



**Residential Development School
Fee Justification Study**

**San Bernardino City Unified
School District**

April 5, 2016

Prepared For:
**San Bernardino City Unified
School District**
777 North F Street
San Bernardino, CA 92410
T 909.381.1239

Prepared By:
Dolinka Group, LLC
8955 Research Drive
Irvine, CA 92618
T 949.250.8300

Table of Contents

Section	Page
Executive Summary -----	ES-1
I. Introduction -----	1
II. Legislation -----	2
A. AB 2926 -----	2
B. AB 1600 -----	2
III. Methodology of Study -----	4
A. Overview of Methodology-----	4
B. Residential Unit Projections -----	5
C. Student Generation Rates -----	5
D. School Facilities Cost Impacts -----	5
E. Maximum School Fee Revenues -----	5
F. Comparison of School Facilities Cost Impacts and Maximum School Fee Revenues -----	5
IV. Facilities Capacity and Student Enrollment -----	6
V. Impact of Residential Development on School Facilities Needs -----	7
A. Projected Residential Development within the School District -----	7
B. Reconstruction -----	7
C. Student Generation Rates per Residential Unit-----	8
D. School District Facilities Requirements -----	9
E. School District Facilities Costs -----	11
F. Total School Facilities Cost Impacts -----	11
G. School Facilities Cost Impacts per Residential Unit -----	12
H. School Facilities Cost Impacts per Square Foot -----	13
I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot -----	13

Exhibits

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

Executive Summary

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

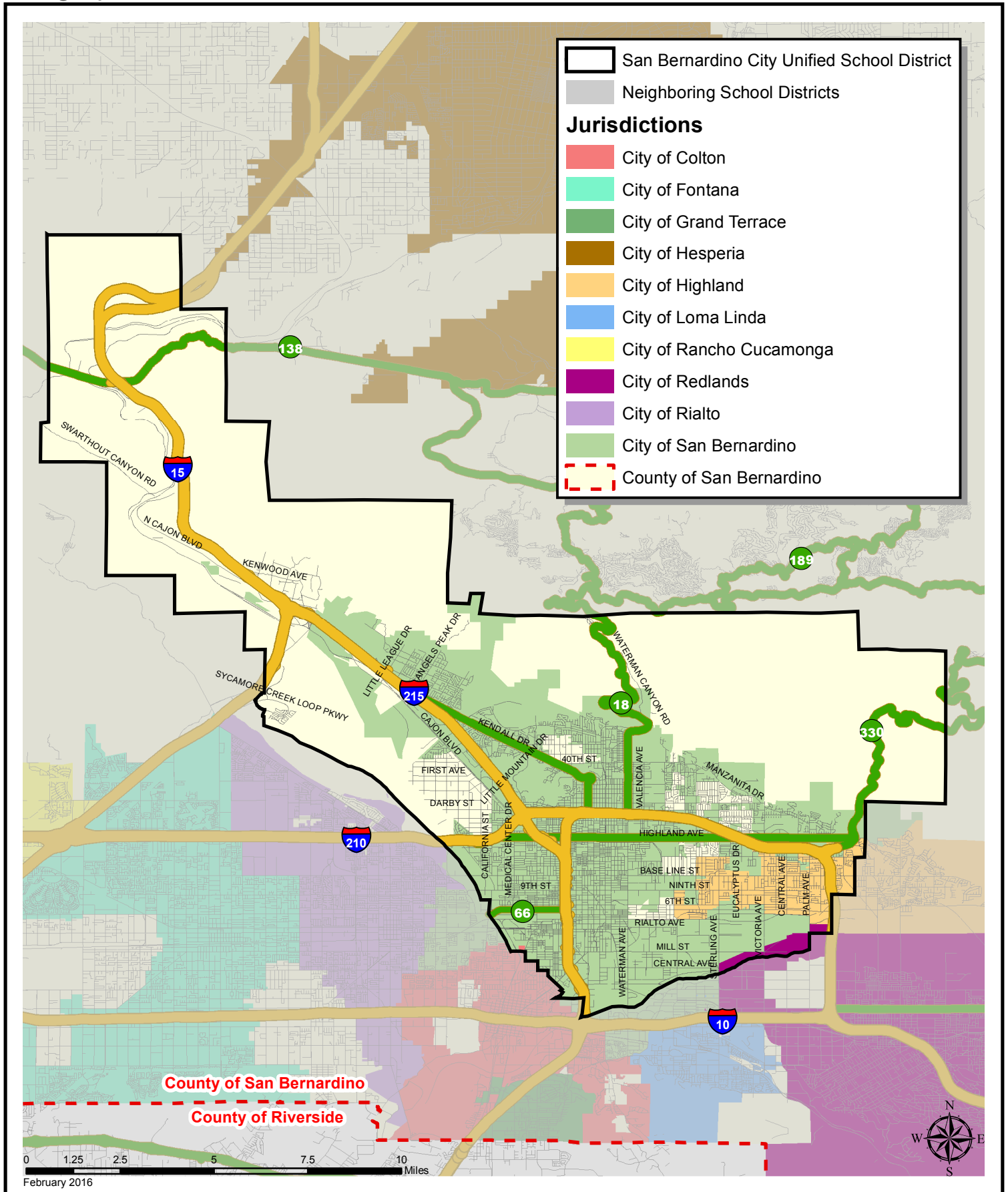
The School District provides education to students in grades kindergarten through 12 residing within portions of the cities of Colton, Highland, and San Bernardino (collectively, "Cities") and a portion of the unincorporated County of San Bernardino ("County") (please see map on following page for a geographic profile of the School District). Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 55,337 students per Section 17071.10(a) of the Education Code. Of these 55,337 seats, 31,686 are at the elementary school level (i.e., grades kindergarten through 6), 8,672 are at the middle school level (i.e., grades 7 and 8), and 14,979 are at the high school level (i.e., grades 9 through 12). This capacity includes seats from all new school facility construction projects funded by the State of California ("State"), and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Based on data provided by the School District, student enrollment is 50,129 in school year 2015/2016. Comparing student enrollment to facilities capacity reveals that facilities capacity exceeds student enrollment at all school levels in school year 2015/2016 (please see Section IV for more information on student enrollment and facilities capacity).

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the San Bernardino Associated Governments ("SANBAG") approximately 13,941 additional residential units could be constructed within the School District's boundaries through calendar year 2035 ("Future Units"). Of these 13,941 Future Units, 919 are expected to be single family detached ("SFD") and 13,022 are expected to be multi-family attached ("MFA") units.

To determine the impact on the School District from Future Units, the Study first multiplied the number of Future Units by the student generation rates ("SGRs") calculated by Dolinka Group, to determine the projected student enrollment from Future Units. The results were that 4,071 unhoused elementary school students, 599 unhoused middle school students, and 1,494 unhoused high school students are anticipated to be generated from Future Units. These numbers include a reduction of the number of students projected to be housed by existing excess seats ("Projected Unhoused Students").

San Bernardino City Unified School District

Geographic Profile - School Year 2015/2016



To adequately house the Projected Unhoused Students, the School District will need to construct new elementary school, middle school, and high school facilities. Using design capacities of 900 students at the elementary school level, 1,600 students at the middle school level, and 2,400 students at the high school level, the School District will need to construct five (5) new elementary schools, and portions of a new middle school and a new high school to accommodate the Projected Unhoused Students from the Future Units projected to be constructed at this time. Based on school facility cost estimates prepared by Dolinka Group, an elementary school is projected to cost \$35,931,498, a middle school is projected to cost \$85,387,462, and a high school is projected to cost \$172,570,220.

In addition to the school facilities cost impacts, the School District will experience Central Administrative and Support Facilities cost impacts. In January 1994, the State Allocation Board ("SAB") approved a policy of four (4) square feet of Central Administrative and Support Facilities per student, which based on School District cost estimates equates to a per-student cost of \$800. Multiplying these costs by the facilities needed and the students generated yielded the total school facilities cost impacts shown in Table ES-1.

**Table ES-1
Total School Facilities Cost Impacts (2016\$)**

School Level	Cost per Facility /Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
Elementary School	\$35,931,498	4.5233	\$162,528,945
Middle School	\$85,387,462	0.3744	\$31,969,066
High School	\$172,570,220	0.6225	\$107,424,962
Central Admin. Impacts	\$800	6,164	\$4,931,200
Total	N/A	N/A	\$306,854,173

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

**Table ES-2
School Facilities Cost Impacts per Residential Unit (2016\$)**

Land Use	Total School Facilities Cost Impacts	Future Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	\$14,459,137	919	\$15,734
Multi-family Attached	\$292,395,036	13,022	\$22,454

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

**Table ES-3
School Facilities Cost Impacts per Residential Square Foot (2016\$)**

Land Use	School Facilities Cost Impacts per Future Unit	Average Square Footage	School Facilities Cost Impacts per Residential Square Foot
Single Family Detached	\$15,734	1,933	\$8.14
Multi-family Attached	\$22,454	1,200	\$18.71

On February 24, 2016, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.36 to \$3.48 per residential building square foot for unified school districts. Based on the square footage of the average residential unit constructed within the School District, the School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$3.48 per square foot for all new residential development within its boundaries.

I. Introduction

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

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

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

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

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

II. Legislation

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

A. AB 2926

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

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

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

B. AB 1600

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

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

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

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

III. Methodology of Study

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

A. Overview of Methodology

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

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

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

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

B. Residential Unit Projections

The number of Future Units to be constructed within the boundaries of the School District was determined based on information provided by SANBAG.

C. Student Generation Rates

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

D. School Facilities Cost Impacts

School facilities cost impacts were calculated by determining the additional elementary school, middle school, and high school facilities needed to adequately house students generated from Future Units and the total cost for those school facilities. School facilities costs are based on estimates prepared by Dolinka Group and are attached and incorporated herein as Exhibit C.

E. Maximum School Fee Revenues

Maximum School Fee revenues for residential development were based on the current maximum residential School Fee authorized by the SAB (currently \$3.48 per square foot) under AB 2926.

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

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

IV. Facilities Capacity and Student Enrollment

In order to determine whether the School District's existing school facilities contain excess capacity to house students generated by new residential development, school year 2015/2016 student enrollment and school facilities capacity of the School District were evaluated.

Collectively, the School District's school facilities in school year 2015/2016 have a capacity of 55,337 students per Section 17071.10(a) of the Education Code. This capacity includes seats from all new school facility construction projects funded by the State and teaching stations purchased by the School District without State funding (see Exhibit A for SAB Form 50-02 and Exhibit B for an updated school facilities capacity calculation). Of these 55,337 existing seats, 31,686 are at the elementary school level, 8,672 are at the middle school level, and 14,979 are at the high school level. (The school level configuration of the School District has been altered to be consistent with the SAB Form 50-02.) The enrollment of the School District in school year 2015/2016 is 50,129 students. As shown in Table 1 below, the School District's facilities capacity exceeds student enrollment at all school levels in school year 2015/2016.

Table 1
Existing School Facilities Capacity and Student Enrollment

School Level ^[1]	2015/2016 Facilities Capacity ^[2]	2015/2016 Student Enrollment ^[3]	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	31,686	29,379	2,307
Middle School (Grades 7-8)	8,672	7,133	1,539
High School (Grades 9-12)	14,979	13,617	1,362
Total	55,337	50,129	5,208
[1] The School District's school level configuration has been altered to be consistent with SAB Form 50-02. [2] SAB Form 50-02 (Exhibit A) plus additional State funded capacity and teaching stations purchased by the School District (Exhibit B). [3] 2015/2016 student enrollment provided by the School District.			

As indicated in Table 1, 2,307 elementary school seats, 1,539 middle school seats, and 1,362 high school seats are available to house students generated from Future Units. These surplus seats will be addressed in Section V below.

V. Impact of Residential Development on School Facilities Needs

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

A. Projected Residential Development within the School District

The initial step in developing a nexus as required by AB 2926 and AB 1600 is to determine the number of Future Units to be constructed within the School District's boundaries. Based on information provided by SANBAG, Dolinka Group has estimated that the School District could experience the construction of approximately 13,941 Future Units through calendar year 2035. Of these 13,941 Future Units, 919 are expected to be SFD units and 13,022 are expected to be MFA units. Table 2 distinguishes Future Units by land use.

**Table 2
Future Units**

Land Use	Total Future Units
Single Family Detached	919
Multi-family Attached	13,022
Total Units	13,941

B. Reconstruction

Reconstruction is the act of replacing existing structures with new construction, which may have an alternative land use (i.e., commercial/industrial versus residential) or may consist of different residential unit types (i.e., SFD versus MFA, etc.).

B1. Residential Reconstruction

Residential Reconstruction consists of voluntarily demolishing existing residential units and replacing them with new residential development. To the extent Reconstruction increases the residential square footage beyond what was demolished ("New Square Footage"), the increase in square footage is subject to the applicable School Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage ("Replacement Square Footage"), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the School District to provide school facilities for new student enrollment.

Prior to the imposition of fees on Replacement Square Footage, the School District shall undertake an analysis on any future proposed projects(s) to examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in SGRs as identified in the Study for the applicable unit types between existing square footage and Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the School Fee that is in effect at such time.

B2. Reconstruction of Commercial/Industrial Construction into Residential Construction

The voluntary demolition of existing commercial/industrial buildings and replacement of them with new residential development is a different category of Reconstruction. Dolinka Group is aware that such types of Reconstruction may occur within the School District in the future, however, Dolinka Group was unable to find information (i) about the amount planned within the School District in the future or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the School District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

C. Student Generation Rates per Residential Unit

In order to analyze the impact on the School District’s student enrollment from Future Units, Dolinka Group utilized SGRs for SFD and MFA units, which include condominiums, townhomes, duplexes, triplexes and apartments as identified in the School District’s School Facilities Needs Analysis (“Analysis”) dated January 29, 2016. These SGRs are shown in Table 3 below.

**Table 3
Student Generation Rates**

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School (Grades K-5)	0.2489	0.4722
Middle School (Grades 6-8)	0.1222	0.1556
High School (Grades 9-12)	0.1946	0.2056
Total	0.5657	0.8334

D. School District Facilities Requirements

By multiplying the Future Units as listed in Table 2 by the SGRs identified in Table 3, the Study determined the projected number of new students to be generated from Future Units. The Projected Student Enrollment by school level is shown in Table 4.

**Table 4
Projected Student Enrollment from Future Units**

School Level	Projected Student Enrollment from Future SFD Units	Projected Student Enrollment from Future MFA Units	Projected Student Enrollment from Future Units
Elementary School	229	6,149	6,378
Middle School	112	2,026	2,138
High School	179	2,677	2,856
Total	520	10,852	11,372

As indicated in Section IV, 2,307 surplus elementary school seats, 1,539 surplus middle school seats and 1,362 surplus high school seats are available to accommodate the Projected Student Enrollment. Therefore, the Projected Unhoused Students are less than the Projected Student Enrollment at all school levels. Table 5 shows Projected Unhoused Students for the School District.

**Table 5
Projected Unhoused Students from Future Units**

School Level	Projected Students from Future Units	Surplus Seats	Projected Unhoused Students
Elementary School	6,378	2,307	4,071
Middle School	2,138	1,539	599
High School	2,856	1,362	1,494
Total	11,372	5,208	6,164

To determine the number of elementary school, middle school, and high school facilities necessary to adequately house the Projected Unhoused Students, Dolinka Group divided the Projected Unhoused Students by the estimated school facilities capacity at each school level, as provided by the School District. The additional school facilities requirements are identified in Table 6.

**Table 6
Additional School Facilities for Projected Unhoused Students**

School Level	Projected Unhoused Students	Estimated Facilities Capacity	Additional Facilities Needed
Elementary School	4,071	900	4.5233
Middle School	599	1,600	0.3744
High School	1,494	2,400	0.6225

E. School District Facilities Costs

School facilities cost estimates at the elementary school, middle school, and high school levels were prepared by Dolinka Group. The school facilities costs represent the full cost of site acquisition, site development, construction, furniture and equipment, as well as technology. It must be noted that the facilities costs are in 2016 dollars and do not include interest costs associated with debt incurred to finance the construction of facilities. The estimated site acquisition and facility construction costs by school level are shown in Table 7 while the costs for each component of the school facilities construction are listed in Exhibit C.

**Table 7
Estimated School Facilities Costs (2016\$)**

School Level	Site Acquisition Costs	Facility Construction Costs	Estimated Total Cost per Facility
Elementary School	\$9,798,912	\$26,132,586	\$35,931,498
Middle School	\$21,720,922	\$63,666,540	\$85,387,462
High School	\$45,483,283	\$127,086,937	\$172,570,220

The costs in Table 7 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 5, Future Units will cause the enrollment of the School District to increase by approximately 6,164 students. In accordance with the Provisions of Chapter 341, Statutes of 1992, SB 1612, the SAB adopted a report on January 26, 1994, requiring approximately four (4) square feet of central administrative and support facilities for every student. Based on this report and the estimated cost per square foot to construct and furnish these types of facilities, the Study incorporates a Central Administrative and Support Facilities cost impact of \$800 per student.

F. Total School Facilities Cost Impacts

To determine the total school facilities cost impacts caused by Future Units, Dolinka Group (i) multiplied the school facilities costs (Table 7) by the additional school facilities needed (Table 6) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the Projected Unhoused Students (Table 5). Table 8 illustrates the total school facilities cost impacts from future residential development.

**Table 8
Total School Facilities Cost Impacts from Future Units (2016\$)**

Item	Cost per Facility /Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
Elementary School	\$35,931,498	4.5233	\$162,528,945
Middle School	\$85,387,462	0.3744	\$31,969,066
High School	\$172,570,220	0.6225	\$107,424,962
Central Admin. Impacts	\$800	6,164	\$4,931,200
Total	N/A	N/A	\$306,854,173

G. School Facilities Cost Impacts per Residential Unit

To determine the total school facilities cost impacts per future residential unit, the total school facilities cost impacts listed above need to first be apportioned by land use based on the number of elementary, middle, and high school students to be generated from such land use. Table 9 shows total school facilities cost impacts by land use.

**Table 9
Total School Facilities Cost Impacts by Land Use (2016\$)**

School Level	Single Family Detached Units	Multi-family Attached Units	Total School Facilities Cost Impacts
Elementary School	\$5,945,645	\$159,840,100	\$165,785,745
Middle School	\$1,679,293	\$30,768,973	\$32,448,266
High School	\$6,834,200	\$101,785,962	\$108,620,162
Total	\$14,459,137	\$292,395,036	\$306,854,173

Total school facilities cost impacts for each land use were then divided by the number of Future Units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 9.

**Table 9
School Facilities Cost Impacts per Future Unit (2016\$)**

Land Use	Total School Facilities Cost Impacts	Future Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	\$14,459,137	919	\$15,734
Multi-family Attached	\$292,395,036	13,022	\$22,454

H. School Facilities Cost Impacts per Square Foot

To determine the school facilities cost impacts per square foot of residential construction for each land use, the school facilities cost impacts per unit listed in Table 10 were divided by the average square footage of such type of residential unit. Using square footage information for units constructed within the School District obtained from Cities and County, Dolinka Group estimates that the average square footage of an SFD unit in the School District is projected to be 1,933 square feet while the average square footage of an MFA unit is projected to be 1,200 square feet. Table 11 shows the school facilities cost impacts per square foot of residential construction in the School District.

**Table 11
School Facilities Cost Impacts per Residential Square Foot (2016\$)**

Land Use	School Facilities Cost Impacts per Residential Unit	Average Square Footage	School Facilities Cost Impacts per Square Foot
Single Family Detached	\$15,734	1,933	\$8.14
Multi-family Attached	\$22,454	1,200	\$18.71

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

On February 24, 2016, the SAB increased the maximum residential School Fee authorized by Section 17620 of the Education Code from \$3.36 to \$3.48 per residential building square foot for unified school districts. Based on the square footage of the average residential unit constructed within the School District, the School Fees would provide for less than 100 percent of the school facilities cost impacts. Therefore, the Study concludes that the School District is fully justified in levying the maximum residential School Fee of \$3.48 per square foot for all new residential development within its boundaries.

S:\Clients\San Bernardino City Unified SD\Demographics\Fee Studies\SY1516\Reports\Working\FSRes_15685-3601.doc

Exhibit A

Current SAB Form 50-02

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 07/00) Excel (Rev. 08/15/2000)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SCHOOL DISTRICT SAN BERNARDINO CITY UNIFIED	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 67876
SAN BERNARDINO	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	197	3	58			258
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years	-62	2	6		-	70
Line 6. Portable Classrooms owned by district	290	35	83			408
Line 7. Permanent Classrooms	642	231	334	7	21	1,235
Line 8. Total (Lines 1 through 7)	1,191	271	481	7	21	1,971

PART II - Available Classrooms

Option A.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5	62	2	6			70
c. Part I, line 6	290	35	83			408
d. Part I, line 7	642	231	334	7	21	1,235
e. Total (a, b, c, & d)	994	268	423	7	21	1,713

Option B.

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	1,191	271	481	7	21	1,971
b. Part I, lines 1, 2, 5 and 6 (total only)						736
c. 25 percent of Part I, line 7 (total only)						309
d. Subtract c from b (enter 0 if negative)	319	23	85			427
e. Total (a minus d)	872	248	396	7	21	1,544

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	21,800	6,695	10,692	91	189
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	21,800	6,695	10,692	91	189

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.

CONFIRMED
 CURRENT
 VERSION
 AT OPSC
 10-1-02

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

Michael R. [Signature]

1/24/06

Exhibit B

Updated School Facilities Capacity Calculation

San Bernardino City Unified School District
School Facilities Capacity Calculation

Application	Item	Elementary School	Middle School	High School
N/A	SAB Form 50-02	21,800	6,696	10,692
N/A	Non-Severe/Severe Capacity	906	453	604
50/67876-00-002	Cesar E. Chavez Middle	375	984	0
50/67876-00-003	Indian Springs High	0	0	1,782
50/67876-00-004	Colonel Joseph C. Rodriguez	725	0	0
50/67876-00-005	Juanita Blakely Jones Elementary	945	0	0
50/67876-00-009	Anton Elementary #45	945	0	0
50/67876-00-016	Rio Vista Elementary	50	0	0
50/67876-00-017	Lankershim Elementary	50	0	0
50/67876-00-018	Belvedere Elementary	50	0	0
50/67876-00-019	Del Rosa Elementary	50	0	0
50/67876-00-020	Vermont Elementary	50	0	0
50/67876-00-021	Muscoy Elementary	50	0	0
50/67876-00-022	Inghram	50	0	0
50/67876-00-023	Lytle Creek Elementary	50	0	0
50/67876-00-024	Urbita Elementary	50	0	0
50/67876-00-025	Davidson Elementary	50	0	0
50/67876-00-026	Barton Elementary	50	0	0
50/67876-00-027	Highland Pacific Elementary	50	0	0
50/67876-00-028	Parkside Elementary	50	0	0
50/67876-00-029	Newmark Elementary	50	0	0
50/67876-00-030	Kendall Elementary	50	0	0
50/67876-00-033	Del Vallejo Middle	0	135	0
50/67876-00-034	Cajon High	0	0	27
50/67876-00-038	Del Vallejo Middle	0	0	0
50/67876-00-039	Cajon High	0	15	0
50/67876-00-040	Barton Elementary	0	17	0
50/67876-00-041	Urbita Elementary	0	21	0
50/67876-00-042	Golden Valley Middle	0	0	0
50/67876-00-043	Barton Elementary	0	0	0
50/67876-00-044	Burbank Elementary	0	0	0
50/67876-00-045	Highland Pacific Elementary	0	0	0
50/67876-00-046	Hunt Elementary	0	0	0
50/67876-00-047	Marshall Elementary	0	0	0
50/67876-00-048	North Verdemon Elementary	0	0	0
50/67876-00-049	Riley Elementary	0	0	0
50/67876-00-050	Roosevelt Elementary	0	0	0
50/67876-00-051	Arrowview Middle	0	0	0
50/67876-00-052	Del Vallejo Middle	0	0	0
50/67876-00-053	Martin Luther King, Jr. Middle	0	0	0
50/67876-00-054	Serrano Middle	0	0	0
50/67876-00-055	Cajon High	0	0	0
50/67876-00-056	San Bernardino High	0	0	0
50/67876-00-057	Bradley Elementary	0	0	0
50/67876-00-058	Cypress Elementary	0	0	0
50/67876-00-059	Hillside Elementary	0	0	0
50/67876-00-060	Lincoln Elementary	0	0	0
50/67876-00-061	Mt. Vernon Elementary	0	0	0
50/67876-00-062	Palm Avenue Elementary	0	0	0
50/67876-00-063	Rio Vista Elementary	0	0	0
50/67876-00-064	Vermont Elementary	0	0	0
50/67876-00-065	Curtis Middle	0	351	810
50/67876-00-066	Golden Valley Middle	0	0	0
50/67876-00-067	Richardson Prep High	0	0	0
50/67876-00-068	Shandin Hills Middle	0	0	0
50/67876-00-069	Pacific High	0	0	0
50/67876-00-070	San Gorgonio High	0	0	0
50/67876-00-071	Arroyo Valley High	0	0	362
50/67876-00-072	Bing Wong Elementary	676	0	0
50/67876-00-073	H. Frank Dominguez Elementary	348	0	0
50/67876-00-074	Pakuma K-8	891	0	0
50/67876-00-075	Dr. Mildred D. Henry Elementary	525	0	0
50/67876-00-076	Graciano Gomez Elementary	600	0	0
50/67876-00-077	George Brown Jr. Elementary	750	0	0
50/67876-00-078	Captain Leland F. Norton Elementary	850	0	0
50/67876-00-079	Little Mountain Elementary	600	0	0
50/67876-00-080	Middle College	0	0	405
50/67876-00-081	Lytle Creek Elementary	0	0	0
50/67876-00-082	Muscoy Elementary	0	0	0
50/67876-00-083	Lincoln Elementary	0	0	0
50/67876-00-084	Vermont Elementary	0	0	0
50/67876-00-085	Lankershim Elementary	0	0	297
50/67876-00-086	Wilson Elementary	0	0	0
Total Capacity	N/A	31,686	8,672	14,979

Exhibit C

Updated School Facilities Cost Estimates

**San Bernardino City Unified School District
 Summary of Estimated Costs
 Elementary School
 March 2016**

A. Site				\$9,838,912
	Purchase Price of Property		\$9,798,912	
		Acres ^[1] :	12	
		Cost/Acre:	\$816,576	
	EIR		\$20,000	
	Appraisals		\$10,000	
	Surveys		\$5,000	
	Escrow/Title		\$5,000	
	[1] Assumes Net Usable Acres			
B. Plans				\$1,436,063
	Architect's Fee		\$1,284,375	
	Preliminary Tests		\$20,000	
	DSA/SDE Plan Check		\$111,688	
	Energy Fee Analysis		\$15,000	
	Other		\$5,000	
C. Construction				\$21,937,500
	(Includes Construction, Site Development, General Site Development, and Technology)			
	Square Feet / Student		75	
	Cost / Square Feet		\$325	
D. Tests				\$50,000
E. Inspection				\$144,000
	(\$12,000 per month for 12 months)			
F. Furniture and Equipment				\$560,250
	(\$5 per Square Foot, includes Cost Index Adjustment of 66%)			
G. Contingency				\$511,501
	(\$2000 + 1.5% of items A-F)			
H. Items Not Funded by the State				\$1,453,272
	Technology (5% of Construction)		\$1,096,875	
	Library Books (8 books/student @ \$15)		\$108,000	
	Landscaping (\$0.44/sq. ft x 12 acres)		\$229,997	
	Landscape Architect Fees (8% of Landscaping)		\$18,400	
I. Total Estimated Cost				\$35,931,498

Summary	
School Facilities Capacity - Traditional Calendar	900
School Facilities Cost per Student - Traditional Calendar	\$39,924

**San Bernardino City Unified School District
 Summary of Estimated Costs
 Middle School
 March 2016**

A. Site			\$21,775,922
	Purchase Price of Property		\$21,720,922
		Acres ^[1] :	26.6
		Cost/Acre:	\$816,576
	EIR		\$25,000
	Appraisals		\$12,000
	Surveys		\$8,000
	Escrow/Title		\$10,000
	[1] Assumes Net Usable Acres		
B. Plans			\$3,215,000
	Architect's Fee		\$2,867,500
	Preliminary Tests		\$45,000
	DSA/SDE Plan Check		\$270,000
	Energy Fee Analysis		\$25,000
	Other		\$7,500
C. Construction			\$53,600,000
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student		100
	Cost / Square Feet		\$335
D. Tests			\$180,000
E. Inspection			\$324,000
	(\$12,000 per month for 18 months x 1.5 inspectors)		
F. Furniture and Equipment			\$1,593,600
	(\$6 per Square Foot, includes Cost Index Adjustment of 66%)		
G. Contingency			\$1,212,328
	(\$2000 + 1.5% of items A-F)		
H. Items Not Funded by the State			\$3,486,612
	Technology (5% of Construction)		\$2,680,000
	Library Books (8 books/student @ \$20)		\$256,000
	Landscaping (\$0.44/sq. ft. x 26.6 acres)		\$509,826
	Landscape Architect Fees (8% of Landscaping)		\$40,786
I. Total Estimated Cost			\$85,387,462

Summary	
School Facilities Capacity - Traditional Calendar	1,600
School Facilities Cost per Student - Traditional Calendar	\$53,367

**San Bernardino City Unified School District
 Summary of Estimated Costs
 High School
 March 2016**

A. Site			\$45,560,283
	Purchase Price of Property		\$45,483,283
		Acres ^[1] :	55.7
		Cost/Acre :	\$816,576
	EIR		\$35,000
	Appraisals		\$15,000
	Escrow/Title		\$15,000
	Surveys		\$12,000
	[1] Assumes Net Usable Acres		
B. Plans			\$5,992,000
	Architect's Fee		\$5,362,500
	Preliminary Tests		\$70,000
	DSA/SDE Plan Check		\$519,500
	Energy Fee Analysis		\$30,000
	Other		\$10,000
C. Construction			\$103,500,000
	(Includes Construction, Site Development, General Site Development, and Technology)		
	Square Feet / Student	125	
	Cost / Square Feet	\$345	
D. Tests			\$350,000
E. Inspection			\$576,000
	(\$12,000/month x 24 months x 2 inspectors)		
F. Furniture and Equipment			\$3,486,000
	(\$7 per Square Foot, includes Cost Index Adjustment of 66%)		
G. Contingency			\$2,393,964
	(\$2000 + 1.5% of items A-F)		
H. Items Not Funded by the State			\$10,711,973
	Technology (5% of Construction)		\$5,175,000
	Library Books (8 books/student @ \$20)		\$384,000
	Landscaping (\$0.44/sq. ft. x 55.7 acres)		\$1,067,568
	Landscape Architect Fees (8% of Landscaping)		\$85,405
	Stadium/Track		\$4,000,000
I. Total Estimated Cost			\$172,570,220

Summary	
School Facilities Capacity - Traditional Calendar	2,400
School Facilities Cost per Student - Traditional Calendar	\$71,904