



DUBLIN UNIFIED



School District

SCHOOL FACILITIES NEEDS ANALYSIS

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EXECUTIVE SUMMARY

A. INTRODUCTION

With the passage of Senate Bill 50 and Proposition 1A in 1998, upon meeting certain requirements, school districts have the option of adopting alternative school fees (“Alternative Fees”), also known as Level II and Level III fees. These Alternative Fees are beyond the base 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) 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 (based on State formulas) 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.

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

ALTERNATIVE FEE	AMOUNT
Level II Fee	\$7.71 per square foot
Level III Fee	\$15.43 per square foot

SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES

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. A copy of 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:

STATUTORY REQUIREMENTS		SATISFIED
(i)	Substantial enrollment on a Multi-Track Year-Round Schedule	Not Satisfied — 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	Satisfied — On March 3, 2020, the School District placed Measure J on the ballot and the measure was approved by 58 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).	Satisfied — The School District has \$427,922,544 in outstanding long-term debt for capital outlay. The bonding capacity of the School District is currently \$555,145,715 based on Fiscal Year 2019/20 assessed valuations. Therefore, the School District is currently at 77.08% 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	Not Satisfied — The School District is currently operating in 480 permanent classrooms and 89 portable classrooms; thus, portable classrooms comprise 15.64% of the total teaching stations of the School District.

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

A. PROJECTED STUDENT ENROLLMENT

1. Student Generation Rates

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of additional residential units over the next five (5) years (“Projected Units”). Solely for purposes of this SFNA, 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 on a unique assessor’s parcel number with no common walls; SFA are those units sharing a common wall each on a separate and unique assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

In order to calculate SGRs, Koppel & Gruber Public Finance (“K&G Public Finance”) first obtained property characteristic/GIS data and residential building permit data from the City of Dublin (“City”) as of March 2020. Parcels in the database were classified by unit type (SFD, SFA, MF) and residential parcels constructed during the past five (5) years (Calendar Years 2015 through 2019)¹ were extracted. It should be noted no residential properties were constructed within areas of the County of Alameda (“County”) that are also served by the School District within the previous five (5) years other than those within the City. Based on the City information, a total of 2,177 SFDs, 1,148 SFAs, and 631 MFs were built within the School District in the previous five (5) years.

K&G Public Finance then obtained a student database from the School District, which is reflective of student enrollment information as of October 2019. The student enrollment information was matched to the City property characteristic/GIS data based on address. The number of students matched was then queried by school level and residential category. A total 1,371 of students matched to the 2,177 SFDs, 483 students matched to the 1,148 SFAs, and 71 students matched to the 631 MFs.

¹ Final permit information on or after November 1, 2014 and through October 31, 2019 was taken into account.

Tables 1, 2 and 3 below summarize the calculation of the SGRs by residential category. Table 4 combines the SGRs for each residential type and lists the result per school level¹.

**TABLE 1
SINGLE FAMILY DETACHED (SFD)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School (TK-5)	853	2,177	0.3918
Middle School (6-8)	275	2,177	0.1263
High School (9-12)	243	2,177	0.1116
TOTAL	1,371	NA	0.6297

**TABLE 2
SINGLE FAMILY ATTACHED (SFA)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School (TK-5)	311	1,148	0.2709
Middle School (6-8)	99	1,148	0.0862
High School (9-12)	73	1,148	0.0636
TOTAL	483	NA	0.4207

**TABLE 3
MULTI-FAMILY (MF)
STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (TK-5)	40	631	0.0634
Middle School (6-8)	13	631	0.0206
High School (9-12)	18	631	0.0285
TOTAL	71	NA	0.1125

**TABLE 4
COMBINED STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (TK-5)	0.3918	0.2709	0.0634
Middle School (6-8)	0.1263	0.0862	0.0206
High School (9-12)	0.1116	0.0636	0.0285
TOTAL	0.6297	0.4207	0.1125

¹ SGRs are a calculation of students per residential unit at a given moment in time and are constantly changing; therefore, consideration should be taken when utilizing SGRs determined herein for long-term planning. Additionally, per the Government Code, an SFNA's calculation of SGRs must be based solely on the prior five years of new development. Development takes some time to mature, and it is generally the case that SGRs increases following the initial years of occupancy of that development. As a result, an SGR that looks back only five years is likely understated but is used here consistent with applicable law for the preparation of an SFNA.

2. Projected Units

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, K&G Public Finance obtained and compiled information from the 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. 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 and outside of the City’s boundaries. 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 2020 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 agreement, primarily those properties within The Boulevard (formerly Dublin Crossing), and Schaefer Ranch communities. Those Projected Units subject to such agreements have been identified and/or estimated and excluded from the calculation of the Alternative Fees. The estimated total Projected Units that are subject to mitigation agreements (which, for purposes of this SFNA are deemed “mitigated”) and unmitigated Projected Units in the entire School District are summarized by residential category in Table 5.

TABLE 5
TOTAL PROJECTED UNITS

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	MITIGATED PROJECTED UNITS	UNMITIGATED PROJECTED UNITS
SFD	855	635	220
SFA	940	875	65
MF	967	240	727
TOTAL	2,762	1,750	1,012

3. Projected Student Enrollment

The number of unmitigated Projected Units listed in Table 5 multiplied by the SGRs shown in Table 4 results in the Projected Student Enrollment. The Projected Student Enrollment is shown in Table 6 by school level.

TABLE 6
PROJECTED STUDENT ENROLLMENT FROM UNMITIGATED PROJECT UNITS
BY SCHOOL LEVEL

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT
Elementary School (TK-5)	150
Middle School (6-8)	49
High School (9-12)	50
TOTAL	249

B. CLASSROOM INVENTORY

Government Code Section 65995.6 requires that the School District identify and consider any available capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates seven (7) elementary school sites, two (2) middle schools, one (1) TK-8 school, one (1) high school, and one (1) continuation high school.

Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 11,402 students. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects funded by the State¹. Appendix “D” provides a calculation of the updated facility capacity.

C. PROJECTED UNHOUSED STUDENTS

Based on enrollment information as of October 2019, the total student enrollment of the School District is 12,405 students. A summary of the enrollment data is provided in Appendix “E”. The School District currently operates elementary schools serving students in grades transitional kindergarten through 5 and middle schools serving students in grades 6 through 8, as well as one school serving students in grades transitional kindergarten through 8. In order to be consistent with the SAB 50-02 reporting requirements, the enrollment school level configuration has been adjusted to represent grades transitional kindergarten through 6 at the elementary level and grades 7 and 8 at the middle school level. Available facilities capacity is calculated by subtracting the October 2019 student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at

¹ It should be noted the capacity identified on SAB Form 50-02 includes capacity at the Nielsen Elementary school site. The site is not currently being used for School District educational programs; however, the School District plans to rebuild the site. Therefore, until such time as the site is rebuilt, the capacity is considered unavailable to accommodate student enrollment generated from unmitigated Projected Units. The Nielsen site is further documented in Appendix “F”.

the Elementary School and High School levels and available capacity at the Middle School level. The capacity calculation is shown in Table 7.

**TABLE 7
AVAILABLE CAPACITY EVALUATION**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2019) ¹	AVAILABLE/ (DEFICIT) CAPACITY
Elementary School (TK-6)	6,994	7,299	(305)
Middle School (7-8)	1,909	1,846	63
High School (9-12)	2,499	3,260	(761)
TOTAL	11,402	12,405	(1,003)

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

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. An additional 727 Middle School students are anticipated over the next five (5) years from existing development based on the Demographic Study prepared for the School District by SchoolWorks, Inc. in October 2019. In addition, many of the available seats are expected to be occupied by projected students generated from mitigated Projected Units. Therefore, no seats are deemed available to house Projected Student Enrollment and the number of Projected Unhoused Students is equal to the Projected Student Enrollment. Table 8 shows the number of Projected Unhoused Students determined for each school level.

**TABLE 8
PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS ¹	PROJECTED UNHOUSED STUDENTS
Elementary School (TK-5)	150	0	150
Middle School (6-8)	49	0	49
High School (9-12)	50	0	50
TOTAL	249	0	249

¹ A deficit capacity equals zero (0) available 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) site located at 7500 Amarillo Road, the Nielsen Elementary site, that is not currently in use as a school facility. The use of this site is further evaluated in Appendix “F”. The School District currently has plans to rebuild this site and utilize it as an Elementary School. Therefore, until such time the site is rebuilt and open for enrollment, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 8 above.

SECTION III. LEVEL II FEE

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

A. MAXIMUM NEW CONSTRUCTION GRANT

1. Per-Pupil Grant

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant 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 January 22, 2020 per Education Code Section 17072.10(b). Section 1859.71.2 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 January 22, 2020. Furthermore, Section 1859.76 of the Regulations provides additional grants for general site development on new school construction projects (the “GSDG”). On January 22, 2020, the SAB adopted amendments extending the GSDG until January 1, 2021. Appendix “G” provides a calculation of the allowable GSDG. Table 9 shows the base per pupil grant, the additional grants as well as the total PPG.

TABLE 9
TOTAL PER-PUPIL GRANT (2020)

SCHOOL LEVEL	BASE PER-PUPIL GRANT AMOUNT	ADG	GSDG	TOTAL PPG
Elementary School (TK-5)	\$12,451	\$224	\$1,023	\$13,698
Middle School (6-8)	\$13,169	\$268	\$1,088	\$14,525
High School (9-12)	\$16,756	\$292	\$1,021	\$18,069

2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 8 by the total PPG shown in Table 9.

The calculation to determine the total New Construction Grant amounts by school level is shown in Table 10.

TABLE 10
NEW CONSTRUCTION GRANT AMOUNT

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Elementary School (TK-5)	150	\$13,698	\$2,054,700
Middle School (6-8)	49	\$14,525	\$711,725
High School (9-12)	50	\$18,069	\$903,450
TOTAL	249	NA	\$3,669,875

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 site¹ 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.

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) estimated 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). The School District estimates site acquisition costs at \$3,587,676 per acre for all school levels. The cost estimate was carried forward from the School Facilities Needs Analysis dated May 8, 2019 and is based on a land appraisal prepared for the School District for the J.M. Amador Elementary School site. 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 Cottonwood Creek Elementary, whose site development costs equaled \$511,429 per acre in 2016 dollars and are adjusted to current dollars by applying the percentage change utilized by the SAB to index the PPG amounts from February 24, 2016 to January 22, 2020.

¹ While the School District has an agreement to lease a school site from the City in the Dublin Crossing project area, the City does not yet have title to that property, and as a result, the District's lease term has not begun. It is not known when the title will be obtained. As of the preparation of this SFNA, no school has been designated for the site. Additionally, the Board of Trustees is in the eminent domain process for acquiring a new high school site. As of the date of this SFNA, although a site location has been selected, the eminent domain matter remains pending, and title has not transferred to the District. Therefore, the School District deems reasonable and appropriate the inclusion of site acquisition costs in determination of the Alternative Fees at all school levels.

The estimated per acre site acquisition cost and site development cost are summarized in Table 11.

TABLE 11
ESTIMATED SITE ACQUISITION AND SITE DEVELOPMENT COST PER ACRE

ESTIMATED SITE ACQUISITION COST PER ACRE ¹	ESTIMATED SITE DEVELOPMENT COST PER ACRE
\$3,731,183	\$598,816

¹ 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”). It should be noted that the land acreages identified in the SDE Handbook guidelines do not represent the required site size requirements for constructing new school campuses, and instead serve as a ‘rule of thumb’.

While as of the date of this SFNA, the School District is evaluating options for the grade level configurations of future school campuses, the School District expects that future Elementary School facilities will be designed to serve grades transitional kindergarten through 5 (TK-5 site) with a design capacity of 850 students and that Middle School facilities will be designed to serve grades 6 through 8 (6-8 site) with a design capacity of 1,200. Furthermore, the School District anticipates the construction of a new high school (HS #3), with a design capacity of 2,500 students, which will likely be completed in phases. The School District currently has plans to build a new school referred to as Dublin Crossing¹, to rebuild the Nielsen school site to use as an additional Elementary School, and to build a new comprehensive High School (HS #3). The construction of these additional schools has been planned in part to accommodate Projected Unhoused Students, and the District plans to house such students in permanent, grade-appropriate facilities.

Based on these planned maximum design capacities, the guidelines specified in the SDE Handbook, identify the site acreages shown in Table 12.

TABLE 12
SITE SIZES

SCHOOL LEVEL	STUDENT CAPACITY	SITE ACREAGE ¹
Elementary School (TK-5)	850	11.00
Middle School (6-8)	1,200	16.70
High School (9-12)	2,500	47.10

¹ Site size acreage according to the guidelines identified in the SDE Handbook; the site acreage for the high school anticipates space for aquatics/swimming.

¹ The grade level configurations of the site are currently being evaluated; however, it is planned to serve a combination of grades within the TK to grade 8 range.

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 11 by the site acreages shown in Table 12. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by fifty percent (50%).

**TABLE 13
TOTAL SITE ACQUISITION AND SITE DEVELOPMENT COSTS**

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
Elementary School (TK-5)	\$41,043,013	\$6,586,976	\$47,629,989	\$23,814,995
Middle School (6-8)	\$62,310,757	\$10,000,227	\$72,310,984	\$36,155,492
High School (9-12)	\$175,738,721	\$28,204,234	\$203,942,955	\$101,971,478

The site costs shown in Table 13 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students generated from the 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. Table 14 identifies the number of school facilities required to house the Projected Unhoused Students.

**TABLE 14
NUMBER OF SCHOOL FACILITIES REQUIRED FOR PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
Elementary School (TK-5)	150	850	0.18
Middle School (6-8)	49	1,200	0.04
High School (9-12)	50	2,500	0.02

The total site acquisition and site development grant is determined by multiplying the applicable site costs shown in Table 13 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 14. This calculation is shown in Table 15 below.

**TABLE 15
SITE ACQUISITION AND SITE DEVELOPMENT GRANT**

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
Elementary School (TK-5)	\$23,814,995	0.18	\$4,286,699
Middle School (6-8)	\$36,155,492	0.04	\$1,446,220
High School (9-12)	\$101,971,478	0.02	\$2,039,430
TOTAL			\$7,772,349

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

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 10 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 15. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 16.

**TABLE 16
MAXIMUM LEVEL II FEE COST**

DESCRIPTION	AMOUNT
Total New Construction Grant	\$3,669,875
Total Site Acquisition and Development Grant	\$7,772,349
MAXIMUM LEVEL II FEE COST	\$11,442,224

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 “F” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. The Net Level II Fee Costs are equal to the Maximum Level II Fee Costs minus the Local Funds. This amount is calculated in Table 17.

**TABLE 17
NET LEVEL II FEE COST**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$11,442,224
Credit for Local Funds	\$0
NET LEVEL II FEE COST	\$11,442,224

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 (i) historical development records from the City, including parcel attribute data, building permit records and additional detail as requested, (ii) planned unit sizes for residential project anticipated to be constructed over the next five (5) years, as available, and (iii) certificates of compliance records maintained by School District were 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 outside of the City, 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. The average square footage estimates were submitted to the City Planning Division in April 2020 for review and comment. Table 18 shows the projected average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the School District.

**TABLE 18
TOTAL SQUARE FOOTAGE OF UNMITIGATED PROJECTED UNITS**

RESIDENTIAL CATEGORY	UNMITIGATED PROJECTED UNITS	AVERAGE SQUARE FOOTAGE PER UNIT	TOTAL PROJECTED SQUARE FEET
SFD	220	3,045	669,900
SFA	65	2,060	133,900
MF	727	935	679,745
TOTAL	1,012	NA	1,483,545

The Net Level II Fee Costs are divided by the applicable total projected square feet of the Projected Units to arrive at the Level II Fee. The result of this operation is shown in Table 19. The Level II Fee represents the amount that can be adopted by the Board of Trustees of the School District. Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

**TABLE 19
LEVEL II FEE**

DESCRIPTION	AMOUNT
Net Level II Fee Cost	\$11,442,224
Total Square Footage of Unmitigated Projected Units	1,483,545
LEVEL II FEE	\$7.71

SECTION IV. LEVEL III FEE

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

A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 20 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

**TABLE 20
LEVEL III COST**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$11,442,224
Maximum Level II Fee Cost	\$11,442,224
LEVEL III FEE COST	\$22,884,448

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 18 to arrive at the Level III Fee. The result of this operation is shown in Table 21.

**TABLE 21
LEVEL III FEE**

DESCRIPTION	AMOUNT
Level III Fee Cost	\$22,884,448
Total Square Footage of Projected Units	1,483,545
LEVEL III FEE	\$15.43

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. Alternatively, no reimbursement is made to the person(s) subject to the Level III Fee and the School District's future State funds are reduced by the amount that would otherwise have been reimbursed.

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 8; therefore, the School District will be required to provide additional school facilities as a result of new residential development.

- (iv) The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$27.47 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

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

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units (“Residential Redevelopment”). The School District is aware of Residential Redevelopment projects completed within the School District boundaries within the previous five (5) years and anticipates similar Residential Redevelopment projects may be completed in the next five (5) years. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. (“School Fees”) shall be levied by the School District on new residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Tables 1, 2 and 3 of this 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.

APPENDIX A
SAB FORMS AND ELIGIBILITY DETERMINATION



1303 J STREET, SUITE 500
SACRAMENTO, CA 95814
PHONE: (916) 441-5063
FACSIMILE: (916) 441-2848
WWW.S-F-C.ORG

December 17, 2019

TO: Candace Ly
Office of Public School Construction

FROM: Laura J. Moffett
School Facility Consultants

SUBJECT: **Dublin Unified School District
2019-20 New Construction Eligibility Update**

CC: Patricia Benavidez, Dublin Unified School District
Matthew A. Pettler, School Facility Consultants
Master File

Please find attached documents updating the New Construction Eligibility for the 2019-20 reporting period for the Dublin Unified School District. Specifically, the following documents have been enclosed for your review:

Form	Document Name	Comments
SAB 50-01	<i>Enrollment Certification/Projection – District wide</i>	Original Signature.

Please do not hesitate to contact me if you have any questions.

SCHOOL DISTRICT Dublin Unified School District	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75903
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 A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020
K	718	856	919	1028	1062	1109	1147	1127
1	681	738	839	852	910	999	994	1050
2	617	735	791	890	885	950	1057	1055
3	611	714	811	837	953	914	989	1075
4	649	648	765	856	864	975	950	1021
5	586	695	710	794	900	884	1002	949
6	573	654	746	755	811	896	915	957
7	510	623	693	756	771	824	927	912
8	456	539	633	713	765	776	832	936
9	471	489	574	664	739	772	822	844
10	444	500	501	561	659	739	795	821
11	389	449	483	527	543	636	713	763
12	381	406	442	514	490	534	635	694
TOTAL	7086	8046	8907	9747	10352	11008	11778	12204

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	0	0	0	0
10	7	5	4	2	13	3	2	0
11	32	25	24	20	23	20	27	17
12	41	48	42	34	36	33	31	39
TOTAL	80	78	70	56	72	56	60	56

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

	Elementary	Secondary	TOTAL
Non-Severe	105	62	167
Severe	61	73	134
TOTAL	166	135	

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
2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020

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

County Birth Data Birth Data by District ZIP Codes Estimate Estimate Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

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

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

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
9817	2632	5036	17485

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	142	95	237
Severe	83	111	194
TOTAL	225	206	

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

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

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Joe Sorrera

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE: **12/11/19** TELEPHONE NUMBER: **sorrerajoe@dublinusd.org**

E-MAIL ADDRESS: **925-828-2551**

APPENDIX B
BOND MEASURE RESULTS

Presidential Primary Election (Certified Final Results) - March 03, 2020

Last Updated: Tuesday, March 24, 2020; 2:56 PM

▼ FILTER ↑ COLLAPSE ALL ↓ EXPAND ALL

ELECTION RESULTS MAP [🗺 \(HTTP://ELECTIONMAPS.ACGOV.ORG\)](http://electionmaps.acgov.org)

Registration & Turnout

Federal

State

Judicial

School

County

Districts

Measures

Measure A - Alameda USD

Measure B - Albany USD

Measure E - Berkeley USD

Bond Measure G - Berkeley USD

Measure H - Berkeley USD

Measure I - Castro Valley USD

Bond Measure J - Dublin USD

25 of 25 Precincts Reported(100.00%)
Needs 55.00% majority Yes votes to pass
Vote for One (1) Only

Contest	Votes	Percentage
Bonds Yes	7,958	57.83 %
Bonds No	5,804	42.17 %

⬆ Back to Top

Measure K - Emery USD

APPENDIX C
BONDING CAPACITY ANALYSIS

**DUBLIN UNIFIED SCHOOL DISTRICT
BONDING CAPACITY ANALYSIS
FISCAL YEAR 2019/20
APPENDIX C**

1.	Total Assessed Valuation (Fiscal Year 2019/20) ^[1]	\$17,907,926,290
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106) ^[2]	<u>3.10%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$555,145,715

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

^[2] On September 13, 2017, the California State Board of Education approved a waiver for the School District, increasing the statutory bonding capacity limit applicable to outstanding general obligation debt from 2.5% to 3.10%.

APPENDIX D
FACILITY CAPACITY UPDATE

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

Item	School	Elementary School Seats (K-6)	Middle School Seats (7-8)	High School Seats (9-12)
SAB Form 50-02 (Revised June 24, 2009)	NA	2,998	753	1,618
50/75093-00-001 ^[1]	DOUGHERTY ELEMENTARY	375	0	0
50/75093-00-004 ^[1]	DOUGHERTY ELEMENTARY	150	0	0
50/75093-00-005 ^[1]	FALLON MIDDLE	421	697	0
50/75093-00-006 ^[1]	JOHN GREEN ELEMENTARY	610	0	0
50/75093-00-008 ^[1]	DUBLIN HIGH	0	0	881
50/75093-00-009 ^[1]	H.W. KOLB ELEMENTARY	640	0	0
50/75093-00-010 ^[1]	J.M. AMADOR ELEMENTARY	925	0	0
50/75093-00-011 ^[1]	DOUGHERTY ELEMENTARY	150	0	0
50/75093-00-012 ^[1]	COTTONWOOD CREEK ELEMENTARY	725	459	0
Total		6,994	1,909	2,499
Grand Total for All School Levels		11,402		

^[1] Based on information provided on SAB 50-04 Applications for New Construction Funding.

APPENDIX E
ENROLLMENT SUMMARY

**DUBLIN UNIFIED SCHOOL DISTRICT
2019/20 ENROLLMENT SUMMARY
APPENDIX E**

School Name/Program	Elementary						Middle			High				Other-SDC	Grand Total
	TK/K	1	2	3	4	5	6	7	8	9	10	11	12		
AMADOR ELEMENTARY	183	182	158	182	183	135									1,023
COTTONWOOD CREEK ELEMENTARY	122	117	110	135	114	83	107	92	76						956
DOUGHERTY ELEMENTARY	172	122	144	139	136	124									837
DUBLIN ELEMENTARY	171	160	142	142	133	134									882
DUBLIN HIGH										853	825	786	718	22	3,204
FALLON MIDDLE							508	520	509						1,537
FREDERIKSEN ELEMENTARY	133	123	122	120	133	103									734
GREEN ELEMENTARY	85	108	158	151	122	176									800
KOLB ELEMENTARY	151	132	120	123	120	118									764
MURRAY ELEMENTARY	129	112	99	90	85	83									598
VALLEY CONTINUATION HIGH												17	39		56
WELLS MIDDLE							365	309	340						1,014
GRAND TOTAL	1,146	1,056	1,053	1,082	1,026	956	980	921	925	853	825	803	757	22	12,405
GRAND TOTAL	1,146	1,056	1,053	1,082	1,026	956	980	921	925	853	825	803	757	22	12,405
TOTAL BY SCHOOL LEVEL						6,319			2,826					3,260	12,405
ADJUSTED FOR CAPACITY ANALYSIS ⁽¹⁾							7,299		1,846					3,260	12,405

⁽¹⁾ Capacity is determined based on TK-6, 7-8 and 9-12 school level configurations pursuant to Education Code Section 17071.10.
Source: School District

APPENDIX F
SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)

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

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

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

In addition, Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by 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. The School District has earmarked funds from Bond Measure J to rebuild the Nielsen Elementary School site. Therefore, until reconstruction of the site is complete and open for enrollment, it is not available to accommodate the needs of students generated from unmitigated Projected Units.

AVAILABLE CAPACITY IN EXISTING FACILITIES

As demonstrated in Table 7 of Section II.C of this SFNA, the School District has a deficit capacity of 305 students at the elementary school level (grades TK-6), available capacity of 63 students at the middle school level (grades 7 and 8) and deficit capacity of 761 students at the high school level (grades 9-12). An additional 727 Middle School students are anticipated over the next five (5) years from existing development based on the Demographic Study prepared for the School District by SchoolWorks, Inc. in October 2019. In addition, many of the available seats are expected to be occupied by projected students generated from mitigated Projected Units. Therefore, no surplus seats are available to accommodate the Projected Student Enrollment.

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). In addition, on June 5, 2012 the registered voters of the School District authorized the issuance and sale of not to exceed \$99,000,000 in general obligation bond indebtedness (Measure E). Further, on June 7, 2016, the voters authorized bond authorization in an amount not to exceed \$283,000,000 (Measure H). Most recently, on March 3, 2020, the voters authorized bond authorization in an amount not to exceed \$290,000,000 (Measure J). 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 November 12, 2019¹, total funds available consisting of Measure C, Measure E, and Measure H Funds as well as state matching funds were \$284,000,000. The total amount of approved projects was \$316,500,000. In addition, there are approximately \$464,100,000 in projects to be approved for the renovation and modernization of existing facilities. The revenues on hand are insufficient to pay for the total project costs; therefore, there are no funds available to offset the impact of Projected Units.

Developer Fees — The School District currently collects Level II fees in the amount of \$8.55 per square foot for residential units. The School District also currently collects statutory school fees in an amount up to \$3.79 per square foot on applicable existing residential construction, such as home additions. Furthermore, the School District collects statutory fees in an amount up to \$0.61 per square foot for commercial/industrial construction. As of June 30, 2019, the balance in the Capital Facilities Fund was \$23,347,252. 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.

In addition, based on the findings determined in this Study, an estimated \$11,438,132 is projected to be collected in Level II Fees from new residential construction over the next five (5) years, assuming adoption of the proposed Level II Fee of \$7.71 per square foot.

- (ii) **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, 2019, the balance in the County School Facilities Fund was \$1,398 and is available to offset the impact of unmitigated Projected Units.

¹ Source: Proposed \$290 Million Bond Measure Presentation, dated November 12, 2019.

In addition, the School District has submitted to the Office of Public School Construction (“OPSC”) the following School Facilities Program (“SFP”) new construction funding applications:

**TABLE F-1
POTENTIAL STATE FUNDING**

PROJECT NUMBER	SITE NAME¹	APPLICATION NUMBER¹	OPSC RECEIVED DATE¹	ESTIMATED STATE GRANT¹
1	Dougherty Elementary	50/75093-00-011	7/28/2017	\$1,998,741
2	Cottonwood Creek Elementary	50/75093-00-012	8/07/2017	\$22,789,083

¹ Office of Public School Construction: SFP Applications – New Construction, Career Technical Education and Charter School Facilities Program Workload as of December 31, 2019.

The School District anticipates the estimated grant amounts listed above will be funded from the sale of bonds authorized under the California Public School Facility Bond Initiative, also known as Proposition 51. Proposition 51 was approved by the voters on November 8, 2016 and authorized the issuance of \$9 billion in bonds, of which \$3 billion was designated for the construction of new school facilities. At this time, the State has issued bonds under the Proposition 51 authorization; however, the School District has not received apportionments for the new school facilities projects as listed in Table F-1 above and there are no guarantees to the School District of future funding or the actual amount to be apportioned by the State for new school facilities projects. Given the position of the School District’s SFP new construction applications on OPSC’s workload list, it is deemed reasonable to assume that the School District will potentially receive funding within the next five (5) years for the projects listed in Table F-1. This amount is available to offset the impact of Projected Units.

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 unmitigated Projected Units discussed above are summarized in Table F-2.

**TABLE F-2
SURPLUS PROPERTY AND LOCAL FUNDS**

DESCRIPTION	AMOUNT
<i>Surplus Property</i>	
Estimated Value of Surplus Sites	\$0
<i>Local Funds</i>	
General Obligations Bond Proceeds Available	\$0
Developer Fees (on hand)	\$23,347,252
Projected Developer Fees (next 5 years) ¹	\$11,438,132
State Funds on Hand	\$1,398
Potential State Funds	\$24,787,824
TOTAL SURPLUS PROPERTY AND LOCAL FUNDS	\$59,574,605

¹ Projected Developer Fees assumes adoption of proposed Level II fees at \$7.71 per square foot.

Currently Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a deficit capacity of 305 students at the elementary school level (grades TK-5), available capacity of 63 students at the middle school level (grades 6-8) and deficit capacity of 761 students at the high school level (grades 9-12). The capacity analysis is described in more detail in Section II.C of this SFNA. Table F-3 identifies the needs to house currently unhoused students from existing residential development through expansion of school sites and new school facility construction. The cost impact of current unhoused students is determined by multiplying the unhoused students (deficit capacity) shown in Table 7 of this SFNA by the cost per student calculated in Appendix “H” for each school level.

**TABLE F-3
COST IMPACT OF CURRENTLY UNHOUSED STUDENTS**

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (TK-5)	305	\$118,874	\$36,256,570
Middle School (6-8)	0	\$122,759	\$0
High School (9-12)	761	\$193,156	\$146,991,716
TOTAL	1,066	NA	\$183,248,286

Projected Unhoused Student Impact

Table F-4 identifies the number of school facilities required to house the projected unhoused students generated by unmitigated projected units. The cost impact of projected unhoused students is determined by multiplying the projected unhoused students shown in Table 8 of this SFNA by the cost per student calculated in Appendix “H” for each school level.

**TABLE F-4
COST IMPACT OF PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	PROJECTED UNHOUSED STUDENT IMPACT
Elementary School (TK-5)	150	\$118,874	\$17,831,100
Middle School (6-8)	49	\$122,759	\$6,015,191
High School (9-12)	50	\$193,156	\$9,657,800
TOTAL	249	NA	\$33,504,091

Local Funds Credit

Considering the cost impact of the Current Unhoused Students and Projected Unhoused Students described above in Tables F-3 and F-4 and subtracting those figures from the Local Funds identified in Table F-2 results in a funding deficit of \$157,177,772. This calculation is shown in Table F-5. 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 F-5
LOCAL FUNDS DETERMINATION**

DESCRIPTION	AMOUNT
Surplus Property and Local Funds Available	\$59,574,605
Current Unhoused Student Impact	(\$183,248,286)
Projected Unhoused Student Impact	(\$33,504,091)
SURPLUS (DEFICIT) OF LOCAL FUNDS	(\$157,177,772)

It should be further noted that LPA, Inc. prepared a Draft Facilities Master Plan (“FMP”) for the School District in March 2016, which identifies the need for the construction of new schools within the School District, as well as modernization and improvements to existing school facilities totaling an estimated \$622,494,750 in 2016 dollars. These cost impacts are much greater than the deficit of local funds shown above and further show the lack of available surplus funds to offset the impact of unmitigated Projected Units.

APPENDIX G
GENERAL SITE DEVELOPMENT GRANT (GSDG) DETERMINATION

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

ADDITIONAL GRANT AS PERCENTAGE OF PER PUPIL GRANT

School Level	Per Pupil Grant ^[1]	Percent	Total Additional Grant
Elementary School	\$12,675	6.00%	\$761
Middle School	\$13,437	6.00%	\$806
High School	\$17,048	3.75%	\$639

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

ALLOWABLE GRANT PER SCHOOL FACILITY

School Level	Grant Per New Useable Acre	Site Acreage	School Facility Grant
Elementary School	\$20,266	11.0	\$222,926
Middle School	\$20,266	16.7	\$338,442
High School	\$20,266	47.1	\$954,529

GRANT AMOUNT PER PUPIL

School Level	School Facility Grant	Facility Capacity	Grant per Pupil
Elementary School	\$222,926	850	\$262
Middle School	\$338,442	1,200	\$282
High School	\$954,529	2,500	\$382

TOTAL PER PUPIL GRANT FOR SITE DEVELOPMENT

School Level	Additional Grant	Grant per Pupil	Total Grant for Site Development
Elementary School	\$761	\$262	\$1,023
Middle School	\$806	\$282	\$1,088
High School	\$639	\$382	\$1,021

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

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

COST PER STUDENT

School Level	Total Estimated Cost	Facility Capacity Per Site	Cost per Student
Elementary School (TK-5)	\$101,043,013	850	\$118,874
Middle School (6-8)	\$147,310,757	1,200	\$122,759
High School (9-12)	\$482,888,757	2,500	\$193,156

COST PER SINGLE FAMILY DETACHED (SFD) DWELLING UNIT

School Level	Cost per Student	Student Generation Rate	Cost per Dwelling Unit
Elementary School (TK-5)	\$118,874	0.3918	\$46,575
Middle School (6-8)	\$122,759	0.1263	\$15,504
High School (9-12)	\$193,156	0.1116	\$21,556
Total	\$434,789	0.6297	\$83,635

COST PER SQUARE FOOT FOR SFD

School Level	Cost per Dwelling Unit	Square Footage	Cost Per Square Foot
Elementary School (TK-5)	\$46,575	3,045	\$15.30
Middle School (6-8)	\$15,504	3,045	\$5.09
High School (9-12)	\$21,556	3,045	\$7.08

COST PER SQUARE FOOT PER SCHOOL LEVEL

School Level	Cost Per Square Foot
Elementary School (TK-5)	\$15.30
Middle School (6-8)	\$5.09
High School (9-12)	\$7.08
Total	\$27.47

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

ELEMENTARY SCHOOL

I. Site Costs^[1]		\$41,043,013
Land Acquisition Cost	\$41,043,013	
Acres	11.00	
Cost per Acre	\$3,731,183	
II. Development/Construction Costs^[2]		60,000,000
TOTAL ESTIMATED COST		<u><u>\$101,043,013</u></u>

^[1] Estimates based on a land appraisal prepared for the School District. Adjustments made as further described in Section III.B of this SFNA.

^[2] Source: School Board presentation entitled "Grade Level Configuration Options" dated April 28, 2020.

MIDDLE SCHOOL

I. Site Costs^[1]		\$62,310,757
Land Acquisition Cost	\$62,310,757	
Acres	16.70	
Cost per Acre	\$3,731,183	
II. Development/Construction Costs^[2]		85,000,000
TOTAL ESTIMATED COST		<u><u>\$147,310,757</u></u>

^[1] Estimates based on a land appraisal prepared for the School District. Adjustments made as further described in Section III.B of this SFNA.

^[2] Source: School Board presentation entitled "Grade Level Configuration Options" dated April 28, 2020.

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

HIGH SCHOOL

I. Site Costs^[1]		\$175,738,721
Land Acquisition Cost	\$175,738,721	
Acres	47.10	
Cost per Acre	\$3,731,183	
 II. Development/Construction Costs^[2]		 307,150,035
 TOTAL ESTIMATED COST		 <u><u>\$482,888,757</u></u>

^[1] Estimates based on a land appraisal prepared for the School District. Adjustments made as further described in Section III.B of this SFNA.

^[2] Estimated by LPA, Inc.; Draft Facilities Master Plan, Master Plan Total Cost Matrix, New 2nd High School. Costs are adjusted to 2020 dollars by the percentage change in the State of California SAB Approved Construction Cost Index. 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. 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.