



2019/2020



School Facilities Need Analysis

*Prepared Pursuant to Government
Code Section 65995 et. Seq.*

Approved on May 13, 2020

Liberty Union High School District



A division of California Financial Services

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I. Introduction

Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Bonds Act of 1998 was approved by the voters of California on November 3, 1998. The approval of Proposition 1A triggered the implementation of certain provisions of Senate Bill 50 (“SB 50”) of the Leroy F. Greene School Facilities Act of 1998. Included in the provisions of SB 50, was the authorization for school districts to adopt alternative school facilities fees (“Alternative Fees”) to be levied on residential development within the school district’s boundaries (Government Code Sections 65995.5, 65995.6 and 65995.7). The intent of SB 50 was the State would provide 50 percent of the funds required for new school projects matched by 50 percent funding from local school district funds. Local funds would be generated by school districts through the imposition of either Statutory School Fees or Alternative School Fees on new development. The funding amounts provided by SB 50 do not include funding for interim facilities or central administration and support facilities.

Statutory School Fees (Level I Fees)

Under SB 50, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, the maximum level of fee that may be imposed by unified school districts (Grades K-12), is \$4.08 per square foot of new residential construction and \$0.66 per square foot of new commercial/industrial construction. These fees were last adopted by the State Allocation Board (“SAB”) at its January 22, 2020 meeting and may be increased every two (2) years thereafter according to an inflation adjustment. This School Facilities Needs Analysis (“SFNA”) does not include an analysis of the Statutory School Fees; however, information regarding Statutory School Fee can be found in the District’s Fee Justification Study.

Alternative No. 2 Fee (Level II Fee)

Alternative No. 2 Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Alternative No. 2 Fee can be generally described as the number of unhoused students identified in the SFNA,

multiplied by the per pupil grant amount, plus 50 percent of the sum of site acquisition and development costs, less surplus property or proceeds thereof if any, less local funds which have been dedicated for facilities construction, divided by the projected total square footage of residential units anticipated to be constructed during the next five years.

The requirements to levy the Alternative No. 2 Fee are generally as follows:

- The district has been deemed eligible by the State to receive State Funding.
- The district satisfies two (2) of the four (4) statutory requirements set forth in Government Code Section 65995.5(b)(3).
- The district has adopted the Alternative No. 2 Fee pursuant to Government Code Section 65995.5.

Alternative No. 3 Fee (Level III Fee)

During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Government Code Section 65995.7(a)(3). Alternative No. 3 Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Alternative No. 3 Fees can generally be described as being equal to twice the Alternative No. 2 Fee less the full amount of local funds dedicated by the district to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected.

The requirements to levy the Alternative No. 3 Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a)(2).
- The district has adopted the Alternative No. 3 Fee pursuant to Government Code Section 65995.5.

Government Code Section 65995.6 requires a school district wishing to impose Alternative Fees prepare a School Facilities Needs Analysis and outlines the requirement for such analysis. ***The purpose of this SFNA is to provide the information necessary to satisfy the requirements for the imposition of Alternative Fees, pursuant to Government Code Section 65995.6, by the Liberty Union High School District.***

II. Eligibility to Collect Alternative

Pursuant to Government Code Section 65995.5, in order to levy Alternative Fees, Liberty Union High School District (“District”) must conduct a SFNA pursuant to Government Code Section 65995.6 and meet the following eligibility requirements.

A. Eligibility to Receive State Funds

Pursuant to Government Code Section 65995.5(b)(1) a school district must make a “timely application” to the SAB for new construction funding and be determined to have eligibility.

The District prepared and submitted initial SAB Forms 50-01, 50-02 and 50-03 and requested an Eligibility Determination for new construction funding on June 24, 1999. The Eligibility Determination of the District was approved by the SAB. The District has periodically submitted updated SAB Forms. The most recently submitted SAB Forms 50-01, 50-02 and 50-03 are incorporated herein as Exhibit A.

The District’s current eligibility for new construction funding is listed in Table 1. The District’s most current Eligibility Determination has been incorporated herein as Exhibit B.

Table 1
State Eligibility

School Level	Eligibility
High School (Grades 9-12)	2,557
Non-Severe Special Day Class	(72)
Severe Special Day Class	121

B. Statutory Requirements

Pursuant to Government Code Section 65995.5(b)(3) a school district must satisfy at least two (2) of the following requirements:

1. The school district has a “substantial enrollment”, as defined in Government Code Section 65995.5(b)(3)(A) of its student on a multi-track year-round schedule. *The District does not satisfy this criterion.*
2. The school district has placed on the ballot in the previous four (4) years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast.

On November 8, 2018 the District received voter approval for the issuance of \$122,000,000 in general obligation bonds (“Measure U”). Below is an abbreviated version of the ballot measure:

“To provide educational facilities and equipment to support advanced courses in math, science, engineering, arts and technology, modernize aging science labs, computer systems and career educational facilities, repair deteriorating roofs, plumbing, heating, ventilation and electrical systems, add classrooms and facilities including those relieving overcrowding, and to improve the likelihood of local high schools qualifying for state matching funds, shall Liberty Union High School District issue \$122 million in bonds at legal interest rates, with independent citizen oversight and audits?”

As a result of Measure U, the District will continue to satisfy this criterion until November 8, 2022.

3. The school district meets one (1) of the following:
 - a. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes,

the school district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

- b. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the school district's local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district's general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

In each case indebtedness or other obligation to finance school facilities to be owned, leased, or used by the school district, that is incurred by another public agency, shall be counted for the purpose of calculating whether the school district has met the debt percentage requirement contained herein.

The District satisfies this criterion. Currently the District has a total of \$89,275,000 in General Obligation Bond debt outstanding. This equates to 36.24 percent of the District's statutory bonding capacity. A detailed calculation has been included as Exhibit C.

4. The school district has at least 20 percent of the teaching stations within the school district in relocatable classrooms. *The percentage of the District's teaching stations in relocatable classrooms has not be calculated.*

III. Projected Unhoused Students

Pursuant to Government Code Section 65995.6(a) the District shall project the number of unhoused students to be generated by new residential units over the next five (5) years (“Unhoused Students”). In order to project the number of Unhoused Students this SFNA (i) identifies the number of new residential units expected to be built within the District over the next five (5) years (“Future Units”), (ii) calculates the historical student generation rates for new residential units, (iii) calculates the total number of students expected to be generated by the identified development, (iv) identifies any surplus capacity that is available to house the increased enrollment, and (v) calculated the number of Unhoused Students, if any, projected as a result of new development.

A. Projected Residential Development

In order to estimate the number of Future Units to be constructed over the next five (5) years *KeyAnalytics*, a division of California Financial Services (“*KeyAnalytics*”) relied on information compiled on behalf of the District by a firm with expertise in demographics (“*SchoolWorks*”). *SchoolWorks* has based these estimates on information obtained from the County of Contra Costa (“County”) and Cities of Brentwood, Oakley and Antioch.

Pursuant to Government Code Section 65995.6(a) residential units have been separated into the following categories:

1. **Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
2. **Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g. townhomes, condominiums, duplexes).
3. **Multifamily (“MF”)** – Units share common walls in a building or structure designed to house several families in separate housing units. All units are on the same lot with one Assessor’s parcel number (e.g. apartments).

In the preparation of the most recent demographic study for the District, SchoolWorks identified that a total of 3,944 planned residential units are expected to be built within the next six (6) years (Exhibit E). All of these projected residential units will be classified as Single Family Detached. In order to adjust these projections to meet the requirements of the statute, KeyAnalytics contacted the planning departments of Contra Costa County and the cities of Antioch, Brentwood and Oakley to confirm our projections that 3,430 of these Units will be built within the next five (5) years.

Table 2
Future Units

Unit Type	Total
Single Family Detached (SFD)	3,430
Single Family Attached (SFA)	0
Multifamily (MF)	0
Total	3,430

B. Student Generation Rates

In order to calculate the Student Generation Rates in accordance with Government Code Section 65995.6(a), *KeyAnalytics* first identified the residential units constructed within the District over the previous five (5) years and categorize these units by the unit types listed above. In order to identify these residential units *KeyAnalytics* has relied on information provided by the School District obtained when issuing certificates of compliance and information provided by the County Assessor's office. After identifying the residential units, a database of all the students enrolled in the District was compared to determine the number of students residing within a residential unit constructed over the previous five (5) years.

After reviewing the units constructed within the District over this five (5) year period, *KeyAnalytics* determined there was not a sufficient number of units built to calculate reliable Student Generation Rates for

residential development in the categories of Single Family Attached and Multifamily. Since none of the Future Units are expected to fall into these categories the balance of the SFNA will only focus on the impact of development categorized as Single Family Detached. Table 3 shows the calculation of Student Generation Rates for the category of Single Family Detached.

Table 3
Student Generation Rates
Single Family Detached Units

School Level	SFD Units	Students Matched	Match Rate
High School (Grades 9-12)	2,985	497	0.1665
Total		497	0.1665

C. Projected Student Enrollment

To project the number of students to be generated by Future Units, the number of Future Units listed in Table 2 were multiplied by the Student Generation Rates listed in Table 3. The resulting projected student enrollment is listed in Table 4.

Table 4
Projected Student Enrollment
High School (Grade 9-12)

Unit Type	Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	3,430	0.1665	571

D. Excess School Facilities Capacity

In accordance with Government Code Section 65995.6(b)(2) the District must identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

The current capacity of the District's facilities, as determined pursuant to Education Code Section 17071.25 is 7,002 students (Exhibit D). Based on data for School Year 2019/2020 the current enrollment of the District is 8,280 students. Table 5 compares the District's current capacity and enrollment.

Table 5
Current Capacity Vs. Enrollment

School Level	Current Classroom Capacity	2019/2020 Student Enrollment ¹	Excess/ (Shortage) Capacity
High School (Grades 9-12)	7,002	8,280	(1,278)
Total	7,002	8,280	(1,278)

¹ California Longitudinal Pupil Achievement Data System (CALPADS)

As shown in Table 5, the current enrollment of the District exceeds the existing capacity as determined pursuant to Education Code Section 17071.25. This identified shortage of capacity is a result of the District's utilization of interim/portable classrooms at a level higher than the State recommendation.

Since there is no Excess Capacity to house students to be generated by Future Units the projected students that the District will need to construct facilities to house ("Unhoused Students") and the projected student enrollment are identical.

IV. Surplus School Sites and Local

In addition to identifying and considering the extent to which projected enrollment growth may be accommodated by Excess Capacity in existing facilities, Government Code Section 65995.6(b)(3) requires the District to (i) “identify and consider 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” (“Surplus Property”) and (ii) identify and consider any other local sources of funds available to “finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units” (“Surplus Funds”).

A. Surplus School Sites

The District does not currently own and Surplus School Sites.

B. Local Funds

To comply with Section 65995.6(b) the District identified and considered the following sources of local funds.

- 1. General Obligation Bonds** - General obligation bonds (“GO Bonds”) are issued by school districts where voters have approved a bond ballot measure. There are two types of bond measures: a traditional measure which requires a 2/3 voter approval rate and a Proposition 39 measure which requires a 55% voter approval rate. When voters approve a bond measure, they are authorizing the school district to issue a specified amount of bonds and agreeing to repay those bonds through whatever property tax levies are necessary. Outstanding bonds are limited to 1.25% of assessed values for elementary and high school districts and 2.5% of assessed values for unified school districts and community college districts. Proposition 39 bonds have limitations in the form of a legal maximum on annual projected tax levy of \$30 per \$100,000 of assessed valuation for elementary and high school districts and \$60 per \$100,000 of assessed valuation for unified school districts.

The District received authorization at an election held on November 8, 2016, by an affirmative vote of at least 55% of the votes cast on Measure U to issue bonds of the District in an aggregate principal amount not to exceed \$122,000,000 to finance specific construction, repair and modernization projects approved by the voters. The District has prepared a facilities plan identifying the priority projects to be financed by Measure U. A portion of the projects financed will involve the construction of classrooms; however, the classrooms constructed will generally replace existing interim/portable classrooms and as a result not provide additional capacity to offset the impacts of projected Unhoused Students.

2. **Redevelopment Pass-Through Payments** - California redevelopment law allows school districts to share tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012 and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The District currently collects a small amount of redevelopment pass-through revenue. Pass-through revenues are utilized by the District to complete improvements to schools needed independent of new residential development. Therefore, there are no funds available at this time to offset the impacts of projected Unhoused Students.

3. **Commercial/Industrial School Fees** - Education Code Sections 17620 et seq. gives school districts the authority to collect Statutory School Fees from commercial/industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the District to identify and consider Local Funds, which includes Commercial/Industrial Statutory School Fees, and to subtract such funds from the total impact created by Future Units, if such Statutory School Fees are available.

The District has collected an average of approximately \$15,000 per year from commercial/industrial development over the last two (2) years. If the School District collects a similar amount during the next five (5) year period, an additional \$75,000 would be collected. Commercial/Industrial Statutory School Fees are utilized by the District to pay lease payments on relocatable class with the balance becoming part of School District's share of costs in the State program for modernization or reconstruction required to house existing students. Therefore, there are no funds available at this time to offset the impacts of projected Unhoused Students.

As noted above, the District does not have any Surplus Funds available to "finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units". Any funds available from the various sources listed above have been designated for the purpose of relieving existing facilities shortfalls including interim housing and the District's share of costs in the State program for modernization or reconstruction required to house existing students.

V. Alternative No. 2 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 2 Fee.

A. Alternative No. 2 Fee School Facilities Costs

To calculate the maximum Alternative No. 2 Fee, Government Code Section 65995.5(c)(1) requires the District to multiply the number of Unhoused Students by the appropriate grant amounts provided in Education Code Section 17072.10(a) and the site acquisition and site development costs determined pursuant to Government Code Section 65995.5(h).

- 1. New Construction Grants** - Government Code Section 65995.5(c)(1) requires the District utilize the appropriate amounts provided in Education Section 17072.10 (a) to identify the cost of constructing new facilities. The new construction grant amounts specified in Education Code Section 17072.10(a) were adjusted by the SAB on January 22, 2020. Table 6 outlines the updated New Construction Grant amounts.

Table 6
SAB New Construction Grants

School Level	Per-Pupil Construction Grant	Auto Alarm and Fire Sprinkler System Grant	Total Per-Pupil Grant
High School (Grades 9-12)	\$16,756	\$292	\$17,048

- 2. Site Acquisition and Development Costs** - Government Code Section 65995.5(c)(1) permits the calculation of Alternative No. 2 Fee to include site acquisition and site development cost determined pursuant to Government Code Section 65995.5(h). Based on the appraisal of a 50-acre site in February 2016, the District believes that \$60,000 per acre for site acquisition is a reasonable estimate. Since the District has not constructed a new school facility in many years and doesn't have any firsthand

information by which to estimate site development costs, the District is relying on estimates provide by Quattrocchi Kwok Architects.

Table 7
Site Acquisition and Development Costs

School Level	Recommended Site Size (Acres)	Site Acquisition Cost ¹	Site Development Cost ²	Total Site Cost
High School (Grades 9-12)	50	\$3,000,000	\$28,691,139	\$31,691,139

¹ Based on information received from The Cardinale Company, a real estate and appraiser company in February 2016 (\$60,000 per acres x 50 acres)

² Source: Quattrocchi Kwok Architects, 2010; Adjusted for inflation using the State Allocation Board Index

3. Alternative No. 2 Fee Facilities Cost Per Facility - The sum of the New Construction Grants and applicable site acquisition and site development costs provide the basis for the facilities cost utilized to establish the impact of Unhoused Students. Table 8 outlines the total cost per facility.

Table 8
Total Cost Per Facility

School Level	Planned Facility Capacity	Construction Cost ¹	Site Cost	Total
High School (Grades 9-12)	2,200	\$75,011,200	\$31,691,139	\$106,702,339

¹ Construction costs are based on the State grant amount and do not reflect what the District expects the actual construction cost to be.

4. School Facility Needs - The number of school facilities needed as a result of Non-Mitigated Future Units is calculated by dividing the total number of projected Unhoused Students by the appropriate facility capacity. Table 9 outlines the school facilities needed to house the projected Unhoused Students.

Table 9
School Facilities Needed

School Level	Projected Unhoused Students	Facility Capacity	School Facilities Needed
High School (Grades 9-12)	571	2,200	0.2595

- 5. Total Alternative No. 2 Fee School Facilities Cost** - To calculate the school facilities cost that may be included in the Alternative No. 2 Fee the Total Cost Per Facility is multiplied by the school facilities needed. This amount is then multiplied by fifty percent, resulting in the Alternative No 2 Fee School Facilities Cost. Table 10 outlines the calculation of the Alternative No 2 Fee School Facilities Cost.

Table 10
Total Alternative No. 2 Fee
School Facilities Cost

School Level	Facilities Needed	Cost Per Facility	Total Facility Cost
High School (Grades 9-12)	0.2595	\$106,702,339	\$27,689,257
Total School Facilities Cost			\$27,689,257
Alternative No. 2 Fee Multiplier			50%
Alternative No. 2 Facilities Cost			\$13,844,629

B. Total Square Foot of Future of Units

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost must be divided by the total square footage of assessable space for Future Units.

In order to project the total square footage of assessable space of the Future Units, the SFNA must estimate the average square footage of each unit type to be developed within the District. In order to estimate the average square footage, *KeyAnalytics* analyzed certificates of compliance issued by the District. Specifically, *KeyAnalytics* analyzed certificates of compliance issued by the District over a five-year period. Table 11 outlines the calculation of the total square footage of Future Units.

Table 11
Total Square Foot of Future Units

Unit Type	Future Units	Average Square Footage ¹	Total Square Footage
Single Family Detached (SFD)	3,430	2,558	8,775,200
Total	3,430	NA	8,775,200

¹ Assumes an average of 2,300 square feet for units planned within the City of Oakley (based on feedback from planning department), 2,700 square feet for units planned within the City of Brentwood and 2,900 square feet for all other units (based on historical development trends) .

C. Alternative No. 2 Fee Per Square Foot

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost was divided by the total square footage of Future Units. Table 12 outlines the calculation of the Alternative No. 2 Fee that may be adopted by the District.

Table 12
Alternative No. 2 Fee Per Square Foot

Item	Amount
Net Alternative No. 2 Fee School Facilities Cost	\$13,844,629
Projected Residential Square Footage	8,775,200
Alternative No. 2 Fee Per Square Foot	\$1.58

VI. Alternative No. 3 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 3 Fee.

The Alternative No. 3 Fee is essentially equal to double the Alternative No. 2 Fee. For the purpose of calculating the Alternative No. 3 Fee, the amount identified in paragraph (2) of subdivision (c) of Government Code Section 65995.5 (i.e., local funds) are not subtracted from the Alternative No. 2 Fee School Facilities Cost. Tables 13A and 13B outlines the calculation of the Alternative No. 3 Fee that may be adopted by the District.

Table 13A
Alternative No. 3 School Facilities Cost

Item	Amount
Alternative No. 2 Fee School Facilities Cost	\$13,844,629
Alternative No. 3 Fee Multiplier	200%
Alternative No. 3 School Facilities Cost	\$27,689,257

Table 13B
Alternative No. 3 Fee Per Square Foot

Item	Amount
Alternative No. 3 Fee School Facilities Cost	\$27,689,257
Projected Residential Square Footage	8,775,200
Alternative No. 3 Fee Per Square Foot	\$3.16

VII. Satisfaction of Gov. Code Section 66000

Government Code Section 66001 “et seq.” sets forth the requirements for establishing, imposing and increasing development fees. Specifically, Government Code Section 66001 with respect to the imposition of development fees provides that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put.
- Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

A. New Residential Construction

The purpose of Alternative Fees is to provide necessary school facilities for students generated from Future Units over the next five (5) years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Future Units. In order to estimate the actual cost for new school facilities *KeyAnalytics* has utilized the District’s past experience and information provided by construction managers who work with public school districts in the area. The District’s current estimate of school facility construction and site acquisition costs per square foot of future residential development (as calculated in Exhibit F) is \$4.22. This “true” impact exceeds the Alternative Fee amounts identified herein and as provided for in SB 50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Future Units upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in imposing these fees on new residential construction within unmitigated developments in order to provide the necessary school facilities.

B. Reconstruction

Reconstruction means the voluntary demolition of existing residential dwelling units or commercial/industrial construction and the subsequent construction of new residential dwelling units ("Reconstruction").

The District acknowledges that Reconstruction projects, may occur within the next five-year period. In such a situation, the District shall levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 ("School Fees") if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District.

1. Existing Residential Dwelling Units

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

As of the date of this SFNA, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update this SFNA. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square

Footage due to any differential in student generation rates as identified in the SFNA for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative Fee that is in effect at such time.

2. Existing Commercial/Industrial Construction

As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District over the next five years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, or hotel/motel). The actual impacts of the planned residential project (taken from Exhibit F) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the District). Any reduction to the Alternative Fee would only occur if the reduced amount falls below the Alternative Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

VIII. Conclusion and Statement of Findings

Based upon the data gathered by *KeyAnalytics* regarding future development within the boundaries of the District, student generation, school facilities costs and the methodology prescribed by the provisions of SB50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, District makes the following findings:

- The current aggregate school facility capacity of the District is insufficient to meet the facility demands of Future Units.
- Approximately 570 new students in grades 9 thru 12 will be generated within the next five (5) years from Future Units.
- Based on the statutorily prescribed methodology an **Alternative No. 2 Fee of \$1.58** per square foot is authorized.
- In the event that State funding is not available, and District is authorized to collect Level III fees, the amount of the **Alternative No. 3 Fee will be \$3.16** per square foot.

Exhibit A

Current SAB Forms

ENROLLMENT CERTIFICATE W/PROJECTION

SAB 50-01 (New 12/3/98)

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

PAGE 1 OF 1

SCHOOL DISTRICT

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

LIBERTY UNION HIGH

61721

COUNTY

HIGH SCHOOL ATTENDANCE AREA (if applicable)

CONTRA COSTA

Part A. Enrollment Data - Districts or County

Superintendent of Schools

Grade	3rd Previous 1995/96	2nd Previous 1996/97	Previous 1997/98	Current 1998/99
K	928	879	918	980
1	872	988	964	1,003
2	852	901	1,035	1,043
3	844	867	987	1,056
4	820	888	930	1,022
5	818	879	918	931
6	863	779	917	963
7	794	927	913	998
8	762	825	896	930
9	847	926	935	1,086
10	733	777	831	935
11	618	665	713	738
12	429	454	523	
TOTAL	10,180	10,755	11,480	12,229

Part B. Continuation High School - Districts only

Grade	3rd Previous	2nd Previous	Previous	Current
9	32	19	34	37
10	38	53	35	33
11	24	39	29	30
12	21	20	28	29
TOTAL	115	131	126	129

Part C. Special Day Class Pupils - (Districts or County)

Superintendent of Schools

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	2	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	5	
VI			VI		
SED			SED	5	
OI			OI	1	
OHI			OHI	2	
SLD			SLD	72	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI	1	
TOTAL			TOTAL	89	

Part D. Special Day Class Enrollment - County

Superintendent of Schools only

3rd Previous	2nd Previous	Previous	Current

Part E. Number of New Housing Units

7,409

Part F. District Student Yield Factor

N/A

Part G. Five Year Projected Enrollment - School Facilities Program

Projection - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL

Projection - Special Day Class Pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR			MR	3	
HH			HH	1	
DEAF			DEAF		
HI			HI		
SLI			SLI	7	
VI			VI		
SED			SED	7	
OI			OI	1	
OHI			OHI	3	
SLD			SLD	96	
DB			DB		
MH			MH		
AUT			AUT		
TBI			TBI	1	
TOTAL			TOTAL		

Part H.

One Year Projected Enrollment - State Relocatable Program

Projection - Except Special Day Class Pupils

K-6	7-8	9-12	TOTAL
		3,689	3,689

Projection - Special Day Class Pupils only

(Includes Severe & Non-Severe)

Elementary	Secondary	Elementary	Secondary
MR	2	OI	1
HH	1	OHI	2
DEAF		SLD	77
HI		DB	
SLI	5	MH	
VI		AUT	
SED	5	TBI	1
TOTAL		TOTAL	94

I certify, as the DISTRICT REPRESENTATIVE, that the information reported on this Form is true and correct and that:

If the district is requesting an augmentation in the enrollment projection pursuant to regulation Section 1859.42 (b), the Local Planning Commission or approved 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 constructed.

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).

In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

Daniel M. Smith

DATE

6-24-99

EXISTING SCHOOL BUILDING CAPACITY

SCHOOL FACILITY PROGRAM

TAB 50-02 (New 12/3/98)

SCHOOL DISTRICT

Liberty Union High School District

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

61721

COUNTY

Contra Costa

HIGH SCHOOL ATTENDANCE AREA (if applicable)

PART I. - Classroom Inventory

	K-6	7-8	9-12	TOTAL
Line 1. Leased State Relocatable Classrooms				
Line 2. Portable Classrooms leased less than 5 Years			N/A	
Line 3. Interim Housing Portables leased less than 5 Years			N/A	
Line 4. Interim Housing Portables leased at least 5 Years			N/A	
Line 5. Portable Classrooms leased at least 5 years			12	12
Line 6. Portable Classrooms owned by district			75	75
Line 7. Permanent Classrooms			109	109
Line 8. Total			196	196

PART II. - Available Classrooms

Option A	K-6	7-8	9-12	TOTAL	Option B	K-6	7-8	9-12	TOTAL
a. Part I, line 4					a. Part I, line 8			196	196
b. Part I, line 5			8	8	b. Part I, lines 1,2,5 & 6 (Total only)				87
c. Part I, line 6			79	79	c. 25% of Part I, line 7 (Total only)				27
d. Part I, line 7			109	109	d. Subtract c from b (enter 0 if negative)			60	60
e. Total a, b, c, & d			196	196	e. Total, a minus d			136	136

PART III. - Determination of Existing School Building Capacity

	K-6	7-8	9-12
Line 1. Classroom capacity			3,672
Line 2. SER adjustment			198
Line 3. Operational Grants			
Line 4. Greater of line 2 or 3.			198
Line 5. Total, lines 1 & 4			3,870

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

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

6-24-99

STATE OF CALIFORNIA
ELIGIBILITY DETERMINATION
 SCHOOL FACILITY PROGRAM
 SAB 50-03 (New 12/16/98)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 3 of 3

SCHOOL DISTRICT Liberty Union High School District		FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61721
BUSINESS ADDRESS 20 Oak Street		HIGH SCHOOL ATTENDANCE AREA (if applicable)
CITY/COUNTY Brentwood, CA 94521 Contra Costa County		

Part I. The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE Daniel M. Smith, Superintendent	TELEPHONE NUMBER 925-634-2166 x 2025	E-MAIL ADDRESS smithd@libertyuhd.k12.ca.us
DISTRICT REPRESENTATIVE Beverly J. Sadler, Asst. Superintendent	TELEPHONE NUMBER 925-634-2166 x 2028	E-MAIL ADDRESS sadlerb@libertyuhd.k12.ca.us

Part II. ☒ District requests its eligibility determination be reviewed/approved by the Board.

Part III. New Construction Eligibility

	K-6	7-8	9-12
1. Projected Enrollment (Part G, Forms SAB 50-01)	N/A	N/A	5,058
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)	N/A	N/A	3,870
3. New Construction Baseline Eligibility (line 1 minus line 2)	N/A	N/A	1,188

Part IV. Modernization Eligibility (choose only one option)

SCHOOL NAME: 1.	GRADE LEVEL
--------------------	-------------

Option A	K-6	7-8	9-12
2. Permanent classrooms at least 25 years old			
3. Portable classrooms at least 20 years old			
4. Total (lines 2 and 3)			
5. Multiply line 4 by 25 for K-6 and 27 for 7-8 and 9-12			
6. CBEDS enrollment at school			
7. Modernization Eligibility (lesser of the totals of line 5 or 6)			

Option B

2. Permanent space at least 25 years old (report by classroom or square footage)	
3. Portable space at least 20 years old (report by classroom or square footage)	
4. Total (lines 2 and 3)	
5. Remaining permanent and portable space (report by classroom or square footage)	
6. Total (lines 4 and 5)	
7. Percentage (Divide line 4 by line 6)	
8. CBEDS enrollment at school	
9. Modernization Eligibility (Multiply line 7 by line 8)	

I certify, as the District Representative, that the information reported on this Form is true and correct and that:

- A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1, commencing with Section 17070.10, et. seq., of the Education Code was adopted by the School District's Governing Board on January 13, 1999; and,
- This Form is an exact duplicate (verbatim) of the form provided by Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC Form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE <i>Daniel M. Smith</i>	DATE 8-5-99
--	----------------



Liberty Union High School District

20 Oak Street
Brentwood, CA 94513
Phone: 925.634.2166 Fax 925.634.1687
Eric L. Volta, Superintendent

February 9, 2017, 2017

Ms. Candace Ly
Project Manager
Office of Public School Construction
707 3rd Street
West Sacramento, CA 95605

RE: Update New Construction Eligibility 2016-17– Liberty Union High School District

Dear Ms. Ly:

Please find the enclosed SAB 50-01 Enrollment Certification/Projection based on the 2016-17 District enrollment for your review and processing.

I can be reached at (926) 634-2166 or call Betty Hanson at (323) 363-1651 if you need additional information.

Sincerely,

Eric Volta
Superintendent

Enc.

ENROLLMENT CERTIFICATION/PROJECTION**SCHOOL FACILITY PROGRAM**

SAB 50-01 (REV 05/09)

SCHOOL DISTRICT Liberty Union High	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 61721
COUNTY Contra Costa	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: Fifth-Year Enrollment Projection ☒ Tenth-Year Enrollment ProjectionHSAA Districts Only - Check one: ☐ Attendance ☐ Residency☐ Residency - COS Districts Only - (Fifth Year Projection Only)☐ Modified Weighting (Fifth-Year Projection Only)☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to 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
		8898	8898

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe		91	91
Severe		166	166
TOTAL		257	

Part A. K-12 Pupil Data

Grade	7th Prev. 2009/2010	6th Prev. 2010/2011	5th Prev. 2011/2012	4th Prev. 2012/2013	3rd Prev. 2013/2014	2nd Prev. 2014/2015	Previous 2015/2016	Current 2016/2017
K	1605	1514	1560	1627	1675	1760	1898	1919
1	1595	1618	1542	1576	1574	1514	1518	1637
2	1582	1587	1603	1577	1621	1621	1577	1602
3	1635	1600	1596	1672	1646	1668	1691	1631
4	1652	1691	1643	1661	1743	1714	1754	1737
5	1681	1693	1703	1671	1719	1793	1774	1815
6	1742	1795	1746	1840	1788	1830	1934	1855
7	1773	1770	1841	1823	1828	1818	1893	1998
8	1735	1820	1788	1877	1849	1902	1864	1909
9	1847	1817	1879	1878	1968	1951	2013	1948
10	1786	1770	1816	1854	1890	1957	1928	1974
11	1706	1707	1788	1751	1851	1879	1930	1882
12	1663	1718	1835	1839	1820	1905	1917	1829
TOTAL	22002	22100	22340	22646	22972	23312	23691	23736

Part B. Pupils Attending Schools Chartered By Another District

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

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	35	25	20	14	8	20	14	18
11	78	73	89	53	54	48	49	45
12	109	102	120	131	113	100	96	105
TOTAL	222	203	229	198	175	168	159	168

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

	Elementary	Secondary	TOTAL
Non-Severe		72	72
Severe		143	143
TOTAL		215	

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
/	/	/	/	/	/	/	/

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

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)

Eric Volta

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

01-06-2017

TELEPHONE NUMBER

(925) 634-2166

E-MAIL ADDRESS

voltae@luhsd.net

Exhibit B

SAB Eligibility Determination

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	0	0	1188	0	0
SAB Approvals/Adjustments:	0	-1	1369	-72	121
Remaining Eligibility:	0	-1	2557	-72	121

SAB 50-03 Eligibility Document Status/Dates

Status:	PM Complete
Date Signed:	8/5/1999
Date Received:	8/9/1999
SAB Approval Date:	3/22/2000

Exhibit C

Bonding Capacity Calculation

**Liberty Union High School District
Bonding Capacity Analysis**

Description	Amount
Total Secured Assessed Value of Property within the School District ¹	\$19,705,817,753
Bonding Capacity Applicable Debt Limit 1.25%	\$246,322,722
Total Bond Obligations as of July 1, 2020 ²	\$89,275,000
Debt Obligations as a % of Bonding Capacity	36.24%

¹ Source: California Municipal Statistics

² Source: School District Audited Financial Statements for Fiscal Year ending June 30, 2019

Exhibit D

School Facilities Capacity Analysis

**Liberty Union High School District
School Facilities Capacity Analysis**

State Application	Description	High School (Grades 9-12)
N/A	SAB Form 50-02	3,573
50/61721-00-002	Heritage High School (86 Classrooms @ 27 Pupils Per Classroom)	2,322
50/61721-00-001	Freedom High School (4 Classrooms @ 27 Pupils Per Classroom)	108
50/61721-00-005	La Paloma Continuation High School (10 Classrooms @ 27 Pupils Per Classroom)	270
50/61721-00-003	Liberty High School (12 Classrooms @ 27 Pupils Per Classroom)	324
N/A	Liberty High School - 2014 (3 Rolacatable Classrooms @ 27 Pupils Per Classroom)	81
N/A	Heritage High School - 2014 (2 Rolacatable Classrooms @ 27 Pupils Per Classroom)	54
N/A	Freedom High School - 2013/2014 (4 Rolacatable Classrooms @ 27 Pupils Per Classroom)	108
50/65102-00-004	Liberty High School (6 Classrooms @ 27 Pupils Per Classroom)	162
Total Capacity		7,002

Exhibit E

Projected Residential Development

**Liberty Union High School District
Projected Residential Development**

Tract	Name	Remaining Units	6 Year Projection	5 Year Projection	Jurisdiction
	Verona	641	291	243	Antioch
7796	Lark Hill	50	50	42	Brentwood
8446	St James Ct	8	8	7	Brentwood
8506	Bridle Gate & Enclave	510	110	92	Brentwood
8701	Fairview Ave	9	9	8	Brentwood
8796	Trilogy	105	105	60	Brentwood
8808	St Martin's Place	7	7	6	Brentwood
8982	Parkside Villas	37	37	31	Brentwood
9173	Villagio	20	20	17	Brentwood
9356	Terrene (Sciortino Ranch)	300	300	250	Brentwood
9360	Brentwood CC	63	63	53	Brentwood
9411	Harper Parc	24	24	20	Brentwood
9412	2700 Empire (K. Hov)	48	48	40	Brentwood
9421	Palermo	56	56	47	Brentwood
9424	Catchings Ranch	24	24	20	Brentwood
9428	Orfanos	160	90	75	Brentwood
9433	Bella Verde	16	16	13	Brentwood
9435	Inez Property	11	0	0	Brentwood
9451	Barcelona/Pioneer Square	48	48	48	Brentwood
9452	Cowell Ranch	140	70	35	Brentwood
9486	Brentwood CC	24	24	20	Brentwood
9519	Madrid Sub	14	14	12	Brentwood
14-004	Amber Lane Apts	288	288	240	Brentwood
	Anden Apt Homes	320	0	0	Brentwood
	PA-1 Specific Plan	2,529	70	58	Brentwood
	Silvergate	166	0	0	Brentwood
	Windy Spring Estates	TBD	TBD	TBD	Brentwood
	Vista Dorado	82	0	0	Brentwood
	Delta Coves	470	240	200	Contra Costa County
	Kiper Homes	41	41	34	Contra Costa County
	Newport Pointe	67	67	56	Contra Costa County
	Pantages Bays	292	180	150	Contra Costa County
218	Castro Property	10	10	8	Oakley
7662	Stonewood	215	200	167	Oakley
8728	Cypress Estates	30	30	25	Oakley
8734	Seeno Homes	28	28	23	Oakley
8736	Pheasant Meadow	42	42	35	Oakley
8787	Rosewood	61	61	51	Oakley
8803	Brownstone 10	50	50	42	Oakley
8807	Villa Grove	50	40	33	Oakley
8836	Vintner View	16	16	13	Oakley
8876	West of Gehring	21	21	18	Oakley

**Liberty Union High School District
Projected Residential Development**

Tract	Name	Remaining Units	6 Year Projection	5 Year Projection	Jurisdiction
8904	Tuscany Estates	97	37	31	Oakley
8973	Stone Creek	176	116	97	Oakley
8975	Shiloh KB	69	69	58	Oakley
9015	Cosetti and Creson	98	80	67	Oakley
9016	De Jesus Property	71	71	59	Oakley
9027	Duarte Ranch	74	74	62	Oakley
9030	Jeff Olson	6	6	5	Oakley
9032	Citrus-Emerson	5	5	4	Oakley
9032	Laurel-Emerson	7	7	6	Oakley
9032	Woodbery-Emerson	105	105	88	Oakley
9033	Delaney Park	581	581	484	Oakley
9156	Bethel Island	1,128	0	0	Oakley
9183	Stonewood 3	31	31	26	Oakley
9191	Empire Station	47	47	39	Oakley
9307	Summer Lake North	824	60	50	Oakley
9311	KT KB Oakley	276	30	25	Oakley
9401	Dal Porto South	403	20	17	Oakley

Exhibit F

Estimate of Actual School Facilities Cost

Liberty Union High School District
Estimated Actual School Facilities Cost
Per Square Foot

Single Family Detached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Unit
High School (Grades 9-12)	0.1665	\$64,903	\$10,806
Total	0.1665	NA	\$10,806
Average Square Footage Per Unit			2,558
"True" Cost Per Square Foot of Single Family Detached Unit			\$4.22

**Liberty Union High School District
Estimated "True" Cost
High School Facility**

A. Site				\$31,731,139
	Site Acquisition and Development Cost		\$31,691,139	
		Acres	50.00	
		Cost Per Acre ¹	\$633,823	
	EIR			\$20,000
	Appraisals			\$10,000
	Surveys			\$5,000
	Escrow/Title			\$5,000
B. Plans				\$5,341,107
	Architect's Fee		\$4,819,380	
	Preliminary Testing		\$20,000	
	DSA/SDE Plan Check		\$481,727	
	Energy Fee Analysis		\$15,000	
	Other		\$5,000	
C. Construction				\$92,637,600
		Square Feet Per Student	125	
		Cost Per Square Foot	\$337	
D. Testing				\$50,000
E. Inspection				\$288,000
		Cost Per Month	\$12,000	
		Months	24	
F. Furniture and Equipment				\$4,125,000
		Cost Per Square Foot	\$15	
G. Contingency				\$2,683,457
		Percent of Project	2.00%	
H. Items Not Funded By State				\$5,930,866
	Technology (5% of Constriction)		\$4,631,880	
	Library Books (8 books/student @ \$15)		\$264,000	
	Landscaping (\$0.44 per Sq. Ft.)		\$958,320	
	Landscaping Architect Fees (8% of Landscaping)		\$76,666	
I. Total Estimated Cost				\$142,787,168
	School Facility Capacity			2,200
	School Facility Cost Per Student			\$64,903

¹ Includes site acquisition and site development costs.