable space of the new commercial/industrial project in the case of a complete site redevelopment. In the case where there is a partial redevelopment, or an addition to an existing development, the Applicable School Fee should be calculated on a basis of the marginal assessable space increase multiplied by the maximum Applicable School Fee for the for the assessable space.

The School District may levy school fees, authorized under applicable law, on new units resulting from construction projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraphs, but not exceeding the applicable school fees.

SECTION VII. 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 Applicable Residential School Fee and Applicable Com/Ind. School Fees described herein (collectively referred to as the “Applicable School Fees”), these Government Code 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.

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 Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

PURPOSE OF THE SCHOOL FEE

The Board of the School District will levy and collect school fees on new residential and commercial/industrial development to obtain funds for the construction and/or reconstruction of school facilities to accommodate students generated as a result of such development. In accordance with Education Code Section 17620, “construction or reconstruction of school facilities” **does not** include any item of expenditure for any of the following:

- (i). Regular maintenance or routine repair of school buildings and facilities;
- (ii). Inspection, sampling, analysis, encapsulation or removal of asbestos-containing material, except where incidental to school facilities construction or reconstruction for which the expenditure of fees or other consideration collected pursuant to Education Code Section 17620 is not prohibited; and,
- (iii). Deferred maintenance as described in Education Code Section 17582.

IDENTIFY THE USE OF THE SCHOOL FEE

The School District has determined that revenues collected from Applicable School Fees imposed on residential and commercial/industrial developments will be used for the following purposes:

- (i). Construction or reconstruction of school facilities required to accommodate students generated by new residential and commercial/industrial development in areas of the School District where school facilities are needed;
- (ii). Construction or reconstruction of administrative and operations facilities required in response to new student growth from new development;
- (iii). Acquisition or lease of property for unhoused students generated from new development;
- (iv). Purchase or lease of interim and/or temporary school facilities in order to accommodate student capacity demands;
- (v). Furniture for use in new school facilities;
- (vi). Costs associated with the administration, collection, and justification for the Applicable School Fees;
- (vii). Provide local funding that may be required if the School District applies for State funding through SB 50.

RELATIONSHIP BETWEEN THE USE OF THE FEE, THE NEED FOR SCHOOL FACILITIES AND THE TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

As determined in the preceding sections, adequate school facilities do not exist to accommodate students generated from new residential and commercial/industrial development in the areas of the School District where new development is anticipated. The fees imposed on such new development will be used to finance the acquisition of property and the construction and/or reconstruction of school facilities required to accommodate student enrollment growth generated by new residential and commercial/industrial development.

DETERMINATION OF THE RELATIONSHIP BETWEEN THE FEE AMOUNT AND THE SCHOOL FACILITIES COSTS ATTRIBUTABLE TO TYPE OF DEVELOPMENT ON WHICH THE FEE IS IMPOSED

The imposition of the Applicable Residential School Fee of \$3.79 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Com/Ind. School Fees of \$0.61 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.61 per square foot. Therefore, the applicable commercial/industrial School Fees imposed on new commercial/industrial development classified under these categories shall not exceed the Net Cost Impacts.

ACCOUNTING PROCEDURES FOR THE FEES

The School District will deposit, invest, and expend the school fees imposed and collected on residential and commercial/industrial development in accordance with the provision of Government Code Section 66006.

APPENDIX A - FACILITIES CAPACITY UPDATE

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

Classroom Inventory

Site Name	Portable Classrooms	Permanent Classrooms	Total Classrooms	Special Use Classrooms	General Education Classrooms
Elementary					
ADAMS ELEMENTARY	8	20	28	7	21
ALCOTT ELEMENTARY	15	22	37	7	30
BEATTY ELEMENTARY	0	32	32	6	26
BRYANT ELEMENTARY	3	15	18	1	17
CASTLE VIEW ELEMENTARY	15	18	33	5	28
EMERSON ELEMENTARY	11	26	37	6	31
FRANKLIN ELEMENTARY	11	26	37	6	31
FREMONT ELEMENTARY	11	22	33	7	26
HARRISON ELEMENTARY	11	21	32	8	24
HAWTHORNE ELEMENTARY	2	34	36	7	29
HIGHGROVE ELEMENTARY	27	16	43	8	35
HIGHLAND ELEMENTARY	12	24	36	7	29
JACKSON ELEMENTARY	18	22	40	8	32
JEFFERSON ELEMENTARY	16	32	48	6	42
KENNEDY ELEMENTARY	8	37	45	3	42
LAKE MATHEWS ELEMENTARY	0	36	36	3	33
LIBERTY ELEMENTARY	7	28	35	5	30
LONGFELLOW ELEMENTARY	13	25	38	7	31
MADISON ELEMENTARY	21	15	36	6	30
MAGNOLIA ELEMENTARY	17	13	30	6	24
MONROE ELEMENTARY	7	24	31	6	25
MT. VIEW ELEMENTARY	5	36	41	8	33
PACHAPPA ELEMENTARY	8	29	37	9	28
RIVERA ELEMENTARY	12	25	37	6	31
STEM (HYATT) ¹	2	4	6	0	6
TAFT ELEMENTARY	8	26	34	6	28
TWAIN ELEMENTARY	1	47	48	7	41
VICTORIA ELEMENTARY	10	18	28	6	22
WASHINGTON ELEMENTARY	17	20	37	4	33
WOODCREST ELEMENTARY	2	27	29	4	25
ELEMENTARY SCHOOL (K-6) TOTALS	298	740	1,038	175	863
Middle					
CENTRAL MIDDLE	0	29	29	3	26
CHEMAWA MIDDLE	8	34	42	3	39
EARHART MIDDLE	13	39	52	3	49
GAGE MIDDLE	0	40	40	3	37
SIERRA MIDDLE	0	39	39	3	36
STEM (HYATT) ¹	2	5	7	1	6
UNIVERSITY MIDDLE	19	19	38	3	35
FRANK AUGUSTUS MILLER MIDDLE	0	51	51	3	48
MIDDLE SCHOOL (7-8) TOTALS	42	256	298	22	276
High					
ARLINGTON HIGH	21	61	82	3	79
KING HIGH	29	79	108	3	105
LINCOLN HIGH	3	12	15	1	14
NORTH HIGH	31	60	91	3	88
POLY HIGH	20	73	93	3	90
RAMONA HIGH	12	72	84	3	81
STEM (HYATT) ¹	3	5	8	1	7
EOC/COPE	30	0	30	1	29
HIGH SCHOOL (9-12) TOTALS	149	362	511	18	493
TOTAL (K-12)	489	1,358	1,847	215	1,632

¹ The STEM program serves students in Grades 5 through 12, therefore classroom numbers have been apportioned across Elementary, Middle School and High School levels by using the percentage of students in each level and applying that to the number of classrooms available

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

Building Capacity

Description	General Education			Non Severe ¹	Severe	Total
	K-6	7-8	9-12			
I. Total Classroom Inventory	863	276	493	215	-	1,847
II. Permanent Classrooms						1,358
III. Portable Classrooms						489
IV. 25% of Permanent Classrooms						340
V. Adjustment (III. Minus IV.)	75	13	45	16	-	149
IV. Total (I. minus V.)	788	263	448	199	-	1,698
Building Capacity ²	19,700	7,101	12,096	2,587	-	41,484

¹ All Special Use Classrooms have been categorized as Non-Severe.

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.

Building Capacity by School Levels

Description	K-6	7-8	9-12	Total
General Education	19,700	7,101	12,096	38,897
Proration of Non Severe Capacity	1,310	473	804	2,587
Proration of Severe Capacity	-	-	-	-
Total	21,010	7,574	12,900	41,484

APPENDIX B – ESTIMATED SCHOOL FACILITIES COSTS

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

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		2,119,456
Architect/Engineering Fees ²	\$1,968,750	
DSA Fees ²	104,706	
Energy Analysis	6,000	
Preliminary Tests	30,000	
Other Costs	10,000	
III. Construction Costs		21,646,875
Construction ³	\$19,687,500	
Construction Management ²	1,959,375	
IV. Tests		130,000
V. Inspection		135,000
VI. Furniture & Equipment⁴		843,750
VII. Contingency⁵		248,751
TOTAL ESTIMATED COST		<u><u>\$25,123,832</u></u>

* Assumes site cost only; estimates based on a land appraisal.

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

² See Cost Detail Worksheet

³ Estimated at \$350 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 B**

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		3,384,180
Architect/Engineering Fees ¹	\$3,168,000	
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		429,637
TOTAL ESTIMATED COST		<u><u>\$43,393,317</u></u>

* Assumes site cost only; estimates based on a land appraisal.

¹ See Cost Detail Worksheet

² Estimated at \$375 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 B**

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		12,995,238
Architect/Engineering Fees ¹	\$12,375,000	
DSA Fees ¹	530,238	
Energy Analysis	25,000	
Preliminary Tests	45,000	
Other Costs	20,000	
III. Construction Costs		112,593,750
Construction ²	\$103,125,000	
Construction Management ¹	9,468,750	
IV. Tests		250,000
V. Inspection		300,000
VI. Furniture & Equipment³		4,687,500
VII. Contingency⁴		1,448,165
TOTAL ESTIMATED COST		<u><u>\$146,264,653</u></u>

* Assumes site cost only; estimates based on a land appraisal.

¹ See Cost Detail Worksheet

² Estimated at \$400 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 B**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$19,687,500
TOTAL FEE	10.00%	\$1,968,750

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$19,687,500
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%	\$1,769
TOTAL FEE	0.02%	\$4,269

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$19,687,500
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$93,438
TOTAL FEE	0.51%	\$100,438

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$19,687,500
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%	\$387,500
GENERAL CONDITIONS	5.00%	\$984,375
TOTAL FEE	9.95%	\$1,959,375

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

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$28,800,000
TOTAL FEE	11.00%	\$3,168,000

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 B**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$103,125,000
TOTAL FEE	12.00%	\$12,375,000

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 C – BLENDED STUDENT GENERATION RATES

In order to evaluate students generated from future households by school level, the student generation rates determined in Table 6 of this Study were used. These student generation rates are listed by residential category and by school level.

TABLE C-1
STUDENT GENERATION RATES

SCHOOL LEVEL	SFD UNITS	SFA UNITS ¹	MF UNITS
Elementary School	0.1605	0.3129	0.4444
Middle School	0.0481	0.0786	0.0486
High School	0.0863	0.1085	0.1181
TOTAL	0.2949	0.5000	0.6111

¹ The SGRs shown above were based on figures used for Beaumont Unified School District (“BUSD”) in their 2017 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.

The student generation rates for each residential category listed in Table C-1 were blended into a single student generation rate for each school level based on the percentage allocation residential categories of unmitigated Projected Units. The percentage allocations are shown in Table C-2.

TABLE C-2
ALLOCATION OF UNMITIGATED PROJECTED UNITS BY RESIDENTIAL CATEGORY

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	1,562	65.00%
SFA	11	0.46%
MF	830	34.54%
TOTAL	2,403	100.00%

The Blended Student Generation Rates were determined by applying the percentage allocations, the results of which are shown in Table C-3.

TABLE C-3
BLENDED STUDENT GENERATION RATES

SCHOOL LEVEL	BLENDED STUDENT GENERATION RATE ¹
Elementary School	0.2593
Middle School	0.0484
High School	0.0973
TOTAL	0.4050

¹ Numbers may not compute due to rounding

APPENDIX D—ENROLLMENT SUMMARY

**RIVERSIDE UNIFIED SCHOOL DISTRICT
2017/2018 ENROLLMENT
APPENDIX D**

Enrollment																
School Name/Program	School Level/Grade															
	Elementary									Middle		High				Grand Total
	SDC	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	
ADAMS ELEMENTARY	-	22	71	78	67	78	84	58	84	-	-	-	-	-	-	542
ALCOTT ELEMENTARY	-	16	92	99	117	97	114	120	123	-	-	-	-	-	-	778
BEATTY ELEMENTARY	-	19	83	91	88	75	100	96	102	-	-	-	-	-	-	654
BRYANT ELEMENTARY	-	4	52	53	59	69	66	60	77	-	-	-	-	-	-	440
CASTLE VIEW ELEMENTARY	-	19	97	97	97	91	88	94	92	-	-	-	-	-	-	675
EMERSON ELEMENTARY	-	20	92	126	113	104	103	98	131	-	-	-	-	-	-	787
FRANKLIN ELEMENTARY	-	18	73	97	102	111	148	123	143	-	-	-	-	-	-	815
FREMONT ELEMENTARY	-	21	84	82	64	72	80	74	68	-	-	-	-	-	-	545
HARRISON ELEMENTARY	-	16	77	73	54	79	73	77	80	-	-	-	-	-	-	529
HAWTHORNE ELEMENTARY	-	27	120	107	98	102	101	99	113	-	-	-	-	-	-	767
HIGHGROVE ELEMENTARY	-	24	104	107	99	89	110	117	121	-	-	-	-	-	-	771
HIGHLAND ELEMENTARY	-	22	103	104	93	100	98	102	95	-	-	-	-	-	-	717
JACKSON ELEMENTARY	-	24	90	101	94	91	130	118	148	-	-	-	-	-	-	796
JEFFERSON ELEMENTARY	-	33	138	150	152	129	136	134	141	-	-	-	-	-	-	1,013
KENNEDY ELEMENTARY	-	26	121	152	127	137	142	154	148	-	-	-	-	-	-	1,007
LAKE MATHEWS ELEMENTARY	-	19	108	101	110	116	132	135	135	-	-	-	-	-	-	856
LIBERTY ELEMENTARY	-	16	91	93	96	84	111	114	128	-	-	-	-	-	-	733
LONGFELLOW ELEMENTARY	-	16	114	116	94	112	120	100	107	-	-	-	-	-	-	779
MADISON ELEMENTARY	-	25	79	100	112	99	113	100	96	-	-	-	-	-	-	724
MAGNOLIA ELEMENTARY	-	19	77	88	81	87	104	87	96	-	-	-	-	-	-	639
MONROE ELEMENTARY	-	30	84	96	86	103	81	91	102	-	-	-	-	-	-	673
MT. VIEW ELEMENTARY	-	31	115	125	107	104	113	110	100	-	-	-	-	-	-	805
PACHAPPA ELEMENTARY	-	12	118	122	92	101	107	106	110	-	-	-	-	-	-	768
RIVERA ELEMENTARY	-	14	96	96	94	101	108	103	114	-	-	-	-	-	-	726
TAFT ELEMENTARY	-	15	95	77	89	94	90	109	98	-	-	-	-	-	-	667
TWAIN ELEMENTARY	-	21	121	138	123	165	178	164	176	-	-	-	-	-	-	1,086
VICTORIA ELEMENTARY	-	12	71	80	86	87	93	78	105	-	-	-	-	-	-	612
WASHINGTON ELEMENTARY	-	24	107	132	109	133	112	114	123	-	-	-	-	-	-	854
WOODCREST ELEMENTARY	-	21	81	75	93	82	109	100	109	-	-	-	-	-	-	670
CENTRAL MIDDLE	-	-	-	-	-	-	-	-	-	321	299	-	-	-	-	620
CHEMAWA MIDDLE	-	-	-	-	-	-	-	-	-	424	433	-	-	-	-	857
EARHART MIDDLE	-	-	-	-	-	-	-	-	-	434	482	-	-	-	-	916
FRANK AUGUSTUS MILLER MIDDLE	-	-	-	-	-	-	-	-	-	504	524	-	-	-	-	1,028
GAGE MIDDLE	-	-	-	-	-	-	-	-	-	553	482	-	-	-	-	1,035
SIERRA MIDDLE	-	-	-	-	-	-	-	-	-	444	381	-	-	-	-	825
UNIVERSITY MIDDLE	-	-	-	-	-	-	-	-	-	429	370	-	-	-	-	799
ARLINGTON HIGH	-	-	-	-	-	-	-	-	-	-	-	472	517	456	473	1,918
EOC SUMMIT IND STUDY	-	-	-	-	-	-	-	-	-	-	-	-	18	43	147	208
EOC/COPE	-	-	-	-	-	-	-	-	-	1	8	5	7	17	10	48
KING HIGH	-	-	-	-	-	-	-	-	-	-	-	830	754	814	784	3,182
LINCOLN HIGH	-	-	-	-	-	-	-	-	-	-	-	-	1	48	103	152
NORTH HIGH	-	-	-	-	-	-	-	-	-	-	-	627	599	566	508	2,300
POLY HIGH	-	-	-	-	-	-	-	-	-	-	-	640	733	643	596	2,612
RAINCROSS	-	-	-	-	-	-	-	-	-	-	-	2	7	65	82	156
RAMONA HIGH	-	-	-	-	-	-	-	-	-	-	-	578	537	579	466	2,160
RIVERSIDE STEM ACADEMY	-	-	-	-	-	-	-	107	107	107	108	74	57	57	44	661

RIVERSIDE UNIFIED SCHOOL DISTRICT
2017/2018 ENROLLMENT
APPENDIX D

Enrollment																
School Name/Program	School Level/Grade															
	Elementary									Middle		High				Grand Total
	SDC	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	
SUNSHINE ELEMENTARY	-	13	-	-	-	-	-	-	-	-	-	-	-	-	-	13
PROJECT TEAM	69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	69
NON PUBLIC	2	-	-	-	1	1	1	1	4	7	7	7	7	6	20	63
VIRTUAL SCHOOL	-	-	-	3	-	3	3	6	2	17	11	14	19	19	13	110
GRAND TOTAL*	71	599	2,754	2,959	2,797	2,896	3,147	3,149	3,378	3,241	3,105	3,249	3,256	3,313	3,246	41,160
ELIGIBLE**	-	599	2,754	2,956	2,796	2,892	3,144	3,142	3,372	3,217	3,087	3,228	3,230	3,288	3,213	40,918
ELIGIBLE BY SCHOOL LEVEL**	21,655									6,304		12,959				40,918

*Does not include pre-school students.

**Eligible enrollment does not include students enrolled in the project team program, non-public, and the virtual school program.

APPENDIX E—COMMERCIAL/INDUSTRIAL CATEGORY
DESCRIPTIONS

Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Community Shopping Center	Include commercial centers covering 10-30 acres and having a total building square footage of 100,000-300,000 square feet of gross floor area, with at least one major store (department or home improvement), at least one detached restaurant, and usually grocery stores and drugstores.
Neighborhood Shopping Center	Include any combination of grocery stores, drugstores, as well as bakeries, cleaners, beauty and barber shops, and fast food services with less than 100,000 square feet of gross floor area and less than 10 acres in aggregate size.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed “mini-storage”.
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality(Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard)*	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise)*	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

*Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.