



SAUGUS UNION SCHOOL DISTRICT
2022 SCHOOL FEE JUSTIFICATION STUDY

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SECTION I. INTRODUCTION	4
A. PURPOSE OF THE STUDY	4
B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT	4
SECTION II. LEGISLATION AND LEGAL REQUIREMENTS.....	5
SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS	8
A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT	8
B. PROJECTED UNHOUSED STUDENTS.....	9
C. NEW FACILITY COSTS AND ESTIMATED PER STUDENT COST	12
SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT.....	14
SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS	16
A. EMPLOYEE GENERATION	16
B. RESIDENTIAL IMPACT	17
C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT	19
D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES	23
E. AGE-RESTRICTED (SENIOR) HOUSING	23
SECTION VI. REDEVELOPMENT.....	24
SECTION VII. GOVERNMENT CODE SECTION 66000	25

APPENDICES:

- APPENDIX A – COMMERCIAL/INDUSTRIAL CATEGORY DESCRIPTIONS**
- APPENDIX B – FACILITIES CAPACITY UPDATE**
- APPENDIX C – ENROLLMENT SUMMARY**
- APPENDIX D – ESTIMATED SCHOOL FACILITIES COSTS**
- APPENDIX E – BLENDED STUDENT GENERATION RATES**

EXECUTIVE SUMMARY

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

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

The maximum School Fees authorized by Education Code Section 17620 are currently \$4.79 per square foot for residential construction/reconstruction and \$0.78 per square foot for commercial/industrial construction. The State Allocation Board (“SAB”) reviews and may adjust the maximum authorized School Fees every January in even-numbered years. The School District provides education for grades Transitional Kindergarten (TK) through 6. Pursuant to Education Code Section 17623(a), the School District, as a nonunified school district sharing common jurisdiction with other nonunified school district(s), entered into a school facilities fee allocation agreement with the William S. Hart High School District. The agreement specifies the percentage of the maximum School Fees that may be levied and collected by each school district. According to the agreement, forty-five percent (45%) of the maximum School Fees may be charged and collected by the School District, or \$2.16 and \$0.351 for residential and commercial/industrial development respectively (“Applicable School Fees”). Based on the findings presented in this Study, the School District is justified in collecting the amount equal to the maximum authorized Level I school fees or \$2.16 per square foot for residential construction/reconstruction and the maximum authorized or \$0.351 per square foot for categories of commercial/industrial development, except for new construction classified as Rental Self-Storage. The findings are summarized below:

RESIDENTIAL DEVELOPMENT

New residential development in the School District is projected over the next ten (10) years. Based on historical student generation rates, such development could generate an estimated 2,055 students over the next ten (10) years, including 414 students from new unmitigated residential development (projected “unmitigated” residential units are further described in Section III.B of this Study). Based on the School District’s existing facilities capacity and enrollment, the projected student enrollment supports the need for the construction, reconstruction and/or expansion of school facilities.

The cost impact per square foot shown in Table E-1 exceeds the current maximum authorized residential School Fee of \$2.16, therefore, the School District is reasonably justified in levying the Level I school fees in an amount up to but not exceeding \$2.16 per square for residential development (“Applicable Residential School Fee”).

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

DESCRIPTION	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Residential Construction	\$10.50	\$2.16

COMMERCIAL/INDUSTRIAL DEVELOPMENT

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

Section 17621(e)(1)(B) of the Education Code requires that the Study determine the impact of the increased number of employees anticipated to result from commercial/industrial development upon the cost of providing school facilities within the School District. This code section further adds that employee generation estimates shall be based on the applicable employee generation estimates set forth in the January 1990 edition of “San Diego Traffic Generator Study” (“Traffic Study”), a report by San Diego Association of Governments (“SANDAG”). The school facilities cost impacts per commercial/industrial square foot as determined in this Study are shown in Table E-2 by commercial/industrial land use type (each commercial/industrial category is further described in Appendix “A”). The cost impacts per square foot for each category of commercial/industrial development are equal to or exceed the maximum authorized School Fee of \$0.351 per square foot except for Rental Self-Storage. Therefore, the School District is justified in levying commercial/industrial School Fees on new commercial/industrial development in an amount up to but not exceeding the maximum authorized School Fee of \$0.351 per square foot (“Applicable Com/Ind. School Fees”) for all categories except Rental Self-Storage. The Applicable Com/Ind. School Fees may be imposed on new commercial/industrial construction or reconstruction classified as Rental Self-Storage up to the respective net cost impact per square foot determined herein.

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

COMMERCIAL/INDUSTRIAL CATEGORY	IMPACT PER SQUARE FOOT	MAXIMUM APPLICABLE SCHOOL FEE PER SQUARE FOOT
Banks	\$12.11	\$0.351
Community Shopping Centers	\$6.58	\$0.351
Neighborhood Shopping Centers	\$12.00	\$0.351
Industrial Business Parks	\$15.07	\$0.351
Industrial Parks/ Warehousing/ Manufacturing	\$5.77	\$0.351
Rental Self-Storage	\$0.27	\$0.270
Research & Development	\$13.03	\$0.351
Hospitality (Lodging)	\$4.85	\$0.351
Commercial Offices (Standard)	\$20.54	\$0.351
Commercial Offices (Large High Rise)	\$19.48	\$0.351
Corporate Offices	\$11.51	\$0.351
Medical Offices	\$18.29	\$0.351

SECTION I. INTRODUCTION

A. PURPOSE OF THE STUDY

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

B. GENERAL DESCRIPTION OF THE SCHOOL DISTRICT

The School District serves the City of Santa Clarita, and an unincorporated area within the County of Los Angeles ("County") and currently educates a total student population¹ of approximately 9,095 transitional kindergarten (TK) through sixth grade students. The School District currently operates fifteen (15) elementary schools.

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

SECTION II. LEGISLATION AND LEGAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

Effective January 1, 2022, AB 602 amended certain standards and procedures relevant to “impact fee nexus studies” prepared by local agencies. As of the current date, school impact fee justification studies are included within the requirements of AB 602. AB 602 added Government Code section 66016.5 to the code to require, among other items, that “when applicable, the nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.”

“Level of service” is not a commonly applied measure of the suitability or condition of school programs and buildings in California. Like all school districts, the School District follows California state standards related to public education and is mandated to serve all children that live within their boundaries and choose to attend, regardless of age or circumstance. The School District is charged with ensuring that sound and safe facilities are ready and available to accommodate all children when needed and often without advance notice.

State-imposed minimum requirements for school facilities are contained in Title 5 of the California Code of Regulations. The information contained in this Study is based upon all of the foregoing concepts and standards, as further informed by local school board policy, preferences, and educational specifications for school design, which evolve over time. The information contained in this Study is based on the School District’s assessment of existing facility capacity (i.e., its existing levels of service) and the degree to which residential and commercial

development increases need and demand for new, expanded or refurbished school facilities (i.e., new or improved levels of service) that meet state and local educational specifications. Thus, the analysis provided in this study addresses the “level of service” analysis required by AB 602.

SECTION III. PROJECTED UNHOUSED STUDENTS AND FACILITY REQUIREMENTS

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

A. SCHOOL DISTRICT CAPACITY AND CURRENT STUDENT ENROLLMENT

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

The School District currently operates fifteen (15) elementary schools. Per Education Code Section 17071.10, these facilities have a combined capacity to accommodate 10,127 students. Appendix "B" provides a calculation of the updated facility capacity using state loading factors.

Based on enrollment information as of October 2022, the total TK through grade 6 student enrollment of the School District is 9,095 students. A summary of the student enrollment data is included in Appendix "C". Current available capacity is calculated by subtracting current student enrollment from existing school facilities capacity. This operation results in available capacity. The existing school facilities available capacity determination is shown in Table 1.

**TABLE 1
FACILITIES CAPACITY AND STUDENT ENROLLMENT**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2022)	AVAILABLE/(DEFICIT) CAPACITY
Elementary School (TK-6)	10,127	9,095	1,032

B. PROJECTED UNHOUSED STUDENTS

1. Projected Residential Units

To estimate the Projected Units, Koppel & Gruber Public Finance (“K&G Public Finance”) utilized information from the Planning Departments from the City of Santa Clarita as well as the County of Los Angeles Planning Department (collectively the “Planning Agencies”), including but not limited to specific plans and tract and land entitlement information. Such information was used to project residential development for areas within each planning jurisdiction by housing type. Based on the information, it is estimated the School District could experience the development of an estimated 6,131 residential units over the next ten (10) years (“Total Projected Units”).

Projected residential units having mitigated their impact through an alternative to paying School Fees, such as participation in a Community Facilities District or through execution of a mitigation agreement are, for the purposes Study, deemed mitigated (“Projected Mitigated Units”). Currently, 5,003 of the Total Projected Units are mitigated and 1,128 are not mitigated (“Projected Unmitigated Units”).

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

**TABLE 2
PROJECTED RESIDENTIAL UNITS**

RESIDENTIAL CATEGORY	TOTAL PROJECTED UNITS	PROJECTED MITIGATED UNITS	PROJECTED UNMITIGATED UNITS
SFD	1,489	525	964
SFA	3,656	3,656	0
MF	986	822	164
TOTAL	6,131	5,003	1,128

2. Student Generation Rates

In order to calculate student generation rates (“SGRs”), K&G Public Finance first obtained the secured roll parcel information from the County Assessor’s Office. Parcels in the data file were classified by unit type (SFD, SFA and MF) and residential parcels built within the past five (5) years (Calendar Years 2017 through 2022) were extracted. According to the secured roll parcel information, a total of 1,231 SFDs, 382 SFAs and zero MFs were built within the School District over the past five (5) years.

K&G Public Finance then obtained a student database from the School District, which contained the grade level and physical address information for each student enrolled in the School District. The student database is reflective of student enrollment information as of October 2022. The student enrollment address information was geolocated to the correct parcel and then attributed with the unit type derived from the secured roll parcel data. The number of students matched was then queried by residential category. Students could not be matched if they were inter-district or they did not have a valid physical address (e.g. only P.O. Box was listed). Mobile homes are not considered in the SGR determination, including the students matched to the mobile home land use, and therefore have been omitted². Table 3 below summarizes the calculation of the SGRs by residential category. Due to the lack of MFs built within the School District within the previous five years, the SGRs for MFs were obtained from the Sulphur Springs Union School District 2022 School Facilities Needs Analysis dated March 2022. Sulphur Springs Union School District was used since it is a district located in Los Angeles County and is in close proximity to the School District.

TABLE 3
STUDENT GENERATION RATES

DEVELOPMENT TYPE	STUDENTS MATCHED	RESIDENTIAL UNITS	SGRS
Single Family Detached (SFD)	473	1,231	0.3842
Single Family Attached (SFA)	127	382	0.3325
Multi-Family (MF) ¹	NA	NA	0.2713

¹The SGRs shown were based on figures used for Sulphur Springs School District (“SSUSD”) in their 2022 School Facilities Needs Analysis dated March 2022.

² Education Code Section 17625 sets forth the prerequisites that must be met before school districts may levy school fees on mobile homes. Since it is often difficult to determine and make projections relating to mobile homes that meet those requirements, the mobile home category is omitted from this analysis.

3. Projected Student Enrollment

Projected student enrollment was determined by multiplying the SGRs in Table 3 by the number of Total Projected Units, Projected Mitigated Units and Projected Unmitigated Units shown in Table 2. The projected student enrollment is summarized by school level in Table 4.

**TABLE 4
PROJECTED STUDENT ENROLLMENT BY SCHOOL LEVEL**

PROJECTED STUDENTS (TOTAL UNITS)	PROJECTED STUDENTS (MITIGATED UNITS)	PROJECTED STUDENTS (UNMITIGATED UNITS)
2,055	1,641	414

4. Projected Unhoused Students

As shown in Table 1, collectively, there is available classroom capacity when comparing student enrollment and existing capacity at the School District. The capacity analysis is driven by State classroom loading standards and does not consider the educational program goals and priorities of the School District, nor do the results of the capacity analysis reveal the condition and adequacy of the existing facilities to house student enrollment.

For the purposes of this Study, in order to determine the number of new classroom seats required to accommodate projected student enrollment from Projected Unmitigated Units, the projected student enrollment is adjusted by the available seats. It should be noted that due to various mitigation agreements between the School District and home builders, any remaining seats shall first be reserved for students generated from Projected Mitigated Units. Table 5 shows that the existing available capacity cannot fully accommodate the projected student enrollment from Projected Mitigated Units, and therefore a deficit capacity will exist to house projected enrollment from Projected Unmitigated Units (“Projected Unhoused Students”).

**TABLE 5
PROJECTED UNHOUSED STUDENTS**

PROJECTED STUDENT HOUSING TYPE	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEAT ADJUSTMENT	PROJECTED UNHOUSED STUDENTS
Mitigated Students	1,641	1,032	609
Unmitigated Students	414	0	414
TOTAL	2,055	1,032	1,023

C. FACILITY NEEDS AND ESTIMATED PER STUDENT COST

1. Facility Needs

Table 6 summarizes the estimated cost to the School District of providing new school facilities per school level. A land appraisal prepared for the School District by D. Michael Mason and Associates and dated February 22, 2022 (the “Land Appraisal”) is used in the determination of the appropriate site acquisition cost per acre for all school levels. The subject of the Land Appraisal is a 10.3-acre site for the construction for the proposed Entrada Elementary School. The Land Appraisal estimates the value of the property at \$1,601,942 per acre. The calculations used to estimate the school facilities costs are shown in Appendix “D” of this Study.

TABLE 6
ESTIMATED FACILITIES COSTS

SCHOOL LEVEL	ESTIMATED SITE COSTS	ESTIMATED FACILITIES CONSTRUCTION & SOFT COSTS	TOTAL ESTIMATED SCHOOL FACILITIES COSTS
Elementary School	\$19,864,081	\$34,377,675	\$54,241,756

It is important to note that estimated facilities costs determined herein do not include costs for remodel or modernization projects at the School District’s existing sites. Moreover, the estimated facilities costs summarized below do not include costs associated with the acquisition and installation of interim facilities that might be needed to house students as the future projects are in process. The need for such interim housing will be dependent on the timing and phasing of the projects and School District enrollment at that time.

Further, California Assembly Bill 130, a TK-12 trailer bill which was signed by the Governor in September 2021, expands TK age eligibility in two-birth month increments over a period of 4 years commencing with the 2022/2023 school year (the “Universal Transitional Kindergarten Program”). The Universal Transitional Program also requires TK programs to operate with a student-teacher ratio of 12:1 in 2022/2023 and transitioning to a 10:1 ratio by 2023-24, contingent upon budget appropriations. While the effects of the Universal Transitional Program on the School District’s school facilities are difficult to realistically project for the purposes of this Study, it’s anticipated the program will increase enrollment growth from both existing housing as well as Total Projected Units, and such enrollment growth will increase the demand on school facilities.

2. Estimated Cost Per Student/Seat

The estimated school facilities costs shown in Appendix “D” are based on school sizes designed to accommodate a capacity of 750 students for new school. The estimated Cost per Student/Seat is determined by dividing the Total Estimated School Facilities Costs by the student capacity. The cost per student calculation is shown in Table 7.

**TABLE 7
COSTS PER STUDENT**

TOTAL ESTIMATED SCHOOL FACILITIES COST	DESIGN STUDENT CAPACITY	ESTIMATED COST PER STUDENT/SEAT
\$54,241,756	750	\$72,322

SECTION IV. PROJECTED IMPACT OF RESIDENTIAL DEVELOPMENT

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

To determine the school facilities cost impact per square foot of residential development, first the Projected Unhoused Students determined in Table 5 were multiplied by the Estimated Cost per Student/Seat determined in Table 7. The result of this computation is shown Table 8 and reflects the estimated school facilities cost impact to house Projected Unhoused Students.

**TABLE 8
FACILITIES COST IMPACT**

PROJECTED UNHOUSED STUDENTS	ESTIMATED COST PER STUDENT/SEAT	FACILITIES COST IMPACT
414	\$72,322	\$29,941,308

The Total Estimated School Facilities Cost shown in Table 8 above was then divided by the number of Projected Unmitigated Units shown in Table 2 to determine the school facilities cost per residential unit. The cost per residential unit is shown in Table 9.

**TABLE 9
SCHOOL FACILITIES COST PER RESIDENTIAL UNIT**

FACILITIES IMPACT	PROJECTED UNMITIGATED UNITS	FACILITIES COST IMPACT PER RESIDENTIAL UNIT
\$29,941,308	1,128	\$26,544

The school facilities cost impact per residential square foot was calculated by dividing the school facilities cost per residential unit determined in Table 9 by the average square footage of each residential unit type. This calculation is shown in Table 10. K&G Public Finance used square footage information obtained from the Assessor's Office of the County along with figures for known residential projects currently in the process of being built. For the estimated square footage of MF Units, historical figures were used based on units built within the last five years.

TABLE 10
SCHOOL FACILITIES COST PER RESIDENTIAL SQUARE FOOT

RESIDENTIAL CATEGORY	FACILITIES COST PER RESIDENTIAL UNIT	AVERAGE SQUARE FOOTAGE	FACILITIES COST PER RESIDENTIAL SQUARE FOOT
Residential Units	\$26,544	2,529	\$10.50

The total school facilities impact per residential square foot determined in Table 10 is greater than the current maximum residential School Fees of \$2.16 per square foot; therefore, the School District is justified in levying an amount up to the maximum authorized amount for all unmitigated residential development.

SECTION V. COMMERCIAL/INDUSTRIAL SCHOOL IMPACT ANALYSIS

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

A. EMPLOYEE GENERATION

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

The employee generation estimates per 1,000 square feet of development derived from the Traffic Study are listed by commercial/industrial land use category in Table 11 below. The land use categories listed are based on those categories described in the Traffic Study and include land uses recommended by the provisions of Education Code Section 17621(e)(1)(B).

**TABLE 11
EMPLOYEE GENERATION PER 1,000 SQUARE FEET
OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

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

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

B. RESIDENTIAL IMPACT

1. Households

To evaluate the impact of commercial/industrial development on School District facilities, the employee generation estimates listed in Table 11 were first used to determine the impact of commercial/industrial development on a per household basis. Based on information obtained from the U.S. Census Bureau^{3,4}, there are approximately 1.60 employed persons per household on average for households located within the School District. Dividing the employee generation estimates listed in Table 11 by 1.60 results in the estimated number of households per 1,000 square feet of commercial/industrial development (“Total Household Impact”).

The Total Household Impact determined in the preceding paragraph takes into consideration all employees generated from commercial/industrial development. Since some of those employees will live outside the School District and therefore will have no impact on the School District, the figures are adjusted to reflect only those households within the School District occupied by employees generated from commercial/industrial development built within the School District. Based on information derived from U.S. Census data⁵, it is estimated that approximately 36.5% of employees both live and work within the School District. Multiplying the Total Household Impact by 36.5% results in the households within the School District impacted per 1,000 square feet commercial/industrial development. The results of these computations are shown in Table 12.

³ US Census Bureau: ACS 2020 Selected Economic Characteristics (DP03)

⁴ US Census Bureau: ACS 2020 Selected Housing Characteristics (DP04)

⁵ US Census Bureau: ACS 2020 Commuting Characteristics by Sex (S0801)

TABLE 12
IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT ON
HOUSEHOLDS WITHIN THE SCHOOL DISTRICT

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL DISTRICT HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.
Banks	0.6445
Community Shopping Centers	0.3501
Neighborhood Shopping Centers	0.6384
Industrial Business Parks	0.8020
Industrial/Warehousing/Manufacturing	0.3074
Rental Self-Storage	0.0147
Research & Development	0.6937
Hospitality (Lodging)	0.2584
Commercial Offices (Standard)	1.0926
Commercial Offices (Large High Rise)	1.0366
Corporate Offices	0.6125
Medical Offices	0.9730

2. Household Student Generation

The student generation impacts per 1,000 square feet of commercial/industrial development were calculated by multiplying the household impacts shown in Table 12 by blended student generation rate equal to 0.3352. The result of this calculation is shown in Table 13. The determination of the blended student generation rates are shown and described in Appendix “E” of this Study.

TABLE 13
STUDENT GENERATION PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	SCHOOL STUDENT GENERATION
Banks	0.2160
Community Shopping Centers	0.1174
Neighborhood Shopping Centers	0.2140
Industrial Business Parks	0.2688
Industrial/Warehousing/ Manufacturing	0.1030
Rental Self-Storage	0.0049
Research & Development	0.2325
Hospitality (Lodging)	0.0866
Commercial Offices (Standard)	0.3663
Commercial Offices (Large High Rise)	0.3475
Corporate Offices	0.2053
Medical Offices	0.3262

C. NET IMPACT PER COMMERCIAL/INDUSTRIAL SQUARE FOOT

1. Cost Impact

To estimate the school facilities costs required to house new students as a result of additional commercial/industrial development, the total school facilities cost per student was determined by multiplying the facilities costs per student/seat shown in Table 7 by the total student generation impacts calculated in Table 13. The school facilities cost impacts are shown in Table 14 by commercial/industrial development category and school level.

TABLE 14
SCHOOL FACILITIES COSTS PER 1,000 SQUARE FEET OF
COMMERCIAL/INDUSTRIAL DEVELOPMENT

COMMERCIAL/INDUSTRIAL CATEGORY	ELEMENTARY SCHOOL IMPACT
Banks	\$15,622
Community Shopping Centers	\$8,491
Neighborhood Shopping Centers	\$15,477
Industrial Business Parks	\$19,440
Industrial/Warehousing/Manufacturing	\$7,449
Rental Self-Storage	\$354
Research & Development	\$16,815
Hospitality (Lodging)	\$6,263
Commercial Offices (Standard)	\$26,492
Commercial Offices (Large High Rise)	\$25,132
Corporate Offices	\$14,848
Medical Offices	\$23,591

2. Residential Fee Offsets

New commercial/industrial development within the School District will generate new employees, thereby increasing the need for new residential development to house those employees living in the School District. Applicable residential school fees adopted by the School District under applicable law will also be imposed by the School District on such new residential development. To prevent new commercial/industrial development from paying the portion of impact that is mitigated by the applicable residential school fees, this amount has been calculated and deducted from the school facilities impact costs calculated in Table 14 above.

The residential fee offsets are first calculated by using the School District’s proposed Level I Fee of \$2.16 as determined and multiplying that amount by the weighted average square footage of a residential unit in the School District, which is 2,529 square feet. This calculation provides the average residential revenues from a residential unit of \$5,463 ($\$2.16 \times 2,529$). The average residential revenues from a residential unit multiplied by New Household Impacts per 1,000 square feet of commercial/industrial development, as shown in Table 11, results in the residential school fee revenues per 1,000 square feet of commercial/industrial development (“Residential Fee Offset”). This computation is shown in Table 15.

**TABLE 15
RESIDENTIAL FEE OFFSET**

COMMERCIAL/INDUSTRIAL CATEGORY	HOUSEHOLDS PER 1,000 SQUARE FEET COM./IND.	RESIDENTIAL FEE OFFSET PER 1,000 SQUARE FEET COM./IND.
Banks	0.6445	\$3,513
Community Shopping Centers	0.3501	\$1,908
Neighborhood Shopping Centers	0.6384	\$3,480
Industrial Business Parks	0.8020	\$3,480
Industrial/Warehousing/Manufacturing	0.3074	\$1,676
Rental Self-Storage	0.0147	\$80
Research & Development	0.6937	\$3,782
Hospitality (Lodging)	0.2584	\$1,409
Commercial Offices (Standard)	1.0926	\$5,956
Commercial Offices (Large High Rise)	1.0366	\$5,651
Corporate Offices	0.6125	\$3,339
Medical Offices	0.9730	\$5,304

3. Net School Facilities Costs

Subtracting the Residential Fee Offset determined in Table 15 from the total school facilities costs listed in Table 14 results in the net school facilities costs per 1,000 square feet of commercial/industrial development (“Net School Facilities Costs”). The Net School Facilities Costs are listed in Table 16.

**TABLE 16
NET SCHOOL FACILITIES COSTS
PER 1,000 SQUARE FEET COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	TOTAL SCHOOL FACILITIES COSTS	RESIDENTIAL FEE OFFSET	NET SCHOOL FACILITIES COSTS
Banks	\$15,622	\$3,513	\$12,109
Community Shopping Centers	\$8,491	\$1,908	\$6,583
Neighborhood Shopping Centers	\$15,477	\$3,480	\$11,997
Industrial Business Parks	\$19,440	\$4,372	\$15,068
Industrial/Warehousing/Manufacturing	\$7,449	\$1,676	\$5,773
Rental Self-Storage	\$354	\$80	\$274
Research & Development	\$16,815	\$3,782	\$13,033
Hospitality (Lodging)	\$6,263	\$1,409	\$4,854
Commercial Offices (Standard)	\$26,492	\$5,956	\$20,536
Commercial Offices (Large High Rise)	\$25,132	\$5,651	\$19,481
Corporate Offices	\$14,848	\$3,339	\$11,509
Medical Offices	\$23,591	\$5,304	\$18,287

The Net School Facilities Costs determined in Table 16 were then divided by 1,000 square feet⁶ to provide the cost impact on a square foot basis. These cost impacts are listed in Table 17.

**TABLE 17
NET COST IMPACTS
PER SQUARE FOOT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT**

COMMERCIAL/INDUSTRIAL CATEGORY	NET COST IMPACTS
Banks	\$12.11
Community Shopping Centers	\$6.58
Neighborhood Shopping Centers	\$12.00
Industrial Business Parks	\$15.07
Industrial/Warehousing/Manufacturing	\$5.77
Rental Self-Storage	\$0.27
Research & Development	\$13.03
Hospitality (Lodging)	\$4.85
Commercial Offices (Standard)	\$20.54
Commercial Offices (Large High Rise)	\$19.48
Corporate Offices	\$11.51
Medical Offices	\$18.29

⁶ The Employee Generation Rates derived from the SANDAG Traffic Study are estimated per 1,000 square feet of development.

The net cost impacts shown in Table 17 are equal to or exceed the maximum authorized statutory school fee for commercial/industrial development of \$0.351 per square foot, except for the Rental Self-Storage category. Therefore, the School District is justified in levying school fees on commercial/industrial in amount up to but not exceeding the maximum authorized statutory fee, or the net cost impacts determined for the Rental Self-Storage category.

D. COMMERCIAL/INDUSTRIAL DEVELOPMENT NOT IN PRESCRIBED CATEGORIES

In cases where new commercial/industrial development does not fit within the prescribed categories shown in Table 17, the School District shall evaluate such development on a case-by-case basis to determine if the imposition of the School Fees on the development meets the nexus requirements set forth under Government Code Section 66000 et seq. The School District may levy School Fees on such development in an amount up to but not exceeding the cost per square foot impact determined through such evaluation.

E. AGE-RESTRICTED (SENIOR) HOUSING

The School District must exercise discretion in determining whether a particular project qualifies as “senior citizen housing” for the purpose of imposing developer fees. (See California Ranch Homes Development Co. v. San Jacinto Unified School Dist. (1993) 17 Cal.App.4th 573, 580–581.) The School District acknowledges Section 65995.1 and will levy its share of School Fees on qualifying senior citizen housing projects at the current commercial/industrial rate of \$0.351 per square foot as justified herein. The School District will require proof that such senior units are indeed restricted to seniors (i.e. a copy of the recorded CC&Rs or deed(s)) and reserves the right to revoke a Certificate of Compliance and/or require payment of difference of the amount per square foot paid to the then current amount of School Fees being levied on residential development per square foot should such CC&Rs or deed(s) be modified to allow students to reside in such the housing units. If there is any uncertainty as to whether a project qualifies as senior citizen housing or will, in fact, remain senior citizen housing beyond initial approval, the School District may wish to seek cooperation from the developer as a condition of levying the commercial/industrial School Fee rate. Such cooperation could take the form of an agreement by the developer to include a restriction in the recorded CC&Rs conditioning subsequent changes in residency requirements on the owner’s payment of applicable developer fees, and to notify the School District of changes in residency requirements and/or to provide current residency data upon School District’s request.

SECTION VI. REDEVELOPMENT

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

Redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new construction (“Redevelopment”). The School District is aware of Redevelopment projects completed within the School District boundaries and anticipates similar Redevelopment projects may be completed in the next ten (10) years and beyond. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. shall be levied by the School District on new construction resulting from Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new construction on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new development by comparing the projected square footage, student generation and cost impacts of the proposed new units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Table 3 of this Study, as applicable.

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

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

SECTION VII. GOVERNMENT CODE SECTION 66000

Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Applicable Residential School Fee and Applicable Com/Ind. School Fees described herein (collectively referred to as the “Applicable School Fees”), these Government Code sections require the public agency to satisfy the following requirements:

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

The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Applicable School Fees levied upon such development based on the need for such Applicable School Fees. The determinations made in this Study meet the requirements of Government Code Section 66000. The findings are summarized as follows:

PURPOSE OF THE SCHOOL FEE

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

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

IDENTIFY THE USE OF THE SCHOOL FEE

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

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

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

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

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

The imposition of the Applicable Residential School Fee of \$2.16 per square foot of residential development is justified, as this fee is below the per square foot cost impact to provide adequate school facilities required as a result of such new residential development.

Similarly, the imposition of the Applicable Com/Ind. School Fees of \$0.351 per square foot of commercial/industrial development are justified as the fees are equal to or below the estimated per square foot net cost impact to provide adequate school facilities required as a result of such new commercial/industrial development, except for Rental Self-Storage. For the listed commercial/industrial categories, the net cost impacts determined herein are below the applicable maximum outlined fee of \$0.351 per square foot. Therefore, the applicable commercial/industrial School Fees imposed on new commercial/industrial development classified under these categories shall not exceed the Net Cost Impacts.

ACCOUNTING PROCEDURES FOR THE FEES

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

APPENDIX A - COMMERCIAL/INDUSTRIAL CATEGORY
DESCRIPTIONS

APPENDIX A
COMMERCIAL/INDUSTRIAL DEVELOPMENT DESCRIPTIONS

Banks	Include small branch offices to regional offices used for banking. Properties under this category allow customers to conduct banking on-site.
Shopping Center	Broadly include regional, community and neighborhood shopping centers which sell merchandise and services to consumers. Include grocery stores, restaurants, retail centers, automotive sales.
Industrial Business Parks	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with 15% or more of the total area designated for commercial use.
Industrial Parks/Warehousing/ Manufacturing	Include any combination of facilities engaged in manufacturing/assembly, warehousing, and/or storage with limited or no commercial use (less than 15% of the total area designated for commercial use).
Rental Self-Storage	Include warehouse developments which rent small storage vaults and often termed “mini-storage”.
Research & Development	Include scientific research and development laboratories, office and/or their supporting facilities.
Hospitality (Lodging)	Include establishments which provide lodging to the general public. Lodging types include hotels, motels, resort hotels and inns. The maximum term of occupancy for establishment within this category shall not exceed 30 days.
Commercial Offices (Standard) ¹	Include general office space occupying less than 100,000 square feet with multiple tenants.
Commercial Offices (Large High Rise) ¹	Include general office space occupying 100,000 square feet and greater with multiple tenants.
Corporate Offices	An office or office building with a single tenant.
Medical Offices	Include medical offices that serve a wide range of medical needs and may include a pharmacy. Medical offices are generally operated by one or more physicians.

¹ Office space used for activities described under banks, research and development, or medical offices should be classified under those categories.

APPENDIX B – FACILITIES CAPACITY UPDATE

**SAUGUS UNION SCHOOL DISTRICT
FACILITIES CAPACITY UPDATE
APPENDIX B**

	Standard	Non Severe	Severe
<u>SAB Form 50-02 (as of 2001)</u>	7,367	110	10
<u>Added Capacity Based on SAB 50-04 Application for New Construction</u>			
001*	Cedarcreek Elementary	20	
002*	Northpark Elementary	100	
003*	Mountainview Elementary	19	
004*	Rio Vista Elementary	13	
005*	Mountainview Elementary	147	
006*	Saugus Union Elementary	978	
007*	Mountainview Elementary	175	
008*	Saugus Union Elementary		18
009*	Tesoro Del Valle Elementary	800	
011*	Rio Vista Elementary	250	
012*	Rosedell Elementary	99	
013*	Saugus Union Elementary	64	
014*	Skyblue Mesa Elementary	225	
015*	Saugus Union Elementary	50	
016*	West Creek Elementary	725	
017*	Copperhill Elementary	0	
018*	Emblem Elementary	425	
019*	West Creek Elementary	250	
020*	Plum Canyon Elementary	250	
<u>Subtotal New Construction</u>	4,590	0	18
<u>Other Capacity Adjustments</u>			
	Bouquet Elementary (SCHOOL CLOSED)	-490	
<u>Subtotal</u>	11,605		
<u>REMOVED PORTABLES</u>			
	Plum Canyon	8	-200
	Rio Vista	15	-375
	Highlands	4	-100
	Helmers	21	-525
	Cedarcreek	13	-325
	Skyblue	10	-250
	Emblem	6	-150
	Mountainview	1	-25
	Removed Capacity	-1,950	
Total		10,127	

*Based on information provided on SAB 50-04 Applications for New Construction

¹ The number of portables was adjusted per Education Code Section 17071.10 and

APPENDIX C – ENROLLMENT SUMMARY

**SAUGUS UNION SCHOOL DISTRICT
ENROLLMENT SUMMARY - FALL 2022
APPENDIX C**

Enrollment									
School Name/Program	Grade Level Elementary								Grand Total
	TK	K	1	2	3	4	5	6	
BRIDGEPORT ELEMENTARY SCHOOL	49	89	101	103	117	109	123	119	810
CEDARCREEK ELEMENTARY SCHOOL	13	50	61	52	46	44	56	63	385
CHARLES HELMERS ELEMENTARY SCHOOL	36	59	55	64	59	53	71	58	455
EMBLEM ACADEMY	26	80	111	111	89	135	118	93	763
HIGHLANDS ELEMENTARY SCHOOL	-	83	90	74	88	50	44	43	472
JAMES FOSTER ELEMENTARY SCHOOL	23	54	66	55	79	78	81	60	496
MOUNTAINVIEW ELEMENTARY SCHOOL	46	118	122	121	132	115	137	154	945
NORTH PARK ELEMENTARY SCHOOL	-	50	61	57	59	61	91	70	449
PLUM CANYON ELEMENTARY SCHOOL	48	127	112	112	103	110	111	99	822
RIO VISTA ELEMENTARY SCHOOL	23	67	56	63	67	62	64	67	469
ROSEDELL ELEMENTARY SCHOOL	24	76	76	104	79	90	93	104	646
SANTA CLARITA ELEMENTARY SCHOOL	-	-	41	28	35	36	44	74	258
SKYBLUE MESA ELEMENTARY SCHOOL	24	69	69	102	84	76	84	77	585
TESORO DEL VALLE ELEMENTARY SCHOOL	1	61	59	62	80	74	82	94	513
WEST CREEK ACADEMY	47	110	120	132	143	164	165	146	1,027
ELIGIBLE STUDENTS	360	1,093	1,200	1,240	1,260	1,257	1,364	1,321	9,095

APPENDIX D – ESTIMATED SCHOOL FACILITIES COSTS

**SAUGUS UNION SCHOOL DISTRICT
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION
SUMMARY OF ESTIMATED COSTS
APPENDIX D**

ELEMENTARY SCHOOL

I. Site Costs		\$19,864,081
Land Acquisition Cost ¹	\$19,864,081	
Acres	12.40	
Cost per Acre*	\$1,601,942	
Appraisals	0	
Surveys	0	
Escrow/Title	0	
 II. Planning Costs		 2,858,441
Architect/Engineering Fees ²	\$2,671,875	
DSA Fees ²	140,566	
Energy Analysis	6,000	
Preliminary Tests	30,000	
Other Costs	10,000	
 III. Construction Costs		 29,310,938
Construction ³	\$26,718,750	
Construction Management ²	2,592,188	
 IV. Tests		 130,000
 V. Inspection		 135,000
 VI. Furniture & Equipment⁴		 1,406,250
 VII. Contingency⁵		 537,047
 TOTAL ESTIMATED COST		 <u><u>\$54,241,756</u></u>

* Assumes site cost only; estimates based on appraisal dated February 22, 2022.

¹ The School District currently does not own a site for development of a new school campus

² See Cost Detail Worksheet

³ Estimated at \$475 per square foot and assumes 75 square foot per student.

⁴ Estimated at \$15 per square foot and assumes 75 square foot per student.

⁵ Sum of I. thru VI. multiplied by 1%

**SAUGUS UNION SCHOOL DISTRICT
ESTIMATED COST DETAIL FOR ELEMENTARY SCHOOL
APPENDIX D**

SOFT COSTS

Architect's Fee

ARCHITECT'S DESIGN FEE		
CONSTRUCTION COSTS		\$26,718,750
TOTAL FEE	10.00%	\$2,671,875

DSA Access Compliance Fee

DSA ACCESS COMPLIANCE FEE		
CONSTR. COSTS		\$26,718,750
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	0.20%	\$1,000
NEXT \$1,500,000	0.10%	\$1,500
OVER \$2,000,000	0.01%	\$2,472
TOTAL FEE	0.02%	\$4,972

DSA Structural Safety Fee

DSA STRUCTURAL SAFETY FEE		
CONSTR. COSTS		\$26,718,750
FEE CALCULATION	FEE %	FEE
FIRST \$1,000,000	0.70%	\$7,000
OVER \$1,000,000	0.50%	\$128,594
TOTAL FEE	0.51%	\$135,594

CONSTRUCTION MANAGER'S FEE

CONSTRUCTION MANAGER'S FEE		
CONSTR. COSTS		\$26,718,750
FEE CALCULATION	FEE %	FEE
FIRST \$500,000	8.00%	\$40,000
NEXT \$500,000	7.50%	\$37,500
NEXT \$1,000,000	7.00%	\$70,000
NEXT \$4,000,000	6.00%	\$240,000
NEXT \$4,000,000	5.00%	\$200,000
OVER \$10,000,000	4.00%	\$668,750
GENERAL CONDITIONS	5.00%	\$1,335,938
TOTAL FEE	9.70%	\$2,592,188

APPENDIX E – BLENDED STUDENT GENERATION RATES

In order to evaluate students generated from future households by school level, the student generation rates determined in Table 3 of this Study were used. These student generation rates are listed by residential category and by school level.

**TABLE E-1
STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Student Generation Rates	0.3842	0.3325	0.2713

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

**TABLE E-2
ALLOCATION OF PROJECTED UNITS BY RESIDENTIAL CATEGORY**

RESIDENTIAL CATEGORY	PROJECTED UNITS	PERCENTAGE ALLOCATION
SFD	1,489	24.3%
SFA	3,656	59.6%
MF	986	16.1%
TOTAL	6,131	100.00%

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

**TABLE E-3
BLENDED STUDENT GENERATION RATES**

BLENDED STUDENT GENERATION RATE¹
0.3352

¹ Numbers may not compute due to rounding