

Residential Development School Fee Justification Study

Long Beach Unified School District

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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 Factors.....	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
G. Consideration of Reconstruction.....	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. Estimated Reconstruction	7
C. Student Generation Factors 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	13
H. School Facilities Cost Impacts per Square Foot.....	13
I. Comparison of School Facilities Cost Impacts and School Fee Revenues per Residential Square Foot	14

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 Long Beach 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.

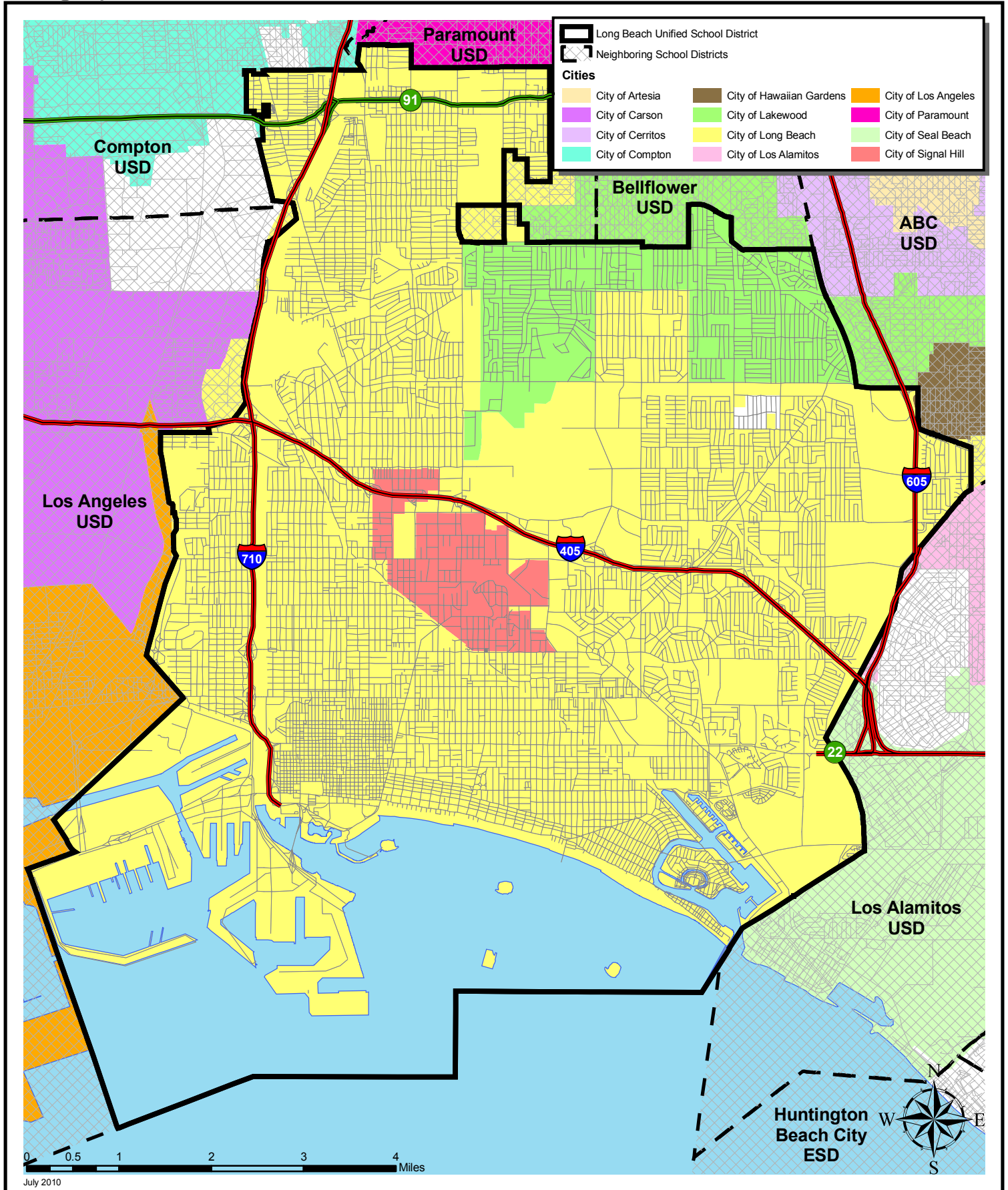
The School District provides education in grades kindergarten through 12 for students residing within all or a portion of the Cities Avalon, Lakewood, Long Beach, and Signal (collectively, "Cities") and a portion of the unincorporated County of Los Angeles ("County") (please see map on following page for a geographic profile of the School District). Collectively, the School District's school facilities in school year 2009/2010 have a capacity of 81,505 students per Section 17071.10(a) of the Education Code. Of these 81,505 seats, 44,779 are at the elementary school level (i.e., grades kindergarten through 6), 13,776 are at the junior high school level (i.e., grades 7 and 8), and 22,950 are at the high school level. These capacities include 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 the California Basic Educational Data System ("CBEDS") enrollment data provided by the School District, student enrollment of the School District in school year 2009/2010 is 85,179 students. Comparing student enrollment to facilities capacity reveals that student enrollment exceeds facilities capacity at the elementary and high school levels, while facilities capacity exceeds student enrollment at the junior high school level in school year 2009/2010 (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 planning departments of the Cities in June 2010, approximately 10,343 additional residential units could be constructed within the School District's boundaries through calendar year 2030. Of these 10,343 units, 1,793 are expected to be single family detached ("SFD"), and 8,550 are expected to be multi-family attached ("MFA") units.

Furthermore, some of these future residential units will be constructed in the place of demolished residential units ("Reconstruction"). Based on information from the California Department of Finance ("DOF") for the Cities and County, Dolinka Group, LLC estimates approximately 730 SFD units and 750 MFA units could be demolished to make room for Reconstruction through calendar year 2030.

Long Beach Unified School District

Geographic Profile - School Year 2010/2011



To determine the impact on the School District from future residential units less Reconstruction ("Net Future Units"), the Study first multiplied the number of future residential units by the student generation factors ("SGFs") calculated by Dolinka Group to determine the projected student enrollment from future residential units. The Study then subtracted from that the number of students estimated to be generated by demolished residential units by multiplying the projected demolished units by the SGFs.

The results were that 1,598 new elementary school students, 397 new middle school students, and 1,126 new high school students are anticipated to be generated from future residential units. These numbers include a reduction of the number of students projected to be generated from the estimated number of residential units anticipated to be demolished ("Net Projected Student Enrollment") as well as existing excess seats.

To adequately house the Net Projected Student Enrollment, the School District will need to construct new elementary school, middle school, and high school facilities. Using design capacities of 800 students at the elementary school level, 850 students at the middle school level, and 800 students at the high school level for a thematic high school, the School District will need to construct at least two (2) new elementary schools, one (1) new middle school, and two (2) new high schools to accommodate the Net Projected Student Enrollment from the future residential 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 \$57,090,804, a middle school is projected to cost \$68,590,206, and a high school is projected to cost \$102,739,731. 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 (2010\$)**

School Level	Cost per Facility/Student	Facilities Required/ Students Generated	Total School Facilities Cost Impacts
Elementary School	\$57,090,804	1.9975	\$114,038,880
Middle School	\$68,590,206	0.4671	\$32,038,485
High School	\$102,739,731	1.4075	\$144,606,171
Central Admin. Impacts	\$800	3,121	\$2,496,800
Total	NA	NA	\$293,180,336

The amounts listed in Table ES-1 were first adjusted based on potential proceeds available to the School District to offset the school facilities cost impacts, and then 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 residential 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 Future Residential Unit (2010\$)**

Land Use	Total School Facilities Cost Impacts	Future Residential Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	\$48,377,843	1,793	\$26,982
Multi-family Attached	\$244,802,493	8,550	\$28,632

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 (2010\$)**

Land Use	School Facilities Cost Impacts per Residential Unit	Average Square Footage	School Facilities Cost Impacts per Residential Square Foot
Single Family Detached	\$26,982	1,823	\$14.80
Multi-family Attached	\$28,632	1,307	\$21.91

On January 27, 2010, the SAB maintained the maximum residential School Fee authorized by Section 17620 of the Education Code at \$2.97 per residential building square foot. 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 \$2.97 per square foot for all new future residential development within its boundaries, including Reconstruction.

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 until 2012. 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 cannot be 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 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 (i) School Fees and residential development and (ii) School Fees and Reconstruction.

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);
5. School Fee requirements (i.e., the School District's need to levy School Fees to cover the cost of new school facilities); and
6. Reconstruction (i.e., potential number of residential units to be demolished and reconstructed within the School District).

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 Factors
3. School Facilities Cost Impacts
4. Maximum School Fee Revenues

B. Residential Unit Projections

The number of future residential units to be constructed within the boundaries of the School District was determined based on information provided by planning departments of the Cities.

C. Student Generation Factors

SGFs 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 SGFs 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 ("Assessor") of the County.

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 residential units and the total cost for those school facilities. School facilities costs are based on estimates prepared by the School District and 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 \$2.97 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.

G. Consideration of Reconstruction

The Study also examines the extent to which Reconstruction impacts the school facilities of the School District. The Study estimates the potential number of residential units that could be demolished in order to be replaced by new residential development. The Study then identifies the net student enrollment impacts by subtracting the estimated student enrollment from demolished units from the total projected student enrollment. The net student impacts that result are utilized to determine whether the School District is justified in imposing the maximum School Fee per square foot on Reconstruction.

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 2009/2010 student enrollment and school facilities capacity of the School District were evaluated.

Collectively, the School District's school facilities in school year 2009/2010 have a capacity of 81,505 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 81,505 existing seats, 44,779 are at the elementary school level, 13,776 are at the junior high school level, and 22,950 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 2009/2010 is 85,179 students. As shown in Table 1 below, the School District's student enrollment exceeds facilities capacity at the elementary and high school levels, while facilities capacity exceeds student enrollment at the junior high school level in school year 2009/2010. The excess seats identified in Table 1, therefore, will be used to reduce the impact of students generated from future residential development.

Table 1
Existing School Facilities Capacity and Student Enrollment

School Level ^[1]	2009/2010 Facilities Capacity ^[2]	2009/2010 Student Enrollment ^[3]	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	44,779	45,097	(318)
Junior High School (Grades 7-8)	13,776	13,375	401
High School (Grades 9-12)	22,950	26,707	(3,757)
Total	81,505	85,179	(3,674)

[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] 2009 CBEDS.

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 residential units to be constructed within the School District's boundaries. Based on information provided by the planning departments of the Cities in June 2010, Dolinka Group has estimated that the School District could experience the construction of approximately 10,343 future residential units through calendar year 2030. Of these 10,343 units, 1,793 are expected to be SFD units, and 8,550 are expected to be MFA units. Table 2 distinguishes future residential units by land use.

**Table 2
Future Residential Units**

Land Use	Future Residential Units
Single Family Detached	1,793
Multi-family Attached	8,550
Total Units	10,343

B. Estimated Reconstruction

To develop a nexus between Reconstruction and School Fees, Dolinka Group identified the number of potential residential units that could be demolished in order to be replaced by new residential development. Estimates of the number of residential units that could be demolished through calendar year 2030 within the School District were based on historical information provided by the DOF for the Cities and County. Specifically, 730 SFD units and 750 MFA units are projected to be demolished through calendar year 2030, as shown below in Table 3.

**Table 3
Demolished Residential Units**

Land Use	Estimated Number of Units to be Demolished
Single Family Detached	730
Multi-family Attached	750
Total Future Units	1,480

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 Factors per Residential Unit

In order to analyze the impact on the School District's student enrollment from future residential units, Dolinka Group calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessor's residential data.

Sorting and extracting the County Assessor's records by land use, Dolinka Group developed a database of 73,791 SFD units. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 38,605 student matches were found, resulting in the SGFs shown in Table 4.

**Table 4
Student Generation Factors for Single Family Detached Units**

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School (Grades K-5)	16,370	73,791	0.2218
Middle School (Grades 6-8)	9,052	73,791	0.1227
High School (Grades 9-12)	13,183	73,791	0.1787
Total	38,605	NA	0.5232

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 41,804 students matched to the MFA database which consisted of 114,604 units. The resulting SGFs for MFA units are shown in Table 5 below.

**Table 5
Student Generation Factors for Multi-family Attached Units**

School Level	Students Matched	Multi-family Attached Units	Student Generation Factors
Elementary School	19,308	114,604	0.1685
Middle School	9,487	114,604	0.0828
High School	13,009	114,604	0.1135
Total	41,804	NA	0.3648

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Dolinka Group was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. Therefore, Dolinka Group adjusted the SGFs listed in Tables 4 and 5 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 6.

**Table 6
Adjusted Student Generation Factors**

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School	0.2287	0.1737
Middle School	0.1263	0.0852
High School	0.1871	0.1189
Total	0.5421	0.3778

D. School District Facilities Requirements

By multiplying the future residential units and the estimated number of residential units to be demolished as listed in Tables 2 and 3, respectively, by the SGFs identified in Table 6, the Study determined (i) the projected number of new students to be generated from future residential units, (ii) the number of students projected to be generated from Reconstruction, and (iii) the Net Projected Student Enrollment from Net Future Units. The Net Projected Student Enrollment by school level is shown in Table 7.

**Table 7
Net Projected Student Enrollment from Net Future Units**

School Level	Projected Student Enrollment from Non-Mitigated Future Units	Estimated Student Enrollment from Reconstruction	Net Projected Student Enrollment from Net Future Units
Elementary School	1,895	297	1,598
Middle School	954	156	798
High School	1,352	226	1,126
Total	4,201	679	3,522

As indicated in Section IV, 401 surplus middle school seats are available to accommodate the Net Projected Student Enrollment. Therefore, the projected unhoused students are less than the Net Projected Student Enrollment at the middle school level. Table 8 shows projected unhoused students for the School District.

**Table 8
Projected Unhoused Students from Net Future Units**

School Level	Projected Students from Net Future Units	Surplus Seats	Projected Unhoused Students
Elementary School	1,598	0	1,598
Middle School	798	401	397
High School	1,126	0	1,126
Total	3,522	401	3,121

To determine the number of elementary school, middle school, and high school facilities necessary to adequately house the Net Projected Student Enrollment, Dolinka Group divided the Net Projected Student Enrollment 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 9.

**Table 9
Additional School Facilities for Net Projected Student Enrollment**

School Level	Net Projected Student Enrollment	Estimated Facility Capacity	Additional Facilities Needed
Elementary School	1,598	800	1.9975
Middle School	397	850	0.4671
High School	1,126	800	1.4075

It is important to realize that while the Net Projected Student Enrollment at the middle school level equates to approximately 46.7 percent of a middle school, the School District will need to construct at least one (1) middle school in the future so as to accommodate students generated from residential development beyond calendar year 2030.

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 2010 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 10 while the costs for each component of the school facilities construction are listed in Exhibit C.

**Table 10
Estimated School Facilities Costs (2010\$)**

School Level	Site Acquisition Costs	Facility Construction Costs	Estimated Total Cost Per Facility
Elementary School	\$25,870,348	\$31,220,456	\$57,090,804
Middle School	\$32,988,694	\$35,601,512	\$68,590,206
High School	\$60,563,065	\$42,176,666	\$102,739,731

The costs in Table 10 do not include costs associated with Central Administrative and Support Facilities. As indicated in Table 7, Net Future Units will cause the enrollment of the School District to increase by approximately 3,121 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 residential units, Dolinka Group (i) multiplied the school facilities costs (Table 10) by the additional school facilities needed (Table 9) and (ii) multiplied the central administrative and support facilities costs per student (above paragraph) by the projected unhoused students from Net Future Units (Table 8). Table 11 illustrates the total school facilities cost impacts from future residential development.

**Table 11
Total School Facilities Cost Impacts from
Future Residential Units (2010\$)**

Item	Cost per Facility/Student	Facilities Required/Students Generated	Total School Facilities Cost Impacts
Elementary School	\$57,090,804	1.9975	\$114,038,880
Middle School	\$68,590,206	0.4671	\$32,038,485
High School	\$102,739,731	1.4075	\$144,606,171
Central Admin. Impacts	\$800	3,121	\$2,496,800
Total	NA	NA	\$293,180,336

On March 30, 1999, voters within the School District approved Measure A, which authorized the issuance of \$295,000,000 in general obligation bonds for the construction of new school facilities and the modernization of existing school facilities. Of this total authorization, \$33,000,000 remains for the construction of new school facilities. Additionally, on November 4, 2008, the voters of the School District approved Measure K, which authorized the issuance of \$1,200,000,000 in GO bonds. In Fiscal Year 2009/2010, the School District issued Series A in the amount of \$250,000,000. There is approximately \$199,270,000 remaining in GO Bond proceeds, of which the School District has identified \$100,000,000 for the construction of new facilities.

As shown in Table 1, the School District currently has 318 unhoused students at the elementary school level and 3,757 unhoused students at the high school level. Using per student costs calculated in Exhibit C, the 318 unhoused elementary school students and the 3,757, unhoused high school students have a total cost impact upon the School District of \$502,814,056. Therefore, at this time, no GO Bond proceeds are available as a credit towards future school facilities cost impacts. Table 12 shows the net school facilities cost impacts.

**Table 12
Total Credit from GO Bond by Grade Level (2010\$)**

School Level	Total School Facilities Cost Impacts	Credit for General Obligation Bond Proceeds	Net School Facilities Cost Impacts
Elementary School	\$114,038,880	\$0	\$114,038,880
Middle School	\$32,038,485	\$0	\$32,038,485
High School	\$144,606,171	\$0	\$144,606,171
Central Admin. Impacts	\$2,496,800	\$0	\$2,496,800
Total	\$293,180,336	N/A	\$293,180,336

G. School Facilities Cost Impacts per Future 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 13 shows total school facilities cost impacts by land use.

**Table 13
Total School Facilities Cost Impacts by Land Use (2010\$)**

School Level	Single Family Detached Units	Multi-family Attached Units	Total School Facilities Cost Impacts
Elementary School	\$17,535,732	\$97,781,548	\$115,317,280
Middle School	\$5,255,628	\$27,100,457	\$32,356,085
High School	\$25,586,483	\$119,920,488	\$145,506,971
Total	\$48,377,843	\$244,802,493	\$293,180,336

Total school facilities cost impacts for each land use were then divided by the number of future residential units in such land use to determine school facilities cost impacts per SFD unit and MFA unit. These impacts are shown in Table 14.

**Table 14
School Facilities Cost Impacts per Future Residential Unit (2010\$)**

Land Use	Total School Facilities Cost Impacts	Future Residential Units	School Facilities Cost Impacts per Residential Unit
Single Family Detached	\$48,377,843	1,793	\$26,982
Multi-family Attached	\$244,802,493	8,550	\$28,632

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 14 were divided by the average square footage of such type of residential unit. Using information from certificates of compliance issued by the School District over the last five (5) years, Dolinka Group determined that the average square footage of an SFD unit in the School District is projected to be 1,823 square feet while the average square footage of an MFA unit is projected to be 1,307 square feet. Table 15 shows the school facilities cost impacts per square foot of residential construction in the School District.

Table 15
School Facilities Cost Impacts per Residential Square Foot (2010\$)

Land Use	School Facilities Cost Impacts per Residential Unit	Average Square Footage	School Facilities Cost Impacts per Square Foot
Single Family Detached	\$26,982	1,823	\$14.80
Multi-family Attached	\$28,632	1,307	\$21.91

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

On January 27, 2010, the SAB maintained the maximum residential School Fee authorized by Section 17620 of the Education Code at \$2.97 per residential building square foot. 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 \$2.97 per square foot for all new future residential development within its boundaries, including Reconstruction.

S:\Clients\Long Beach Unified SD\Demographics\Fee Studies\SY0910\Reports\Working Docs\FSRes_10440-3601.doc

Exhibit A

Current SAB Form 50-02

STATE OF CALIFORNIA
EXISTING SCHOOL BUILDING CAPACITY
 SAB 50-02 (Rev. 07/01) Excl (Rev. 08/15/2000)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 4 of 4

SCHOOL DISTRICT: **LONG BEACH UNIFIED**
 CITY: **LOS ANGELES**
 PUBLIC DISTRICT CODE NUMBER (See California Public School Directory): **64725**
 HIGH SCHOOL ATTENDANCE AREA (if applicable):

PART I - Classroom Inventory NEW ADJUSTED

	K-5	6-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms	79	1	50			130
Line 2. Portable Classrooms leased less than 5 years	453	83	58			594
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	54	9	35			98
Line 6. Portable Classrooms owned by district	322	63	55			440
Line 7. Permanent Classrooms	1,284	371	599	100	92	2,446
Line 8. Total (Lines 1 through 7)	2,192	527	797	100	92	3,708

PART II - Available Classrooms

Option A:

	K-5	6-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5	54	9	35			98
c. Part I, line 6	322	63	55			440
d. Part I, line 7	1,284	371	599	100	92	2,446
e. Total (a, b, c, & d)	1,660	443	689	100	92	2,984

Option B:

	K-5	6-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	2,192	527	797	100	92	3,708
b. Part I, lines 1, 2, 5 and 6 (total only)						1,262
c. 25 percent of Part I, line 7 (total only)						612
d. Subtract c from b (enter 0 if negative)	466	80	102			650
e. Total (a minus d)	1,724	447	695	100	92	3,058

PART III - Determination of Existing School Building Capacity

	K-5	6-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	41,500	11,961	18,503	1,300	828
Line 2. SER adjustment					
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3					
Line 5. Total of lines 1 and 4	41,500	11,961	18,503	1,300	828

I certify, as the District Representative, that the information reported on this form is true and correct and that I am designated as an authorized district representative by the governing board of the district; and, This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE:  DATE: **12/28/00**

Exhibit B

Updated School Facilities Capacity Calculation

**Long Beach Unified School District
School Facilities Capacity Calculation**

Application	Item	Elementary School	Middle School	High School
	SAB Form 50-02	41,500	11,961	18,603
	Non-Severe/Severe Capacity	1,146	327	655
50/64725-00-001	California Academy of Mathematics	0	0	368
50/64725-00-002	Jorden Senior High	0	0	710
53/64725-00-002	GTE Middle School	0	810	0
50/64725-00-003	Edison Elementary	387	0	0
50/64725-00-004	Lee Elementary	345	0	0
50/64725-00-005	Monroe Elementary	0	258	0
50/64725-00-006	Wilson Senior High	0	0	107
50/64725-00-007	Tincher Elementary	0	86	0
50/64725-00-008	Cabrillo (Juan Rodriguez) High	0	0	702
50/64725-00-009	New Elementary School (Dooley Site)	0	0	1,375
50/64725-00-010	Franklin Junior High	0	178	0
50/64725-00-011	Broadway-Golden Elementary	1,087	0	0
50/64725-00-012	Sutter Eelmentary	314	0	0
50/64725-00-013	Colin Powell Academy for Success	0	156	162
50/64725-00-014	Cabrillo High	0	0	25
50/64725-00-015	California Academy of Mathematics	0	0	243
Total Capacity		44,779	13,776	22,950

Exhibit C

Updated School Facilities Cost Estimates

Long Beach Unified School District
Estimated School Construction Allowance
Office of Public School Construction
Maximum Allowable Square Footage
Elementary School

Grade Level	Teaching Stations	Loading Standards	Total Students	Square Footage Per Student	Total Area
Kindergarten	5	50	250	90	22,500
Grade 1	5	25	125	90	11,250
Grade 2	4	25	100	90	9,000
Grade 3	4	25	100	90	9,000
Grades 4-5	8	25	200	90	18,000
Special Education	2	12	24	90	2,160
Sub-total	28	NA	799	NA	71,910
7% Bonus	NA	NA	775	6	4,650
3% Bonus	NA	NA	775	3	2,325
RSP Allowance	NA	NA	NA	NA	720
Class Size Red. ^[1]	5	NA	NA	NA	4,800
Grand Total	33	NA	799	NA	84,405

[1] Assumes class size reduction for Grades Kindergarten, 1, 2 & 3.

**Long Beach Unified School District
 Architect Fee Schedule
 Elementary School**

Construction Fees:

\$26,165,550

Steps	Contract Amount	Rate	Construction Fee	Architect Fee
1	first \$500,000	0.09	\$500,000	\$45,000
2	next \$500,000	0.085	\$500,000	\$42,500
3	next \$1,000,000	0.08	\$1,000,000	\$80,000
4	next \$4,000,000	0.07	\$4,000,000	\$280,000
5	next \$4,000,000	0.06	\$4,000,000	\$240,000
6	excess \$10,000,000	0.05	\$16,165,550	\$808,278
Total	NA	NA	\$26,165,550	\$1,495,778

**Long Beach Unified School District
 Summary of Estimated Costs
 Elementary School
 July 2010**

A. Site			\$25,870,348
	Purchase Price of Property		\$25,830,348
	Acres ^[1] :	12	
	Cost/Acre:	\$2,152,529	
	EIR		\$20,000
	Appraisals		\$10,000
	Surveys		\$5,000
	Escrow/Title		\$5,000
	[1] Assumes Net Usable Acres		
B. Plans			\$1,668,606
	Architect's Fee (see Architect Fee Schedule worksheet)		\$1,495,778
	Preliminary Tests		\$20,000
	DSA/SDE Plan Check		\$132,828
	Energy Fee Analysis		\$15,000
	Other		\$5,000
C. Construction			\$26,165,550
	(Assumes \$310 per square foot and includes Construction, Site Development, General Site Development, and Technology)		
D. Tests			\$50,000
E. Inspection			\$144,000
	(\$12,000 per month for 12 months)		
F. Furniture and Equipment			\$718,490
	(\$5 x Regular Education SF + \$10 x Special Education SF, includes Cost Index Adjustment of 66%)		
G. Contingency			\$821,255
	(\$2000 + 1.5% of items A-F)		
H. Items Not Funded by the State			\$1,652,555
	Technology (5% of Construction)		\$1,308,278
	Library Books (8 books/student @ \$15)		\$95,880
	Landscaping (\$0.44/sq. ft x 12 acres)		\$229,997
	Landscape Architect Fees (8% of Landscaping)		\$18,400
I. Total Estimated Cost			\$57,090,804

Summary	
School Facilities Capacity - Traditional Calendar	799
School Facilities Cost per Student - Traditional Calendar	\$71,453

Long Beach Unified School District
Estimated School Construction Allowance
Office of Public School Construction
Maximum Allowable Square Footage
Middle School

Grade Level	Regular Classrooms	Regular Labs	Loading Standards	Total Students	Square Footage Per Student	Total Area
Grade 6	5	0	30	150	90	13,500
Grades 7-8	10	0	30	300	100	30,000
Mathematics	3	0	30	90	100	9,000
General Science	3	0	30	90	100	9,000
Art	2	0	30	60	100	6,000
Art	0	0	32	0	100	0
Consumer Studies	0	0	32	0	100	0
Foreign Language	2	0	30	60	100	6,000
Technology	1	0	32	32	100	3,200
Band/Chorus	1	0	32	32	100	3,200
Band/Chorus	0	0	32	0	100	0
Special Education	3	0	12	36	90	3,240
Sub-total	30	0	NA	850	NA	83,140
7% Bonus (G 6)	NA	NA	NA	150	6	900
7% Bonus (G 7&8)	NA	NA	NA	664	7	4,648
3% Bonus	NA	NA	NA	814	3	2,442
RSP Allowance	NA	NA	NA	NA	NA	720
Grand Total	NA	NA	NA	850	NA	91,850

**Long Beach Unified School District
 Architect Fee Schedule
 Middle School**

Construction Fees:

\$29,392,000

Steps	Contract Amount	Rate	Construction Fee	Architect Fee
1	first \$500,000	0.09	\$500,000	\$45,000
2	next \$500,000	0.085	\$500,000	\$42,500
3	next \$1,000,000	0.08	\$1,000,000	\$80,000
4	next \$4,000,000	0.07	\$4,000,000	\$280,000
5	next \$4,000,000	0.06	\$4,000,000	\$240,000
6	excess \$10,000,000	0.05	\$19,392,000	\$969,600
Total	NA	NA	\$29,392,000	\$1,657,100

**Long Beach Unified School District
 Summary of Estimated Costs
 Middle School
 July 2010**

A. Site			\$32,988,694
	Purchase Price of Property		\$32,933,694
		Acres ^[1] : 15.3	
		Cost/Acre: \$2,152,529	
	EIR		\$25,000
	Appraisals		\$12,000
	Surveys		\$8,000
	Escrow/Title		\$10,000
	[1] Assumes Net Usable Acres		
B. Plans			\$1,883,560
	Architect's Fee (see Architect Fee Schedule worksheet)		\$1,657,100
	Preliminary Tests		\$45,000
	DSA/SDE Plan Check		\$148,960
	Energy Fee Analysis		\$25,000
	Other		\$7,500
C. Construction			\$29,392,000
	(Assumes \$320 per square foot and includes Construction, Site Development, General Site Development, and Technology)		
D. Tests			\$180,000
E. Inspection			\$324,000
	(\$12,000 per month for 18 months x 1.5 inspectors)		
F. Furniture and Equipment			\$912,436
	(\$6 x Regular Education SF + \$10 x Special Education SF, includes Cost Index Adjustment of 66%)		
G. Contingency			\$987,210
	(\$2000 + 1.5% of items A-F)		
H. Items Not Funded by the State			\$1,922,306
	Technology (5% of Construction)		\$1,469,600
	Library Books (8 books/student @ \$20)		\$136,000
	Landscaping (\$0.44/sq. ft. x 15.3 acres)		\$293,246
	Landscape Architect Fees (8% of Landscaping)		\$23,460
I. Total Estimated Cost			\$68,590,206

Summary	
School Facilities Capacity - Traditional Calendar	850
School Facilities Cost per Student - Traditional Calendar	\$80,694

Long Beach Unified School District
Estimated School Construction Allowance
Office of Public School Construction
Maximum Allowable Square Footage
High School

Grade Level	Regular Classrooms	Regular Labs	Loading Standards	Total Students	Square Footage Per Student	Total Area
English/Lang. Arts	4	0	30	120	110	13,200
Foreign Language	4	0	30	120	110	13,200
Social Science	4	0	30	120	110	13,200
Mathematics	4	0	30	120	110	13,200
Science	4	0	30	120	110	13,200
Fine Arts	2	0	30	60	110	6,600
Fine Arts	0	0	32	0	110	0
Performing Arts	1	0	30	30	110	3,300
Performing Arts	0	0	32	0	110	0
Career/Vocat. Ed.	1	0	30	30	110	3,300
Career/Vocat. Ed.	0	0	32	0	110	0
P.E./Health	1	0	30	30	110	3,300
P.E./Health	0	0	32	0	110	0
Assoc. Stud. Body	1	0	30	30	110	3,300
Special Education	2	0	12	24	90	2,160
Sub-total	28	0	NA	804	NA	87,960
7% Bonus	NA	NA	NA	780	8	6,240
3% Bonus	NA	NA	NA	780	3	2,340
RSP Allowance	NA	NA	NA	NA	NA	720
Grand Total	NA	NA	NA	804	NA	97,260

**Long Beach Unified School District
 Architect Fee Schedule
 High School**

Construction Fees:

\$34,041,000

Steps	Contract Amount	Rate	Construction Fee	Architect Fee
1	first \$500,000	0.09	\$500,000	\$45,000
2	next \$500,000	0.085	\$500,000	\$42,500
3	next \$1,000,000	0.08	\$1,000,000	\$80,000
4	next \$4,000,000	0.07	\$4,000,000	\$280,000
5	next \$4,000,000	0.06	\$4,000,000	\$240,000
6	excess \$10,000,000	0.05	\$24,041,000	\$1,202,050
Total	NA	NA	\$34,041,000	\$1,889,550

**Long Beach Unified School District
 Summary of Estimated Costs
 High School
 July 2010**

A. Site			\$60,563,065
	Purchase Price of Property		\$60,486,065
		Acres ^[1] :	28.1
		Cost/Acre :	\$2,152,529
	EIR		\$35,000
	Appraisals		\$15,000
	Escrow/Title		\$15,000
	Surveys		\$12,000
	Other		\$0
	[1] Assumes Net Usable Acres		
B. Plans			\$2,171,755
	Architect's Fee (see Architect Fee Schedule worksheet)		\$1,889,550
	Preliminary Tests		\$70,000
	DSA/SDE Plan Check		\$172,205
	Energy Fee Analysis		\$30,000
	Other		\$10,000
C. Construction			\$34,041,000
	(Assumes \$350 per square foot and includes Construction, Site Development, General Site Development, and Technology)		
D. Tests			\$350,000
E. Inspection			\$576,000
	(\$12,000/month x 24 months x 2 inspectors)		
F. Furniture and Equipment			\$1,140,918
	(\$7 x Regular Education SF + \$10 x Special Education SF)		
	(Includes Cost Index Factor of 1.66)		
G. Contingency			\$1,484,641
	(\$2000 + 1.5% of items A-F)		
H. Items Not Funded by the State			\$2,412,352
	Technology (5% of Construction)		\$1,702,050
	Library Books (8 books/student @ \$20)		\$128,640
	Landscaping (\$0.44/sq. ft. x 28.1 acres)		\$538,576
	Landscape Architect Fees (8% of Landscaping)		\$43,086
I. Total Estimated Cost			\$102,739,731

Summary	
School Facilities Capacity - Traditional Calendar	804
School Facilities Cost per Student - Traditional Calendar	\$127,786