



DUBLIN UNIFIED SCHOOL DISTRICT  
**SCHOOL FACILITIES NEEDS ANALYSIS**

MAY 13, 2016

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PUBLIC FINANCE

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# EXECUTIVE SUMMARY

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## A. INTRODUCTION

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

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

## B. ELIGIBILITY AND STATUTORY REQUIREMENTS

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

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

### C. ALTERNATIVE FEES

The Level II Fee is calculated pursuant to Government Code Section 65995.5 *et seq.* and is intended to represent fifty percent (50%) of a school district's facility costs and applies when the SAB is apportioning State funding. The Level III Fee is calculated pursuant to Government Code Section 65995.7 *et seq.* and is intended to represent roughly one hundred percent (100%) of a school district's facility costs and applies if the SAB ceases to provide such funding. While the State has limited new construction funds available, the SAB has not notified the Secretary of the Senate and the Chief Clerk of the Assembly, as required by Government Code Section 65995.7, therefore Level III Fees are not currently authorized. As demonstrated in this SFNA, the methodology for determining the Alternative Fees as prescribed under the governing statutes underestimates the actual costs for providing school facilities. Additional sources of funding will be required to fully fund the cost of providing school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five (5) years.

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

ALTERNATIVE FEE	AMOUNT
Level II Fee	<b>\$10.66</b> per square foot
Level III Fee	<b>\$21.32</b> per square foot

## **SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES**

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### **A. TIMELY APPLICATION**

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

The School District filed an application requesting an eligibility determination (“Eligibility Determination”) for new construction funding as required by the SAB and to approve and submit the required SAB Forms 50-01, 50-02 and 50-03. The School District was originally deemed eligible on May 26, 1999. The School District’s most recent eligibility approval occurred on June 23, 2010. A copy of the the most current Eligibility Determination is contained within Appendix “A”.

### **B. STATUTORY REQUIREMENTS**

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

<b>ELIGIBILITY REQUIREMENTS</b>		<b>SATISFIED</b>
(i)	Substantial enrollment on a Multi-track Year-Round Schedule	<b>Not Satisfied-</b> the School District does not currently provide Multi-track Year-Round Schedule programs at any school.
(ii)	At least one (1) local bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	<b>Satisfied-</b> On June 5, 2012, the School District placed Measure E on the ballot and the measure was approved by 62.02 percent of the voters in the School District. A copy of the bond measure results is included as Appendix “B”.
(iii)	The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage (15% or 30%, as applicable) of its bonding capacity set forth in Section 65995.5(b)(3)(C).	<b>Satisfied-</b> As of June 30, 2015 the School District had \$272,344,336 in outstanding long term debt for capital outlay. The bonding capacity of the School District is currently \$315,001,827 based on Fiscal Year 2015/2016 assessed valuations. Therefore, the School District is currently at 86.5% of its bonding capacity. Appendix “C” provides the bonding capacity calculation of the School District.
(iv)	At least 20% of the teaching stations within the School District are portable classrooms	<b>Not Satisfied-</b> The School District is currently operating in 431 permanent classrooms and 58 portable classrooms; thus portable classrooms comprise 11.86% of the total teaching stations of the School District.

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

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### **A. PROJECTED STUDENT ENROLLMENT**

#### **1. Student Generation Rates**

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of additional residential units over the next five (5) years (“Projected Units”). The projection of students must be based on the historical student generation rates (“SGR”) of new residential units constructed during the previous five (5) years that are of a similar type of unit as the Projected Units. The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family units (“MF”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each on a single assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.). SGRs were determined by Davis Demographics & Planning, Inc. (“DDP”) and are based on October 2015 student enrollment residing in development built over the previous five (5) years (years 2011 through 2015). A summary of the SGRs determined by DDP are shown in Table 1 by residential type.

**Table 1  
Student Generation Rates**

<b>SCHOOL LEVEL</b>	<b>SFD UNITS</b>	<b>SFA UNITS</b>	<b>MF UNITS</b>
Elementary School (K-5)	0.4520	0.2220	0.1200
Middle School (6-8)	0.1740	0.1000	0.0680
High School (9-12)	0.1100	0.0620	0.0750
<b>TOTAL</b>	<b>0.7360</b>	<b>0.3840</b>	<b>0.2630</b>

#### **2. Projected Units**

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, Koppel & Gruber Public Finance (“K&G Public Finance”) in collaboration with DDP obtained and compiled information from the City of Dublin (“City”) Planning Division and the City Building & Safety Division, including, but not limited to: (i) a list of residential projects planned, approved and under-construction and (ii) building permit records. Such information was used to project residential development over the next five (5) years by housing type. A portion of the School District also lies within an unincorporated area of the County of Alameda

(“County”). However, residential development is currently not planned or expected to occur over the next five (5) years within the area of the School District sharing common jurisdiction with the County. A summary of the residential projections and findings were sent to the City Planning Division and County Planning Department (collectively the “Planning Agencies”) in April 2016 for review and comment. The residential projections were modified based on feedback and comments received from the Planning Agencies.

The School District has entered into mitigation agreements with certain property owners and/or developers, whereby the terms of the mitigation agreements require mitigation payments in lieu of paying Alternative Fees. Many of the Projected Units are located within areas subject to mitigation agreements. Those mitigated Projected Units have been identified and/or estimated, and excluded from the calculation of the Alternative Fees. The estimated total, mitigated and unmitigated Projected Units in the entire School District are summarized by residential category in Table 2.

**Table 2  
Total Projected Units**

<b>RESIDENTIAL CATEGORY</b>	<b>TOTAL PROJECTED UNITS</b>	<b>MITIGATED PROJECTED UNITS</b>	<b>UNMITIGATED PROJECTED UNITS</b>
SFD	1,930	1,320	610
SFA	1,394	916	478
MF	631	0	631
<b>TOTAL</b>	<b>3,955</b>	<b>2,236</b>	<b>1,719</b>

### **3. Projected Student Enrollment**

The number of unmitigated Projected Units listed in Table 2 multiplied by the SGRs shown in Table 1 results in the Projected Student Enrollment. The Projected Student Enrollment is shown in Table 3 by school level.

**Table 3**  
**Projected Student Enrollment from Unmitigated Project Units**  
**by School Level**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT
Elementary School (K-5)	458
Middle School (6-8)	197
High School (9-12)	144
<b>TOTAL</b>	<b>799</b>

**B. CLASSROOM INVENTORY**

Government Code Section 65995.6 requires that the School District identify and consider any excess capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates seven (7) elementary schools, two (2) middle schools, one (1) high school and one (1) continuation high school.

Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 9,143 students. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects approved for funding by the State. Appendix “D” provides a calculation of the updated facility capacity.

**C. PROJECTED UNHOUSED STUDENTS**

Based on enrollment information as of October 2015, the total student enrollment of the School District is 9,966 students. A summary of the enrollment data is provided in Appendix “E”. The School District currently operates elementary schools serving kindergarten through grade 5 students and middle schools serving grades 6 through 8 students. In order to be consistent with the SAB 50-02 reporting requirements, the enrollment school level configuration has been adjusted to represent grades kindergarten through grade 6 at the elementary level and grades 7 and 8 at the middle school level. Available facilities capacity is calculated by subtracting the October 2015 student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at the elementary school and middle school levels and excess capacity at the high school level. The capacity calculation is shown in Table 4.

**Table 4  
Available Capacity Evaluation**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2015) <sup>1</sup>	EXCESS/(DEFICIT) CAPACITY
Elementary School (K-6)	5,194	6,141	(947)
Middle School (7-8)	1,450	1,495	(45)
High School (9-12)	2,499	2,330	169
<b>TOTAL</b>	<b>9,143</b>	<b>9,966</b>	<b>(823)</b>

1. The School District currently operates K-5 and 6-8 schools, the figures above have been adjusted by school level to be consistent with SAB 50-02 capacity requirements.

As shown in Table 4, seats are available at the high school level as of the 2015-16 school year. Available seats at the high school level are expected to be occupied as a result of student enrollment growth from existing housing and as kindergarten through grade 8 students matriculate through the grades over the next five (5) years. Additionally, projected student enrollment from mitigated Projected Units is estimated at 800 students at the elementary school level, 322 students at the middle school level and 202 students at the high school level. Adjusting the 169 available seats at the high school level by the projected student enrollment from mitigated Projected Units results in a capacity deficiency at the high school level.

In order to determine the projected unhoused students generated by unmitigated Projected Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by the available capacity. As demonstrated in the preceding paragraph, zero (0) seats are expected to be available to house Projected Student Enrollment; therefore the number of Projected Unhoused Students is equal to the Projected Student Enrollment. Table 5 shows the number of Projected Unhoused Students determined for each school level.

**Table 5  
Projected Unhoused Students**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	SURPLUS SEATS <sup>1</sup>	PROJECTED UNHOUSED STUDENTS
Elementary School (K-5)	458	0	458
Middle School (6-8)	197	0	197
High School (9-12)	144	0	144
<b>TOTAL</b>	<b>799</b>	<b>0</b>	<b>799</b>

<sup>1</sup> A deficit capacity equals zero surplus seats.

Government Code Section 65995.6(b) requires the School District to identify any surplus school sites that could be used to lower the need to house Projected Unhoused Students. The School District currently owns one (1) surplus site. The use of this site is further evaluated in Appendix “G”. However, Appendix “G” also demonstrates there is a Local Funds funding deficit; therefore, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 5.

## **SECTION III. LEVEL II FEE**

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

### **A. MAXIMUM NEW CONSTRUCTION GRANT**

#### **1. Per-Pupil Grant**

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant and the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”). The base per-pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on February 24, 2016 per Education Code Section 17072.10(b). Section 1859.71.1 of Title 2 of the California Code of Regulations (“Regulations”) allows for the additional grant for automatic fire alarm detection systems and fire sprinkler systems. The ADG was also adjusted by the SAB as of February 24, 2016. Furthermore, Section 1859.76 of the Regulations provides additional grants for general site development on new school construction projects (the “GSDG”). On May 27, 2015 the SAB adopted amendments extending the GSDG until January 1, 2017. Appendix “F” provides a calculation of the allowable GSDG. Table 6 shows the base per pupil grant, the additional grants as well as the total PPG.

**Table 6**  
**Total Per-Pupil Grant (2016)**

<b>SCHOOL LEVEL</b>	<b>BASE PER-PUPIL GRANT AMOUNT</b>	<b>ADG</b>	<b>GSDG</b>	<b>TOTAL PPG</b>
Elementary School (K-5)	\$10,634	\$190	\$893	\$11,717
Middle School (6-8)	\$11,247	\$229	\$933	\$12,409
High School (9-12)	\$14,311	\$249	\$872	\$15,432

## 2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 5 by the total PPG shown in Table 6.

The calculation to determine the total New Construction Grant amounts by school level is shown in Table 7.

**Table7**  
**New Construction Grant Amount**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Elementary School (K-5)	458	\$11,717	\$5,366,386
Middle School (6-8)	197	\$12,409	\$2,444,573
High School (9-12)	144	\$15,432	\$2,222,208
<b>TOTAL</b>	<b>799</b>	<b>NA</b>	<b>\$10,033,167</b>

### B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS

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

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

Site acquisition costs applicable to each school level are based on the School District's (i) anticipated cost per acre to acquire school sites plus (ii) allowable increases pursuant to Section 1859.74 of the Regulations for appraisals, surveys, site testing, CDE review/approval and preparation of the Phase One Environmental Site Assessment (POESA) and Preliminary

Endangerment Assessment (PEA). A land appraisal prepared for the School District by Smith and Associates and dated May 27, 2014 (“Land Appraisal”) is used in the determination of the appropriate site acquisition cost per acre for all school levels. The subject of the Land Appraisal is a 10.02 acre site for J.M. Amador Elementary located along the southeast corner of East Cantara Drive and Positana Parkway. The Land Appraisal estimates the value of the property at \$30,600,000 (\$3,000,000 per acre) in 2014 dollars. The Land Appraisal value is adjusted to current dollars following a review of land sales transactions<sup>1</sup>, a review of changes in median home sales prices<sup>2</sup>, discussions with local land brokers and application of the percentage change of a Land Cost Index<sup>3</sup>. An additional four percent (4%) is applied for allowable costs pursuant to Section 1859.74 of the Regulations for appraisals, surveys, site testing, CDE review/approval and preparation of the POESA and PEA.

Estimated site development costs are based on the service site, off-site, and utility costs associated with the site development of J.M. Amador Elementary, the School District’s most recently completed school. The site development costs equaled \$450,582 per acre in 2014 dollars and are adjusted into current dollars by applying the percentage change utilized by the SAB to index the PPG amounts from January 22, 2014 to February 24, 2016.

The estimated per acre site acquisition cost and site development cost are summarized in Table 8.

**Table 8**  
**Estimated Site Acquisition and Site Development Cost Per Acre**

ESTIMATED SITE ACQUISITION COST PER ACRE <sup>1</sup>	ESTIMATED SITE DEVELOPMENT COST PER ACRE
\$3,731,183	\$482,964

<sup>1</sup> Includes allowable costs pursuant to Section 1859.74 of the Regulations.

As required by Government Code Section 65995.5(h), the land acreage used to calculate the permissible Level II Fee shall be the necessary amount determined under the guidelines of the State Department of Education, as published in the “School Site Analysis and Development Handbook” as of January 1, 1998 (“SDE Handbook”). The School District has determined that future school facilities will be designed to serve grades kindergarten through 8 (K-8 site) with a design capacity of 950 students. A new high school site is designed for an initial student capacity of 1,500 students with planned phasing up to a maximum capacity of 2,500 students. According to the guidelines specified in the SDE Handbook, the site acreages identified in Table 9 are required to accommodate the planned maximum design capacities.

<sup>1</sup> Land sales transactions within the City of Dublin over the previous 12 months, as reported by LoopNet™.

<sup>2</sup> Median land sales information for the County of Alameda from Dataquick/CoreLogic and the Zillow Home Value Index for the City of Dublin (March 2014 to February 2016).

<sup>3</sup> Lincoln Institute of Land Policy Land Cost Index for the Oakland Metropolitan Area (2<sup>nd</sup> Quarter 2014 to 3<sup>rd</sup> Quarter 2015). Citation: Davis, Morris A. and Michael G. Palumbo, 2007, "The Price of Residential Land in Large US Cities," Journal of Urban Economics, vol. 63 (1), p. 352-384; data located at Land and Property Values in the U.S., Lincoln Institute of Land Policy. <http://www.lincolninst.edu/resources/>

**Table 9  
Site Size**

SCHOOL LEVEL	STUDENT CAPACITY <sup>1</sup>	SITE ACREAGE <sup>2</sup>
K-8 Site <sup>1</sup>	950	13.40
High School (9-12)	2,500	47.10

1 The School District anticipates the next school site will accommodate grades K-8 students.

2 The site acreage for the high school anticipates space for aquatics/swimming.

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 8 by the site acreages shown in Table 9. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by fifty percent (50%).

**Table 10  
Total Site Acquisition and Site Development Costs**

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
K-8 Site <sup>1,2</sup>	\$49,997,852	\$6,471,718	\$56,469,570	\$28,234,785
High School (9-12)	\$175,738,719	\$22,747,604	\$198,486,323	\$99,243,162

1 The School District anticipates the next school site will accommodate grades K-8 students.

2 On March 8, 2016, the School District approved an Option to Ground Lease (“Option”) and a Ground Lease Agreement (GLA) with the City. The Option provides the School District the ability to lease from the City a site planned for the construction of future K-8 school (Jordan Ranch) once certain conditions are met. Under the Option, the School District has one year to meet the conditions and exercise the GLA. As of the date of this SFNA, the School District has not exercised the GLA; therefore estimated costs for site acquisition are included in the determination of the Alternative Fees.

The site costs shown in Table 10 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students generated from the unmitigated Projected Units must first be determined. To compute such figure, the number of Projected Unhoused Students is divided by the school design capacity at each school level. Projected Unhoused Students shown in Table 5 at the elementary (grades kindergarten through 5) and middle school (grades 6 through 8) levels are combined into a K-8 school level category. Table 11 identifies the number of school facilities required to house the Projected Unhoused Students.

**Table 11  
Number of School Facilities Required for Projected Unhoused Students**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
K-8 Site <sup>1</sup>	655	950	0.69
High School (9-12)	144	2,500	0.06

<sup>1</sup> The School District anticipates the next school site will accommodate grades K-8 students. Projected Unhoused Students at the elementary school level (K-5) and middle school level (6-8) are combined.

The total site acquisition and site development grant is determined by multiplying the applicable site costs shown in Table 10 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 11. This calculation is shown in Table 12.

**Table 12  
Site Acquisition and Site Development Grant**

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
K-8 Site <sup>1</sup>	\$28,234,785	0.69	\$19,482,002
High School (9-12)	\$99,243,162	0.06	\$5,954,590
<b>TOTAL</b>			<b>\$25,436,592</b>

<sup>1</sup> The School District anticipates the next school site will accommodate grades K-8 students.

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

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 7 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 12. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 13.

**Table 13  
Maximum Level II Fee Cost**

DESCRIPTION	AMOUNT
Total New Construction Grant	\$10,033,167
Total Site Acquisition and Development Grant	\$25,436,592
<b>MAXIMUM LEVEL II FEE COST</b>	<b>\$35,469,759</b>

Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by

unmitigated Projected Units from the Maximum Level II Fee Costs to determine the Net Level II Fee Cost. Appendix “G” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. The Net Level II Fee Costs are equal to the Maximum Level II Fee Costs minus the Local Funds. This amount is calculated in Table 14.

**Table 14**  
**Net Level II Fee Cost**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$35,469,759
Credit for Local Funds	\$0
<b>NET LEVEL II FEE COST</b>	<b>\$35,469,759</b>

#### **D. LEVEL II FEE CALCULATION**

In accordance with Government Code Section 65995.5(c)(3), the maximum Level II Fee is calculated by dividing the Net Level II Fee Cost by the total square footage of assessable space of the unmitigated Projected Units. To project the total square footage of assessable space of the unmitigated Projected Units, the average square footage of SFD, SFA and MF unmitigated Projected Units must first be determined. A review of historical development records from the City, including parcel attribute data, building permit records and additional detail as requested, along with a review of planned unit sizes for residential project anticipated to be constructed over the next five (5) years, as available, was used to estimate the average square footage of unmitigated Projected Units by housing type. For areas of the School District sharing common jurisdiction with the County’s, zero (0) residential units were built therein over the previous five (5) years, and no residential development is expected over the next five (5) years. Table 15 shows the projected average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the School District.

**Table 15  
Total Square Footage of Unmitigated Projected Units**

<b>RESIDENTIAL CATEGORY</b>	<b>UNMITIGATED PROJECTED UNITS</b>	<b>AVERAGE SQUARE FOOTAGE PER UNIT</b>	<b>TOTAL PROJECTED SQUARE FEET</b>
SFD	610	2,890	1,762,900
SFA	478	1,980	946,440
MF	631	980	618,380
<b>TOTAL</b>	<b>1,719</b>	<b>NA</b>	<b>3,327,720</b>

The Net Level II Fee Costs are divided by the applicable total projected square feet of the Projected Units to arrive at the Level II Fee. The result of this operation is shown in Table 16. The Level II Fee represents the amount that can be adopted by the Board of Trustees of the School District. Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

**Table 16  
Level II Fee**

<b>DESCRIPTION</b>	<b>AMOUNT</b>
Net Level II Fee Cost	\$35,469,759
Total Square Footage of Projected Units	3,327,720
<b>LEVEL II FEE</b>	<b>\$10.66</b>

## SECTION IV. LEVEL III FEE

---

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

### A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 17 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

**Table 17**  
**Level III Cost**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$35,469,759
Maximum Level II Fee Cost	\$35,469,759
<b>LEVEL III FEE COST</b>	<b>\$70,939,518</b>

The Level III Fee Costs are divided by the total projected square feet of the unmitigated Projected Units for each applicable school level as shown in Table 15 to arrive at the Level III Fee. The result of this operation is shown in Table 18.

**Table 18**  
**Level III Fee**

DESCRIPTION	AMOUNT
Level III Fee Cost	\$70,939,518
Total Square Footage of Projected Units	3,327,720
<b>LEVEL III FEE</b>	<b>\$21.32</b>

## **B. REIMBURSEMENT PROVISION**

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

## **SECTION V. GOVERNMENT CODE SECTION 66000**

---

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

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

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

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

- enrollment as demonstrated in Table 5, therefore the School District will be required to provide additional school facilities as a result of new residential development.
- (iv). The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$32.87 per square foot for units located within the School District (see Appendix “H” for further detail). Since the Alternative Fees are less than the estimated total cost impact to the School District, it is reasonable that the Alternative Fees determined herein are relatively proportional to the actual impact caused by new residential development on the School District.
  - (v). The cost of new school facilities required to house students generated from new residential development is greater than the amount that may be funded solely by the collection of Alternative Fees.
  - (vi). The School District maintains a fund for the deposit and accounting of developer fees, including Alternative Fees.

## **SECTION VI. REDEVELOPMENT**

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

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

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

**APPENDIX A**  
**SAB FORMS AND ELIGIBILITY DETERMINATION**

---

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

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

SCHOOL DISTRICT Dublin Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75093
COUNTY Alameda	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

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

<input type="checkbox"/> Modified Weighting (Fifth-Year Projection Only)	3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current
<input type="checkbox"/> Alternate Weighting - (Fill in boxes to the right):			

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

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

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014
K	469	478	545	533	572	652	718	856
1	494	495	505	543	567	605	681	738
2	397	493	506	485	581	582	617	735
3	416	409	495	510	520	611	611	714
4	386	431	432	488	516	540	649	648
5	407	415	424	434	475	545	586	695
6	384	407	406	418	442	498	573	654
7	386	418	406	426	441	445	510	623
8	367	417	413	396	428	448	456	539
9	345	370	408	392	402	445	471	489
10	394	342	365	390	394	415	444	500
11	328	357	322	345	373	395	389	449
12	307	302	348	289	322	356	381	406
<b>TOTAL</b>	<b>5080</b>	<b>5334</b>	<b>5575</b>	<b>5649</b>	<b>6033</b>	<b>6537</b>	<b>7086</b>	<b>8046</b>

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
10099	2457	4099	<b>16655</b>

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	126	70	<b>196</b>
Severe	62	119	<b>181</b>
<b>TOTAL</b>	188	189	

Part B. Pupils Attending Schools Chartered By Another District

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

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

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	0	0	0	0	1	0	0	0
10	11	3	8	10	7	6	7	5
11	37	47	21	19	37	32	32	25
12	59	53	51	38	43	43	41	48
<b>TOTAL</b>	<b>107</b>	<b>103</b>	<b>80</b>	<b>67</b>	<b>88</b>	<b>81</b>	<b>80</b>	<b>78</b>

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

	Elementary	Secondary	TOTAL
Non-Severe	63	33	<b>96</b>
Severe	31	56	<b>87</b>
<b>TOTAL</b>	94	89	

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

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014

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

<input type="checkbox"/> County Birth Data <input type="checkbox"/> Birth Data by District ZIP Codes <input type="checkbox"/> Estimate <input type="checkbox"/> Estimate <input type="checkbox"/> Estimate								
8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

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

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

Beverly Heironimus  
 NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

B Heironimus  
 SIGNATURE OF DISTRICT REPRESENTATIVE

DATE 9-16-2014 TELEPHONE NUMBER 925 828-2551 ext 8011

E-MAIL ADDRESS heironimusbeverly@dublinusd.org



# District Main Page

[Return to Search Results](#)

District: Dublin Unified  
District Rep: Ms. Beverly Heironimus

[Modernization Eligibility](#)   
 [New Construction Eligibility](#)   
 [Fund Release](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval																																
75093	0	5/26/1999	6/23/2010																																
<p>SAB 50-03 New Construction Eligibility Information</p> <p><b>New Construction Baseline Eligibility</b></p> <table> <thead> <tr> <th>Grade Level:</th> <th>K - 6</th> <th>7 - 8</th> <th>9 - 12</th> <th>Non-Severe</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Established Eligibility:</td> <td>530</td> <td>380</td> <td>-100</td> <td>0</td> <td>0</td> </tr> <tr> <td>SAB Approvals/Adjustments:</td> <td>75</td> <td>-375</td> <td>100</td> <td>36</td> <td>61</td> </tr> <tr> <td>Remaining Eligibility:</td> <td>605</td> <td>5</td> <td>0</td> <td>36</td> <td>61</td> </tr> </tbody> </table> <hr/> <p><b>SAB 50-03 Eligibility Document Status/Dates</b></p> <table> <tbody> <tr> <td>Status:</td> <td>PM Complete</td> </tr> <tr> <td>Date Signed:</td> <td>4/14/1999</td> </tr> <tr> <td>Date Received:</td> <td>7/27/1999</td> </tr> <tr> <td>SAB Approval Date:</td> <td>5/26/1999</td> </tr> </tbody> </table>				Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe	Established Eligibility:	530	380	-100	0	0	SAB Approvals/Adjustments:	75	-375	100	36	61	Remaining Eligibility:	605	5	0	36	61	Status:	PM Complete	Date Signed:	4/14/1999	Date Received:	7/27/1999	SAB Approval Date:	5/26/1999
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe																														
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Remaining Eligibility:	605	5	0	36	61																														
Status:	PM Complete																																		
Date Signed:	4/14/1999																																		
Date Received:	7/27/1999																																		
SAB Approval Date:	5/26/1999																																		

**APPENDIX B**  
**BOND MEASURE RESULTS**

---

<b>Members, City Council - Hayward</b>		90 of 90 precincts counted	100.00%
( Vote For 4 )			
Under Votes:	17,665		
Over Votes:	252		
BARBARA HALLIDAY		8,464	18.49%
GREG JONES		7,431	16.23%
AL MENDALL		7,312	15.97%
FRANCISCO ZERMEÑO		7,131	15.58%
OLDEN HENSON		6,535	14.28%
PETER BUFETE		2,648	5.78%
RALPH FARIAS JR		2,401	5.25%
SHAHLA AZIMI		2,072	4.53%
FAHIM A. KHAN		1,696	3.71%
Write-In		85	0.19%
		<b>Total</b>	<b>45,775</b>

<b>Proposition 28</b>		1004 of 1004 precincts counted	100.00%
Under Votes:	16,616		
Over Votes:	203		
YES		151,225	67.95%
NO		71,322	32.05%
		<b>Total</b>	<b>222,547</b>

<b>Proposition 29</b>		1004 of 1004 precincts counted	100.00%
Under Votes:	9,068		
Over Votes:	154		
YES		151,004	65.61%
NO		79,140	34.39%
		<b>Total</b>	<b>230,144</b>

<b>Measure B - Peralta CCD</b>		425 of 425 precincts counted	100.00%
Under Votes:	6,976		
Over Votes:	50		
YES		76,044	72.86%
NO		28,324	27.14%
		<b>Total</b>	<b>104,368</b>

<b>Bond Measure E - Dublin USD</b>		26 of 26 precincts counted	100.00%
Under Votes:	218		
Over Votes:	4		
BONDS YES		4,205	62.02%
BONDS NO		2,575	37.98%
		<b>Total</b>	<b>6,780</b>

<b>Measure G - Hayward USD</b>		105 of 105 precincts counted	100.00%
Under Votes:	1,153		
Over Votes:	5		
YES		12,736	70.83%
NO		5,245	29.17%
		<b>Total</b>	<b>17,981</b>

**APPENDIX C**  
**BONDING CAPACITY ANALYSIS**

---

**DUBLIN UNIFIED SCHOOL DISTRICT  
BONDING CAPACITY ANALYSIS  
FISCAL YEAR 2015/2016  
APPENDIX C**

1.	Total Assessed Valuation (Fiscal Year 2015/2016)[1]	\$12,600,073,069
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>2.50%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$315,001,827

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

**APPENDIX D**  
**FACILITY CAPACITY UPDATE**

---

**DUBLIN UNIFIED SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX D**

<b>Item</b>	<b>School</b>	<b>Elementary School Seats (K-6)</b>	<b>Middle School Seats (7-8)</b>	<b>High School Seats (9-12)</b>
SAB Form 50-02 (Revised June 24, 2009)	NA	2,998	753	1,618
50/7509300001*	DOUGHERTY ELEMENTARY	375	0	0
50/7509300004*	DOUGHERTY ELEMENTARY	150	0	0
50/7509300005*	FALLON MIDDLE	421	697	0
50/7509300006*	JOHN GREEN ELEMENTARY	610	0	0
50/7509300008*	DUBLIN HIGH	0	0	881
50/7509300009*	H.W. KOLB ELEMENTARY	640	0	0
<b>Total</b>		<b>5,194</b>	<b>1,450</b>	<b>2,499</b>

**Grand Total**

**9,143**

**APPENDIX E**  
**ENROLLMENT SUMMARY**

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DUBLIN UNIFIED SCHOOL DISTRICT  
2015/2016 ENROLLMENT  
APPENDIX E

School Name/Program	Elementary										Middle			High			Grand Total
	TK/K	1	2	3	4	5	6	7	8	9	10	11	12	Other-SDC			
AMADOR ELEMENTARY	183	126	118	115	114	85	-	-	-	-	-	-	-	-	-	741	
DOUGHERTY ELEMENTARY	169	142	153	132	157	121	-	-	-	-	-	-	-	-	-	874	
DUBLIN ELEMENTARY	164	126	148	128	139	106	-	-	-	-	-	-	-	-	-	811	
DUBLIN HIGH	-	-	-	-	-	-	-	-	-	676	571	516	490	21	-	2,274	
FALLON MIDDLE	-	-	-	-	-	-	479	481	428	-	-	-	-	-	-	1,388	
FREDERIKSEN ELEMENTARY	167	125	127	125	116	110	-	-	-	-	-	-	-	-	-	770	
GREEN ELEMENTARY	126	131	164	155	148	167	-	-	-	-	-	-	-	-	-	891	
KOLB ELEMENTARY	151	146	131	131	121	156	-	-	-	-	-	-	-	-	-	836	
MURRAY ELEMENTARY	112	67	70	65	73	66	-	-	-	-	-	-	-	-	-	453	
VALLEY CONTINUATION HIGH	-	-	-	-	-	-	-	-	-	-	2	20	34	-	-	56	
WELLS MIDDLE	-	-	-	-	-	-	286	291	295	-	-	-	-	-	-	872	
<b>GRANT TOTAL</b>	<b>1,072</b>	<b>863</b>	<b>911</b>	<b>851</b>	<b>868</b>	<b>811</b>	<b>765</b>	<b>772</b>	<b>723</b>	<b>676</b>	<b>573</b>	<b>536</b>	<b>524</b>	<b>21</b>	<b>9,966</b>		
<b>TOTAL BY SCHOOL LEVEL</b>											<b>2,260</b>			<b>2,330</b>			<b>9,966</b>
<b>ADJUSTED FOR CAPACITY ANALYSIS [1]</b>										<b>6,141</b>			<b>1,495</b>			<b>2,330</b>	<b>9,966</b>

[1] Capacity is determined based on K-6, 7-8 and 9-12 school level configurations pursuant to Education Code Section 17071.10.  
\*Source: School District.

**APPENDIX F**  
**GENERAL SITE DEVELOPMENT GRANT (GSDG) DETERMINATION**

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**DUBLIN UNIFIED SCHOOL DISTRICT  
GENERAL SITE COMPLIANCE GRANT CALCULATION  
APPENDIX F**

**Additional Grant as Percentage of Per Pupil Grant**

<b>School Level</b>	<b>Per Pupil Grant [1]</b>	<b>Percent</b>	<b>Total Additional Grant</b>
Elementary School	\$10,824	6.00%	\$649
Middle School	\$11,476	6.00%	\$689
High School	\$14,560	3.75%	\$546

[1] Includes the base per -pupil grant plus the Automatic Fire Detection/Alarm and Fire Sprinkler System Grants.

**Allowable Grant per School Facility**

<b>School Level</b>	<b>Grant Per New Useable Acre</b>	<b>Site Acreage [1]</b>	<b>School Facility Grant</b>
Elementary School	\$17,308	13.4	\$231,927
Middle School	\$17,308	13.4	\$231,927
High School	\$17,308	47.1	\$815,207

[1] The School District anticipates the next school site will accommodate grades K-8 students; therefore the site acreage requirements are the same at the elementary and middle school levels.

**Grant Amount per Pupil**

<b>School Level</b>	<b>School Facility Grant</b>	<b>Facility Capacity [1]</b>	<b>Grant per Pupil</b>
Elementary School	\$231,927	950	\$244
Middle School	\$231,927	950	\$244
High School	\$815,207	2,500	\$326

[1] The School District anticipates the next school site will accommodate grades K-8 students; therefore the site capacity designs are the same at the elementary and middle school levels.

**Total per Pupil Grant for Site Development**

<b>School Level</b>	<b>Additional Grant</b>	<b>Grant per Pupil</b>	<b>Total Grant for Site Development</b>
Elementary School	\$649	\$244	\$893
Middle School	\$689	\$244	\$933
High School	\$546	\$326	\$872

**APPENDIX G**  
**SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)**

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

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

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

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

### **SURPLUS PROPERTY**

The School District has identified one (1) school site that may be considered surplus. This site is described as follows:

- (i) **Nielsen Elementary School Site**—this 9.36 acre site is located at 7500 Amarillo Road in the City of Dublin. The school site was closed in June 2008 due to low enrollment. In 2007-08, the Board of the School District passed a resolution to retain ownership of the site in order to maintain flexibility in addressing future district programs and as a potential source of revenue.

Based on the per acre site acquisition cost identified in Table 8 of this SFNA, the potential value of land of this site is estimated at \$34,923,873.

### **EXCESS CAPACITY IN EXISTING FACILITIES**

As demonstrated in Table 4 of Section II.C of this SFNA, the School District has a deficit capacity of 947 students at the elementary school level (grades K-6), deficit capacity of 45 students at the middle school level (grades 7 and 8) and excess capacity of 169 students at the high school level (grades 9-12). As further described in Section II.C of this SFNA, available seats at the high school level are expected to be occupied by student enrollment growth from existing housing and/or projected student enrollment from mitigated Projected Units. Therefore,

no seats are expected to be available to accommodate Projected Student Enrollment resulting from unmitigated Projected Units.

## LOCAL FUNDS

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

- (i) **General Obligation (“GO”) Bonds**— On November 2, 2004 the registered voters of the School District authorized the issuance and sale of not to exceed \$184,000,000 in general obligation bond indebtedness (Measure C). Additionally, on June 5, 2012, the voters authorized bond authorization in an amount not to exceed \$99,000,000. Since the election dates, the School District issued multiple series of general obligation bonds (“GO Bonds”). The proceeds from the sale of the GO Bonds are authorized to perform construction, reconstruction, remodeling, rehabilitation and renovation projects. As of June 30, 2015, the balance in the School District’s Building Fund was \$71,157,830. The Building Fund is used to account for resources used for the acquisition or construction of major capital facilities, including proceeds from general obligation bonds. Balances within the Building Fund have been pledged for the construction of a future K-8 school (Jordan Ranch); therefore the full amount is available to offset the impact of unmitigated Projected Units.
- (ii) **Developer Fees**—The School District currently collects Level II fees in the amount of \$6.89 per square foot for residential units. The School District also collects statutory school fees in an amount up to \$3.36 per square foot on applicable existing residential construction, such as room additions. Furthermore, the School District collects statutory fees in the amount of \$0.54 per square foot for commercial/industrial construction. As of June 30, 2015, the balance in the Capital Facilities Fund was \$8,384,193. This fund is used to account for resources used in the acquisition or construction of capital facilities, inclusive of developer fees. The full amount is available to offset the impact of unmitigated Projected Units.
- (iii) **Mitigation Fees**—The School District collects mitigation payments for new residential units from developers that have entered into school fee mitigation agreements. The mitigation agreements require an alternative mitigation payment in lieu of paying developer fees (Level I, Level II or Level III fees). The mitigation fees may be used to pay for the acquisition and/or construction of school facilities and are intended to help mitigate the impact of students generated from those units subject to applicable mitigation agreement. Therefore, revenues from the collection of mitigation fees are not available to offset the impact of unmitigated Project Units.

- (iv) **State Funds**— The School District has applied for and received State Funding under the Leroy F. Greene School Facilities Act of 1998 for new school facility construction and modernization projects. The School District maintains the County School Facilities Fund to account for state apportionments provided for new school facility construction and modernization of school facilities under Senate Bill 50. As of June 30, 2015, no State funds were on hand.

The cost impact to the School District created by unhoused students is evaluated in Table G-3. However, the School District may seek State funding to house these students and such amount should be added to the Local Funds Credit. Multiplying the State per-pupil grants shown in Table 6 by the number of unhoused students shown in Table 4 of this SFNA generates an estimated \$11,654,404. In additional \$29,364,176 is estimated in potential site acquisition and site development funding (50%) attributable to the currently unhoused students, for a combined total of \$41,018,580. This amount is applied to the Local Funds Credit in Table G-1.

## CALCULATION OF SURPLUS PROPERTY AND LOCAL FUNDS CREDIT

### Surplus Property and Local Funds Available

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

**Table G-1**  
**Surplus Property and Local Funds**

DESCRIPTION	AMOUNT
<i>Surplus Property</i>	
Estimated Value of Surplus Sites	\$34,923,873
<i>Local Funds</i>	
General Obligations Bonds (Building Fund)	\$71,157,830
Developer Fees	8,384,193
Mitigation Fees	0
Potential State Funds	41,018,580
<b>TOTAL SURPLUS PROPERTY AND LOCAL FUNDS</b>	<b>\$155,484,476</b>

### Inter-District Student Impact

Commercial/Industrial developer fees collected by the School District have been dedicated to financing the cost impact to house existing inter-district students and more specifically those students who have transferred from outside the School District due to employment. Not all inter-

district students are enrolled at the School District due to employment and the School District has no means of collecting funds to mitigate the impact of those inter-district students. Therefore, the estimated cost impact of inter-district students should be subtracted from the Local Funds available to offset the impact of students generated from new residential growth. As of October 2015, there was a total of 138 elementary school students, 54 middle school students and 104 high school students attending the School District on an inter-district basis. Using the cost per student impacts determined in Appendix “H”, the costs incurred by inter-district students are estimated at \$41,450,704. Table G-2 shows the calculation used to estimate the cost impact of inter-district students.

**Table G-2  
Cost Impact of Inter-District Students**

SCHOOL LEVEL	INTER-DISTRICT STUDENTS	COST PER STUDENT	INTER-DISTRICT STUDENT IMPACT
Elementary School (K-5)	138	\$120,975	\$16,694,550
Middle School (6-8)	54	\$120,975	\$6,532,650
High School (9-12)	104	\$175,226	\$18,223,504
<b>TOTAL</b>	<b>296</b>	<b>NA</b>	<b>\$41,450,704</b>

**Current Unhoused Student Impact**

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 947 students at the elementary school level and 45 students at the middle school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table G-3 identifies the existing needs to house currently unhoused students through expansion of school sites and new school facility construction. The cost impact of current unhoused students is determined by multiplying the unhoused students shown in Table 4 of this SFNA by the cost per student calculated in Appendix “H” for each school level.

**Table G-3  
Cost Impact of Currently Unhoused Students**

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (K-5)	947	\$120,975	\$114,563,325
Middle School (6-8)	45	\$120,975	\$5,443,875
High School (9-12)	0	\$175,226	\$0
<b>TOTAL</b>	<b>992</b>	<b>NA</b>	<b>\$120,007,200</b>

## Local Funds Credit

Considering the cost impact of Inter-District Students and Current Unhoused Students described above in Tables G-2 and G-3 and subtracting those figures from the Local Funds identified in Tables G-1 results in a funding deficit of \$5,973,428. This calculation is shown in Table G-4. Since the cost impacts are greater than the local funds available, there are no surplus funds available to offset the impact of unmitigated Projected Units.

**Table G-4**  
**Local Funds Determination**

DESCRIPTION	AMOUNT
Surplus Property and Local Funds Available	\$155,484,476
Inter-District Student Impact	(\$41,450,704)
Current Unhoused Student Impact	(\$120,007,200)
<b>SURPLUS(DEFICIT) OF LOCAL FUNDS</b>	<b>(\$5,973,428)</b>

**APPENDIX H**  
**ESTIMATE OF ACTUAL AVERAGE**  
**SCHOOL FACILITY COST PER SQUARE FOOT**

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**DUBLIN UNIFIED SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
APPENDIX H**

**True Cost Per Student**

<b>School Level [1]</b>	<b>Total Estimated Cost</b>	<b>Projected Students Housed</b>	<b>True Cost per Student</b>
Elementary School (K-5)	\$114,926,602	950	\$120,975
Middle School (6-8)	\$114,926,602	950	\$120,975
High School (9-12)	\$438,065,719	2,500	\$175,226

[1] The School District anticipates the next school site will accommodate grades K-8 students; therefore the estimated costs are the same at the elementary school and middle school levels for the purposes of this determination.

[2] See Summary of Estimated Costs of this Appendix.

**True Cost Per Single Family Detached Dwelling Unit**

<b>School Level</b>	<b>Cost per Student</b>	<b>Student Generation Rate</b>	<b>True Cost per Dwelling Unit</b>
Elementary School (K-5)	\$120,975	0.4520	\$54,681
Middle School (6-8)	\$120,975	0.1740	\$21,050
High School (9-12)	\$175,226	0.1100	\$19,275
<b>Total</b>	<b>\$417,176</b>	<b>0.7360</b>	<b>\$95,005</b>

**True Cost per Square Foot for SFD**

<b>School Level</b>	<b>True Cost per Dwelling Unit</b>	<b>Average Square Footage</b>	<b>True Cost Per Square Foot</b>
Elementary School (K-5)	\$54,681	2,890	\$18.92
Middle School (6-8)	\$21,050	2,890	\$7.28
High School (9-12)	\$19,275	2,890	\$6.67

**True Cost per Square Foot per School Level**

<b>School Level</b>	<b>True Cost Per Square Foot</b>
Elementary School (K-5)	\$18.92
Middle School (6-8)	\$7.28
High School (9-12)	\$6.67
<b>Total</b>	<b>\$32.87</b>

**DUBLIN UNIFIED SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
SUMMARY OF ESTIMATED COSTS  
APPENDIX H**

**K-8 School**

<b>I. Site Costs<sup>1</sup></b>		<b>\$49,997,852</b>
Land Acquisition Cost	\$49,997,852	
Acres	13.40	
Cost per Acre	\$3,731,183	
 <b>II. Development/Construction Costs<sup>2</sup></b>		 <b>64,928,750</b>
 <b>TOTAL ESTIMATED COST</b>		 <b><u><u>\$114,926,602</u></u></b>

<sup>1</sup> Based on the Land Appraisal dated May 5, 2014 for the JM Amador Elementary site. Adjustments made as further described in Section III.B of this SFNA.

<sup>2</sup> Estimated by LPA, Inc.; Draft Facilities Master Plan, Master Plan Total Cost Matrix, New E-6 Dublin Crossing School. Costs are in 2016 dollars. Does not include costs for utility hook-up and City connection fees, off-site work and traffic signals, hazardous material surveys, abatement and disposal and EDCC new construction.

**DUBLIN UNIFIED SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
SUMMARY OF ESTIMATED COSTS  
APPENDIX H**

**HIGH SCHOOL**

<b>I. Site Costs<sup>1</sup></b>		<b>\$175,738,719</b>
Land Acquisition Cost		\$175,738,719
Acres	47.10	
Cost per Acre*	\$3,731,183	
 <b>II. Development/Construction Costs<sup>2</sup></b>		 <b>262,327,000</b>
 <b>TOTAL ESTIMATED COST</b>		 <b><u><u>\$438,065,719</u></u></b>

<sup>1</sup> Based on the Land Appraisal dated May 5, 2014 for the JM Amador Elementary site. Adjustments made as further described in Section III.B of this SFNA.

<sup>2</sup> Estimated by LPA, Inc.; Draft Facilities Master Plan, Master Plan Total Cost Matrix, New 2nd High School. Costs are in 2016 dollars. Does not include costs for utility hook-up and City connection fees, off-site work and traffic signals, hazardous material surveys, abatement and disposal and EDCC new construction.