

## Appendices

### Appendix J      Public Services Correspondence

## Appendices

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**Antelope Valley Area Plan Draft EIR**  
**School Questionnaire - Acton-Agua Dulce Unified School District**

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- 1 Please confirm that Acton-Agua Dulce Unified School District serves residents within portions of the Antelope Valley Planning Area (see link to map in attached letter). *Yes*

- 2 Please provide any information available on total District-wide capacities and current enrollments at the elementary, middle school, and high school levels.

<i>School Level</i>	<i>Capacity Permanent Buildings</i>	<i>Capacity Portable Buildings</i>	<i>Total Capacity</i>	<i>Current Enrollment</i>
Elementary Schools	<i>79</i>	<i>325</i>	<i>455</i> <del><i>429</i></del>	<i>429</i>
Middle Schools	<i>600</i>	<i>0</i>	<i>600</i>	<i>287</i>
High Schools		<i>460</i>	<i>460</i>	<i>400</i>

- 3 Are the existing school facilities (classroom, athletic, recreational, or other facilities) adequate to serve the District under current conditions?

*YES*

**Antelope Valley Area Plan Draft EIR**  
**School Questionnaire - Acton-Agua Dulce Unified School District**

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- 4 Many schools districts use "student generation rates" (such as a specific fraction of a student per housing unit), to project/estimate their need for classrooms and other facilities. If applicable, please indicate the District's student generation rates by land use type.

<i>Land Use</i>	<i>Elementary Schools</i>	<i>Middle Schools</i>	<i>High Schools</i>
Single Family Residential			
Multiple Family Residential			
Nonresidential (commercial, etc.)			

- 5 Please summarize any additional resources (facilities, personnel) needed to serve future development under the proposed Antelope Valley Area Plan.

*none at this time*

- 6 Please describe any existing plans to expand school facilities that would serve the Planning Area. Please also describe the anticipated funding sources for such improvements.

- none at this time*
- IF any Funding Sources available, they will Be through the state, renovations, but for now none is planned.*

**Antelope Valley Area Plan Draft EIR**  
**School Questionnaire - Acton-Agua Dulce Unified School District**

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- 7 Are fees assessed against new developments for school related services? If so, in what amount for residential and nonresidential (commercial and industrial) development?

Residential \$4.19 D  
Commercial \$1.47 D

Response Prepared By:

Will Simmons	Director M+O
Name	Title
School District	8/14/14
Agency	Date



# *Lancaster School District*

44711 NORTH CEDAR AVENUE, LANCASTER, CA 93534-3210

## **BUSINESS SERVICES DIVISION**

7/23/2014

Mr. Ryan Potter  
Project Planner  
Placeworks  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707

RECEIVED JUL 28 2014

Re: Request for Service Provider Information for the County of Los Angeles Antelope Valley Area Plan Update Environmental Impact Report

Dear Mr. Potter:

In response to your request for information please find the responses below.

Question 1 - Yes the Lancaster School District serves residents within the portions of the Antelope Valley Planning Area. Please find a copy of the District's boundary map enclosed.

Question 2 - The District's enrollment as of October 2013 as reported to the State was 14,789. A copy of that enrollment data by grade level is enclosed. For facility data please see the enclosed School Facilities Report.

Question 3 - The District's facilities are in need of improvement as outlined in the enclosed portion of the District's master plan.

Question 4 - Please refer to Page 6 of the enclosed 2014 Justification Study for student generation rates.

Question 5 - The Park View Middle School has been closed and the District has plans to reopen the school in 2016. There will be need for additional personnel to reopen this campus. There are also three undeveloped school sites that would require additional staffing upon opening. The need for these schools will be determined by future development in the area and is not foreseeable in the near future. The District is currently planning for the development of a gymnasium and sports field at the Endeavour MS, these and other projects are documented in the enclosed portion of the master plan.

Question 6 - There are three future school sites that would serve the planning area if developed as would the reopening of Park View Middle School. Funding sources would be provided by Local Bonds, State School Construction Bonds and Developer Fees.

Question 7 - Yes fees are assessed against new residential and new commercial development. If board approved on August 5<sup>th</sup> 2014 the new rates will be \$2.66 per sq. ft. for new residential, \$0.40 for new commercial, and \$2.49 for residential additions on existing homes.

Please feel free to contact me if you have any questions about the enclosed materials.

Kind Regards,

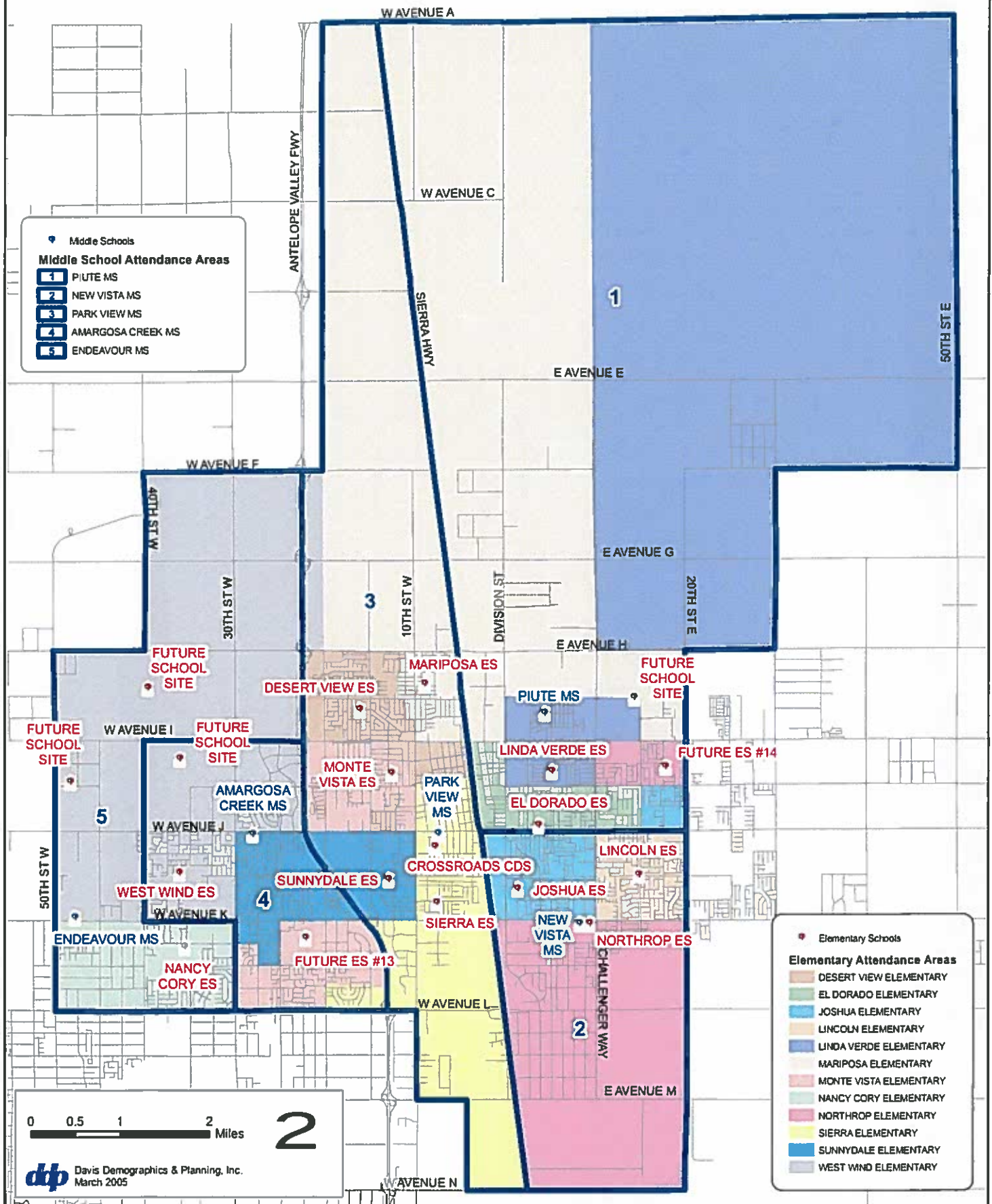


Cheryl Gorman  
Facilities and Construction Secretary  
Lancaster School District

Enclosures

Cc: Leona Smith, Assistant Superintendent of Business Services  
Dean Fourr, Director of Facilities

# Lancaster School District







California Department of Education  
Educational Demographics Unit

CDE » DataQuest » Enrollment Report

## Enrollment by Grade for 2013-14

### District Enrollment by Grade

Report:

Year:

District:

Gender:

Type:

### Report Total

Level	Code	K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Ungr Elem	Grade 9	Grade 10	Grade 11	Grade 12	Ungr Sec	Total Enroll
Lancaster Elementary	1964667	1,896	1,654	1,711	1,546	1,703	1,526	1,617	1,581	1,551	0	4	0	0	0	0	14,789
Los Angeles Total	19	123,935	115,731	118,322	115,599	114,908	114,826	113,619	115,656	118,308	190	129,959	126,350	121,305	123,249	747	1,552,704
State Total	00	506,831	470,812	485,674	474,323	470,515	469,645	462,125	465,592	472,381	857	491,493	484,993	477,425	498,403	5,603	6,236,672

Download a semicolon-delimited file of this data to your computer. You will need to select "Save" after selecting the "Download Data" button. Once the file is saved to your computer it may be imported into another software for analysis.

Gender: All, Type: Primary Enrollment

Report generated: 7/23/2014 8:41 AM

Data as of: 2014-03-24

Source: California Longitudinal Pupil Achievement Data System (CALPADS)

[Web Policy](#)

# LANCASTER SCHOOL DISTRICT

OPERATING SCHOOL FACILITIES AND UNUSED SITES

March 13, 2014

OPERATING SCHOOL FACILITIES	GRADES SERVED	SITE ACRES	SQUARE FOOTAGE			YEAR BUILT	YEAR MODRZD	ENROLLMENT				
			PERM.	RELO.	TOTAL			09-10	10-11	11-12	12-13	13-14
AMARGOSA CREEK MS	6-8	18.7	87,650	14,400	102,050	2001		1057	1049	1012	1046	980
CROSSROADS CDS/LAVA	K-8	1	10,800	960	11,760	1967		67	173	157	239	51
DESERT VIEW ES	K-6	12.9	34,363	30,896	65,259	1957	2001	693	803	784	748	780
DISCOVERY SCHOOL	K-8	13	32,258	24,000	56,258	2010				831	966	1058
DISTRICT OFFICE		5	10,500	7,612	18,112	1960						
EL DORADO ES	K-6	10.7	37,884	21,600	59,484	1958	2004	604	843	766	795	800
ENDEAVOUR MS	6-8	20	35,263	34,080	69,343	2007		774	840	809	786	832
JACK NORTHROP ES	K-5	14.5	45,009	19,200	64,209	2003		758	885	626	630	659
JOHN AND JACQUELYN MILLER ES	K-5	13.5	32,258	24,000	56,258	2009		520	740	706	697	646
JOSHUA ES	K-5	17.3	54,880	16,320	71,200	1955	1989	562	739	692	671	682
LANCASTER LEARNING CENTER		-	45,009	21,720	66,729	1989						
LINCOLN ES	K-5	12.5	39,946	24,600	64,546	1994		708	804	770	768	763
LINDA VERDE ES	K-6	12.9	31,201	22,072	53,273	1960	2006	626	801	661	757	752
MARIPOSA ES	K-7	14.6	34,934	22,544	57,478	1959	2005	596	801	594	597	733
MONTE VISTA ES	K-6	14	51,192	20,880	72,072	1956	1993	521	748	789	833	810
NANCY CORY ES	K-6	10	40,263	22,080	62,343	1989		527	708	653	628	616
NEW VISTA MS	6-8	15.7	61,276	24,960	86,236	1995		1148	1099	973	1002	996
PIUTE MS	6-8	15.6	57,900	22,720	80,620	1959	2005	1069	1103	1174	967	767
SIERRA ES	K-5	11.5	41,149	28,192	69,341	1957	2003	710	850	852	722	697
SUNNYDALE ES	K-5	12.6	39,454	22,464	61,918	1958	2005	495	697	667	657	614
WEST WIND ES	K-5	10.1	40,158	20,760	60,918	2002		614	756	778	886	859
TOTAL	K-8	249.3	437,473	231,272	668,745			12,049	14,439	14,294	14,395	14,095
UNUSED SITES												
PARK VIEW MS	6-8	19.7	57,246	22,560	79,806	1949	1949	0	0	0	0	0
15th St. East & E. Avenue H-8	ES	10					Unimproved (Site 19)					
20th St. East & Ketterling	ES	6.29					Unimproved Portion (Site 23)					
40th St. West & Avenue H-8	ES	20					Unimproved (Site 24)					
47th St. West & Lancaster Blvd.	ES	12.5					Unimproved (Site 25)					

Lancaster School District
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## 2014 Developer Fee Justification Study

### *Findings, Recommendations and Actions*

Prepared for:

Board of Education

May, 2014

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### **Executive Summary**

Education Code section 17620 (a) authorizes “the governing board of any school district to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities.” On January 22, 2014, the State Allocation Board took action to increase the Level 1 Developer Fees to \$3.36 per square foot of residential development and \$0.54 per square foot of commercial-industrial developments.

The 2014 Developer Fee Justification Study (Study) establishes the nexus between residential and commercial/industrial development and the need for funding to construct schools. It also demonstrates that the Lancaster School District (District) may legally impose its portion of the statutory maximum fee of \$3.36 per square foot of residential development or \$2.49 per square foot and its portion of the statutory maximum fee of \$.54 per square foot of commercial-industrial development or \$.40 per square foot.

The Study covers all findings required to impose a fee as outlined in Government Code 65995 (b) and Education Code 17620 (a) for residential and commercial-industrial development. A series of calculations was made to determine the impact new residential development and commercial-industrial development.

The Study establishes the need for additional classrooms to mitigate new residential and commercial-industrial development. The Study’s findings that the District’s enrollment exceeds its K-8 grade facility capacity.

The Study establishes the actual cost of residential development for schools is \$ 7.24 per square foot and the actual cost of commercial-industrial development on the average is \$ .54 per square foot. After deducting the District’s portion of the maximum residential fee totaling \$2.49 per square foot, the unmitigated impact is \$ 4.75 per square foot. After deducting the maximum commercial/industrial fee totaling \$.40 per square foot of commercial-industrial development, the unmitigated impact is \$ .14 per square foot of commercial-industrial development. Therefore, the District may collect its portion of the State maximum fee of \$3.36 per square foot or \$2.49 per square foot for residential development and \$.54 per square foot of commercial-industrial development or \$.40 per square foot.

## **I. Background**

In 1986, Assembly Bill 2926 was signed into law which granted school district governing boards the authority to impose developer fees. Education Code 17620 (a) (1) allows school districts to levy fees on new residential and commercial-industrial construction within their respective boundaries. These fees can be collected without special city or county approval, to fund the construction of new school facilities necessitated by the impact of residential and commercial-industrial development activity. In addition, these fees can also be used to fund reconstruction of school facilities for reopening schools to accommodate development-related enrollment growth. Fees are collected immediately prior to the time of the issuance of a building permit by the City or the County.

Section 65995 of the Government Code limits the fees that can be collected, which is increased every other January by the State Allocation Board to adjust for inflation. Section 17620 of the Education Code authorizes school Districts to levy a statewide statutory fee on all residential and commercial-industrial developments to provide additional student housing within the District.

Section 65995 prohibits the imposition of fees, etc., for the construction or reconstruction of school facilities except for those assessed under Section 53080 of the Education Code or Section 65970, etc. seq., of the Government Code and increases the limits on such fees to \$3.36 per square foot of residential construction and \$0.54 per square foot of commercial or industrial construction.

This Study demonstrates that the District requires the full statutory impact fee to accommodate growth from development activity. The maintenance from the previous State adopted fee level represents \$.16 increase per square foot for residential and \$.03 increase per square foot for commercial and industrial construction.

## **II. Purpose of the Study**

In order to levy a development fee, the District must make a finding that the fees to be paid has a reasonable relationship and is limited to the needs of the district for K-8 grade school facilities and is reasonably related to the need for schools caused by the development. These fees may be used only for specific purposes, and there must be a reasonable relationship between the levying of fees and impact created by the development.

This Study documents the need for imposing the maximum fees and justifies the lack of funding for school facilities. It further determines the extent to which a nexus can be established between the residential and commercial-industrial development, the need for school facilities and justifiable level of developer fees.

The basic methodology used for the purpose of levying the maximum developer fees for the District is as follows:

**Methodology of Determining Fee Justification Study**

1. Determine enrollment and students generated from new housing construction, commercial and industrial construction.
2. Calculate current school capacity.
3. Calculate cost to provide facilities for unhoused students.
4. Identify available resources to meet the expense of construction.
5. Calculate remaining cost (shortfall) per square foot of development.

**III. District K-8 Enrollment**

The District's current K-8 enrollment totals approximately 14,785 as reported on the October 2013 CBEDS from the State. The enrollment is projected to increase to 20,158 over the next five years. With the projected unhoused students, classrooms/schools are needed in the District as a result of students generated from new residential and commercial-industrial development.

The District's overall enrollment is projected to continue growing due to new housing and commercial-industrial development.

#### **IV. Student Generation Factor**

In calculating the impact of new housing and commercial-industrial development on schools, the District may use only a portion of the projected enrollment, since only a portion of the enrollment growth comes from new development. To demonstrate that new development is contributing fees for only those students that are generated by new homes and commercial-industrial, the District is required to project new building construction and apply a student generation factor of either the District or the statewide average student generation factor to each home and/or business to determine development-related growth.

Data was calculated from Census data and statewide averages to determine the student generation factor from new housing units. The following are the results of this study:

**Table 1**  
**Student Generation Factor**

K - 6	=	.362 student per household
7 - 8	=	.056 student per household
<b>Total</b>	=	.418 student per household

#### **V. New Residential Construction**

Based on information from the City of Lancaster and historical patterns, new housing development projected for the next five years is as follows:

**Table 2**  
**Fees Projected for New Residential Development**

<b>5 Year Projected Residential Units</b>	<b>Average # SF/Unit</b>	<b>Projected SF of Residential Development</b>	<b>Maximum Fee/SF for District</b>	<b>Total Fees Projected</b>
<b>379</b>	2,208.42	836,990	\$2.49	\$2,084,105

It is determined that approximately 379 new housing units will be developed over the next five years. The average per single family residential unit and multi-family attached of new development is 2,208.42 square feet, with a total projected 836,990 square feet of residential development over the next five years. By imposing the District's portion of the maximum fee of \$2.49 per square foot of residential development, the total revenue would be \$2,084,105 for five years.



**VI. Residential Development Impact on Enrollment Projections**

Applying the generation factors from Section IV to the 379 projected new residential housing, it is expected that 159 students will be generated from the new residential construction over the next five years. This total includes 138 elementary students and 21 middle school students.

**Table 3**

**Students Anticipated from New Housing**

<u>School Grades</u>	<u>Projected New Residential Housing</u>	<u>Enrollment Projection</u>
Elementary K-6	379	138
Middle School 7-8	379	<u>21</u>
<b>Total Projected Housing/ Enrollment</b>		<b>159</b>

**VII. Facility Capacity, Design and Loading**

Currently the District operates 14 elementary schools, four middle schools, and some alternative school programs. In calculating the capacity of facilities for purposes of affirming the developer fee at or below the maximum statutory amount, the District must demonstrate that existing facilities are inadequate to house additional students according to the established loading standards. The District's standards differ from general State standards in that the District is in the process of implementing class size reduction at 24 students per classroom for grades K to 3 and additional support facilities that would be treated as teaching stations for purposes of the State School Facility Program. The following "support-spaces," necessary to conduct the District's educational program, are not included in the definition of a "teaching station," commonly known as "classrooms" to the public:

**Table 4**

**List of Core and Support Facilities for Schools**

Library	Child Care Centers
Resource Specialist	Cafeteria/Lunch Room
Multipurpose Room/Auditorium	Staff Development Program Room
Administrative Office Area	Outdoor P.E. Facilities

Because the District requires these facilities as part of its existing facility and curriculum standards at each of its schools, new development impact must not materially or adversely affect the continuance of these standards. Therefore, new development cannot require that the District

house students in integral support spaces that are considered essential to the educational program. The District is also allowed to load classrooms at elementary levels at a different level than 25 per classroom to accommodate the class size reduction programs (24 per classroom) in kindergarten through Grade 3. Furthermore, districts need not eliminate class size reduction programs to make room for growth elsewhere within the District. The District has no excess capacity at either elementary or middle schools to house projected students from new housing development. (See Table 6).

### **VIII. Classroom Loading Standards**

The following maximum classroom loading-factors are used to determine teaching station “capacity,” in accordance with the State standards. These capacity calculations used in preparing and filing a baseline school capacity statement with the Office of Public School Construction. Grades K to 6 loading is 25 students based on the existence of K-3 class size reduction programs at the elementary schools. Grades 7-8 are loaded at 27 students per classroom. Special education programs are loaded at 13 per classroom for non severe disabilities and 9 per classroom for severe disabilities as shown below:

**Table 5**  
**Classroom Loading Standards**

<b>Kindergarten- Grades 6</b>	25 Pupils/CR (960-1,350 S.F. Standard Room)
<b>7th-8th Grades</b>	27 Pupils/CR (960 S.F. Standard Room)
<b>Special Ed Non Severe</b>	13 Pupils/CR (960 S.F. or more Standard Room)
<b>Special Ed Severe</b>	9 Pupils/CR (1000 SF or more Standard Room)

### **IX. Existing Facility Capacity and Unhoused Students**

The District is required to determine student capacity for the purpose of a developer fee justification study. The State standards set forth in the State School Facility Program were used for this study as well as for filing the District’s baseline capacity. The “State capacity” is determined by applying the standards used by the State School Facility Program, including State-approved loading standards for schools. The State capacity requires that the District include all permanent teaching stations including closed schools, all district-owned relocatable classrooms and all district lease-purchased relocatable classrooms to house students. The District is allowed to exclude portable classrooms that exceed 25 percent of permanent classrooms. The District is also allowed to exclude relocatable classrooms purchased from other funding sources than the

general fund e.g. categorical or grant funds for specialized programs and trailers on wheels. Table 6 provides the existing capacity at each of the grade levels as reported to the State:

The District has no excess capacity at any school in the District as demonstrated in Table 6. The SAB 50-01 indicates the enrollment as of the 2013 October CBEDS, is 14,559 regular education students and 226 special education students. The total enrollment is 14,785. The five year projected enrollment is 20,158.

The baseline capacity with adjustments is 9,459 as indicated on the SAB 50-02 in Appendix A. The projected students in five years total 20,158. Subsequent to establishing the baseline eligibility, the District has filed funding applications for new construction that have increased the District's capacity. Capacity added since the baseline including two schools that will be under construction in the future results in capacity adjustments totaling 7,236. The net unhoused K-6 students total 3,867 as shown in the Table 6.

**TABLE 6**  
**PROJECTED ENROLLMENT K-8, CAPACITY, NET UNHOUSED STUDENTS**

<b>Grade Level</b>	<b>Baseline Capacity</b>	<b>Projected Enrollment</b>	<b>Capacity Added Since Baseline and other Adjustments</b>	<b>Net Unhoused Students</b>
Elementary	7,388	16,261	5,006	3,867
Middle	1,867	3,598	1,886	-155
Sp Ed Non Severe	204	225	262	-241
Sp Ed Severe	0	74	82	-8
Total	9,459	20,158	7,236	N/A

The District's permanent capacity as used in this study is the number of students that the District can house in classrooms recognized by State School Facility standards for existing capacity. This Study refers to this capacity as the "Existing School Capacity." District interim capacity indicates the number of students housed in temporary classrooms. Temporary classrooms including relocatable classrooms of all kinds that exceed 25 percent of permanent classrooms are not included in the District's existing school capacity as reflected in Table 6 above.

## **X. Cost of School Facilities Per Student**

For purposes of estimating School Facility Program funding for the unhoused students, the State grant amounts are \$9,921 for K-6 students, \$10,491 for Grades 7-8 students, \$18,640 for special education students with non-severe disabilities, and \$27,873 for special education students with severe disabilities. These grant amounts must be matched by the District. Site development and site acquisition are funded based on eligible costs on an individual project basis.

The cost of schools for this Study was based on cost estimates from recent projects recently constructed. Site acquisition costs were adjusted based on current cost of real estate. The actual estimated cost of schools has been determined on a per student basis as depicted in Table 7 shown below.

**Table 7**  
**ESTIMATED COST OF NEW SCHOOLS**

<b>NEW ELEMENTARY SCHOOL</b>		<b>30 Classrooms</b>
<b>PROJECT ITEM</b>	<b>UNITS</b>	<b>TOTAL PROJECT</b>
Land Acquisition	11.5 Acres	\$ 432,750
Building and Soft Cost	44,764 SF	28,200,029
<b>TOTALS</b>	<b>Capacity 722</b>	<b>\$ 28,632,779</b>

**100% Cost = \$ 39,657.99 per Student**

Elementary School Capacity	722
Total 100% Cost per Elementary Student	\$ 39,657.99
State Funding per Elementary Student	\$ 13,953.26
Net Cost/ Elementary Student	<b>\$ 25,704.33</b>

<b>NEW MIDDLE SCHOOL</b>		<b>40 Classrooms</b>
<b>PROJECT ITEM</b>	<b>UNITS</b>	<b>TOTAL PROJECT</b>
Land Acquisition	18.1 Acres	\$ 623,650
Building and Soft Cost	87,412 SF	61,077,660
<b>TOTALS</b>	<b>Capacity 1,066</b>	<b>\$ 61,701,310</b>

**100% Cost = \$ 57,881.15 per Student**

Middle School Capacity	1,066
Total 100% Cost per student	\$ 57,881.15
State Funding per MS Student	\$ 14,463.96
Net Cost/ MS Student	<b>\$ 43,417.20</b>

## **XI. Fiscal Impact on Schools From Residential Development**

Based on the residential development-related enrollment projections previously discussed, the students generated from development activity must be provided through new schools/classrooms or reopening of classrooms not currently used for that purpose. In addition, the District must acquire new school sites or site additions because their existing campuses are impacted. The following cost per student is multiplied by the enrollment impact of the students generated from the 379 residential units projected for the next five years. The Impact per Square Foot is

calculated by dividing the Total Projected Impact of \$4,446,878 collected by the projected new residential development of 836,990 square feet of residential development that is projected for the next five years leaving an impact of \$2.82 per square feet of residential development.

**Table 8**  
**Summary of Fiscal Impact from Residential Development**

<b>School Facility</b>	<b>Enrollment Impact</b>	<b>Net Cost Per Student</b>	<b>Total Projected Impact</b>
Elementary *	138	\$ 25,704.33	\$ 3,539,459
Middle School*	21	\$ 43,417.20	\$ 907,419
Total K-8 Impact	159		\$ 4,446,878
Less Residential Fees			\$ 2,084,105
Net Unmitigated Residential Cost			\$ 2,362,773
Net Impact per Square Foot			\$ 2.82

\*Includes Special Education

In summary, 159 students are projected as a result of the new residential development for the next five years. The total net unmitigated cost to house these students after \$2.49 per square foot of new housing development is \$2,362,773. The unmitigated impact per square foot for new housing is \$2.82 which is greater than the maximum impact fee of \$2.49 for K-8. By dividing the Residential Impact per square foot of residential development by the maximum impact fee per square foot of residential development, a cost revenue ratio of 1.13 is established. The Impact per square foot of residential development is greater than the maximum fee when the ratio is equal or greater than 1.0

**Table 9**  
**Cost Revenue Ratio for Residential Development**

<b>Residential Impact per Square Foot of Residential Development</b>	<b>Maximum Impact Fee per Square Foot of Residential Development</b>	<b>Cost Revenue Ratio</b>
<b>\$2.82</b>	<b>\$2.49</b>	<b>1.13</b>

The Lancaster School District is justified in levying its share of the maximum residential fee of \$2.49 per square foot for new residential development since the Cost Revenue Ratio is greater or equal to 1.0 as shown in Table 9 above.

## **XII. Impact of Commercial-Industrial Development**

This section analyzes a reasonable “nexus” for the District between categories of commercial-industrial development and the needs for school facilities, the cost of school facilities, and the maximum statutory developer fees per square foot that may be levied for schools pursuant to Government Code section 66001 and Education Code section 17621 (e). The District has demonstrated that it has school facility costs as a result of new residential development at all grade levels (K-8) as discussed in Section III through XI.

Based on the District’s historical record of development, new residential developments are projected for the next five (5) years which may be available for employees who may relocate into the District due to employment opportunities generated from new commercial-industrial development. Based on projected housing data provided from the city of Lancaster and local developers, the District could experience an increase of 379 residential units within the District boundaries. Housing from this new development would be available for new employees without the displacement of existing residents.

While there is a correlation between the growth of commercial and industrial development within a community and the generation of school students within most business service areas, this impact must be identified. In addition, districts with elementary schools must accommodate the pupils of parents working within the District through interdistrict transfers, even though they live outside the district’s boundaries. Once admitted, this law requires the District to continue to serve these students through grade 8. No adjustment is made in this report for students enrolled under this statutory provision because District data show that more students transfer out to other districts than transfer in. Therefore, it is assumed that the impact is nil for interdistrict transfers related to commercial and industrial development.

The categories of commercial-industrial business yield varying levels of employee densities and subsequently varying numbers of students that will attend the District’s schools. These factors directly affect the amount and cost of school facilities needed to accommodate students generated from commercial-industrial development. Determining these factors demonstrates the nexus to make the required findings.

The approach utilized in this section is to apply statutory standards and local community data to determine the student generation rate as a result of future commercial-industrial development projects. The data on employee density were obtained, per code from the San Diego Association of Government’s Traffic Generators publication and the Institute of Transportation Engineers’ Study of Trip Generation. The results identify the following categories of commercial-industrial activity under building type, the corresponding employees anticipated from the development, and the student impact as shown in Table 10 below:

**Table 10**

<b>Type of Commercial -Industrial Development &amp; Employee/Student Impact per 10,000 Square Feet of Commercial-Industrial Development</b>							
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>	<b>(7)</b>	<b>(8)</b>
Type of Development	No. of Employees	Total Households	Resident Employee Households	Net Employees from New Housing	Elem. School Impact	Middle School Impact	Total K-8 Impact
Office	35.001	21.921	9,302	0.572	0.207	0.032	0.239
Retail and Services	22.379	14.016	5.948	0.366	0.133	0.021	0.153
Research and Development	30.408	19.044	8.082	0.497	0.180	0.028	0.208
Hospital	27.750	17.379	7.375	0.454	0.164	0.025	0.190
Industrial - Warehouse - Mfg.	26.960	16.885	7.165	0.441	0.160	0.025	0.184
Hotel – Motel	21.325	13.356	5.668	0.349	0.126	0.020	0.146

*\* 1.5967 Employees per household per 2010 Census data 2013 projection*

*42.4% Employees work and live in District*

*6.15% employees moved into new houses*

*Student Generation Rate is K-6=.362 and Grade 7-8= .056*

*Since more students transfer out than transfer into the district, no interdistrict impact is calculated.*

### **Number of Employees per 10,000 Square Foot of Commercial-Industrial Development (Columns 1& 2)**

Results from a survey published by the San Diego Association of Governments are used to establish numbers of employees generated per square feet of each type of building area to be anticipated from new commercial - industrial development projects. The average number of employee per 10,000 square feet of commercial-industrial development is shown in Column 1 and 2 above.

### **Total Households (Column 3)**

Total Households are defined as the number of households per 10,000 square feet of commercial-industrial development established by employees, regardless of location. The average employed person per household is 1.5967 for the Lancaster area as determined by 2010 Census Projection for 2013 data compiled by “Easy Analytic Software, Inc.”. The Number of Employees in Table 10, Column 2 above for each Type of Development is divided by 1.5967 average employed persons per household factor to arrive at the Total Households shown in Column 3.

**Resident Employee Household (Column 4)**

The Resident Employee Households in Column 4 of Table 10 above is determined by the Total Households that are estimated to locate within the District per 10,000 square feet of commercial-industrial development for each category listed. It is estimated that 42.4 percent of the employees from new commercial-industrial development work and live in the District. This is based on 2010 Census Projection for 2013 data compiled by “Easy Analytic Software, Inc.” for commute patterns listing the distance of travel to work for employees less than 15-29 commuting minutes was 24,137 of the total 56,8768 employees. Total Households (Column 3) is multiplied by the 42.4 percent factor to establish the Resident Employee Households (Column 4) for each type of commercial-industrial development.

**Net Employees from New Housing (Column 5)**

The Net New Housing from Employees in Column 5 in Table 10 above is determined by the estimated number of employees from new commercial-industrial development that are likely to move into new housing within the District boundaries. This is determined by the estimated number of employees estimated to move into new housing in the District. Information derived from Dataquick Information System News indicates a percent of new home sales to total home sales is 6.15. This factor is multiplied by Column 4 to determine the Net New Housing from Employees generated from each type of commercial-industrial development.

**Elementary School Impact (Column 6)**

The Elementary Impact in Column 6 in Table 10 is determined by multiplying the Net New Housing from Employees in Column 5 by the student generation factor from new housing. The estimated student generation rate based on data compiled from the 2014 School Facilities Needs Analysis. This factor was multiplied by Column 5 to establish the estimated Elementary School Impact for each type of commercial-industrial development.

**Middle School Impact (Column 7)**

The Middle School Impact in Column 7 in Table 10 is determined by multiplying the Net New Housing from Employees in Column 5 by the student generation factor from new housing. The estimated a student generation rate based on data compiled from the 2014 School Facilities Needs Analysis. This factor was multiplied by Column 5 to establish the estimated Middle School Impact for each type of commercial-industrial development.



**Total K-8 School Impact (Column 8)**

The Total K-8 School Impact in Column 8 in Table 10 is determined by the sum of Elementary Impact in Column 6 and the Middle School Impact in Column 7 for each type of the commercial-industrial development.

**XIII. Total School Cost Impact from Commercial-Industrial Development**

The School Facility Cost Impact, not including school fees, is determined by estimating the cost per student for new school construction found in Table 11 and multiplying the cost by the School Impact for K-8 from Table 10. The estimates are based on historical costs of schools including land costs and construction adjusted to current market rate. The School Facility Cost in Table 11 below utilizes new construction costs for elementary and middle school less State funding.

**Table 11**  
**School Facility Cost Per Student**

<b>Grade Level</b>	<b>School Facility Cost Per Student</b>
Cost per Elementary Student	\$39,657.39
Cost per Middle School Student	\$57,881.15

Total School Facility Cost for each 10,000 square feet of commercial-industrial development listed in Table 12 is calculated by multiplying the School Facility Cost in Table 11 by the Total K-8 Impact from each type of commercial-industrial development in Table 10.

**Table 12**  
**Total School Facility Cost**  
**Per 10,000 SF of Commercial-Industrial Development**

<b>Type of Development</b>	<b>Elementary</b>	<b>Middle School</b>	<b>Total K-8</b>
Office	\$ 8,219	\$ 1,857	\$ 10,076
Retail and Services	5,255	1,187	6,442
Research and Development	7,141	1,613	8,754
Hospital	6,517	1,472	7,989
Industrial - Warehouse –			
Mfg.	6,331	1,430	7,761
Hotel – Motel	5,008	1,131	6,139

Revenues from new development in the District include both Residential School Fees and Commercial-Industrial Fees. The maximum Level 1 developer fee revenue that may be imposed on residential development is the District's portion, which is \$2.49 per square feet. Based on developer fees collected, the average new house sold has 2,208 square feet including single family detached and multifamily attached units. The Maximum Developer Fee revenue that may

**Lancaster School District**  
*2014 Developer Fee Justification Study*  
Page 16

be generated from a new house is calculated by multiplying the average square footage of new houses by the maximum developer fee. The average revenue per new household is \$5,497.92 as shown in Table 13 below.

**Table 13**

<b>Average Developer Fee Revenue per New House</b>	
Average SF/House	2,208
Maximum Developer Fee/ SF	\$2.49
Total Average Developer Fee per New House	<b>\$5,497.92</b>

The Net School Facility Revenue per 10,000 square feet of each type of commercial-industrial development in Table 14 is determined by the multiplying the Average Developer Fee Revenue per New House (\$5,497.92) by the Net Employee per New Housing and multiplied by the estimated students generated.

**Table 14**

**Net School Facility Revenue per 10,000 SF of Comm-Ind. Development**

<b>Type of Development</b>	<b>Net Employee/ New Housing</b>	<b>Total K-8</b>
Office	0.572	\$ 3,147.16
Retail and Services	0.366	\$ 2,012.24
Research and Development	0.497	\$ 2,734.18
Hospital	0.454	\$ 2,495.18
Industrial - Warehouse - Mfg.	0.441	\$ 2,424.14
Hotel – Motel	0.349	\$ 1,917.47

The Net School Facility Cost Impact in Table 15 is calculated by subtracting the Net School Facility Revenue in Table 14 from the Gross School Facility Cost Impact in Table 12.

**Table 15**

**Net School Facility Cost Impact per 10,000 SF of Comm-Ind. Development**

<b>Type of Development</b>	<b>Total K-8</b>
Office	\$ 6,928.74
Retail and Services	\$ 4,430.11
Research and Development	\$ 6,019.52
Hospital	\$ 5,493.34
Industrial - Warehouse - Mfg.	\$ 5,336.96
Hotel - Motel	\$ 4,221.46

To justify the District's portion of the maximum fee for commercial-industrial development, which is \$.40 per square foot, the Net School Facility Cost listed in Table 15 is tested against the Maximum Commercial-Industrial School Fee of \$ 4,000 per 10,000 square feet. The Cost Revenue Ratio must meet or exceed 1.0 to justify the maximum commercial-industrial developer fee. As shown in Table 16, all types of commercial-industrial development fees are justified at \$.40 per square foot.

**Table 16**  
**Ratio of School Facility Cost to Developer Fee Revenue**

Maximum Commercial-Industrial School Fee equals: \$4,000 per 10,000 SF

	Cost-Revenue Ratio*
Office	1.732
Retail and Services	1.108
Research and Development	1.505
Hospital	1.373
Industrial - Warehouse - Mfg.	1.334
Hotel – Motel	1.055
Impact per Square Foot of Commercial-Industrial Development	\$.54

*\*Must exceed 1.0 to justify \$.40/SF of Commercial-Industrial Development*

#### **Total Impact of Commercial-Industrial Development**

Tables 10 through 16 show the cost of school facilities for the students generated as a result of new commercial-industrial development within the District boundaries. These Tables show that the average school facility cost impact totaling \$.54 per square foot of commercial-industrial development is greater than the maximum fee \$.40 per square feet for all commercial-industrial types.

#### **XIV. Facility and Financial Plan**

In response to the necessity of providing adequate housing for the projected enrollment growth and to provide an environment conducive to learning, the District is implementing its Facilities Master Plan. The major objective in this plan is construction of new schools and addition of classrooms and support space to relieve the overcrowding at existing campuses. The specifics of this plan will be further defined as funding is available. Currently, the District has insufficient local funding to implement its long-term facility plan.

The District qualifies for 50 percent funding under the School Facility Program, and must provide 50 percent match for eligible projects. Funding for new construction will need to come from a combination of State funding, developer fees, and any other available revenue. The District's primary use of developer impact fees has been to provide interim student housing to accommodate growth. The District currently appropriates its annual developer fee revenue primarily for lease and rental payments of relocatable classrooms and payment of debt service. The District expects to continue using interim housing as a temporary solution for growth until additional State or local funding is available to implement its long-term facility plan.

The District's five year facility master plan calls for the construction of one new elementary schools at a cost of approximately \$25 million. The plan also calls for upgrades to its aging schools, site improvements, structural upgrades, and replacement of aging portable classrooms at a cost of \$50 million. The total cost of these facility needs totals \$75 million.

The voters recently approved a General Obligation Bond totaling \$63 million which is being used on modernization of existing schools. The potential revenue to meet the facility master planning needs comes from two funding sources, the School Facility Program and developer fees. Funding from the State for eligible projects is less than actual cost resulting in a shortfall of \$20.49 million to fund all of its facility projects.

**Summary of School Facility Needs and Revenue**

**School Facility  
Needs**

1 New Elementary School	\$ 25,000,000
Modernization, Site Improvements, Structural Upgrades, and Portable Replacement	<u>50,000,000</u>
<b>Total School Facility Needs</b>	<b>\$ 75,000,000</b>

**Projected Revenue**

Revenue Available from GO Bond	\$ 50,000,000
State New Construction Funding	2,223,661
Developer Fees for Five Years	<u>2,254,905</u>
<b>Total Projected Revenue</b>	<b>\$ 54,478,566</b>

<b>Shortfall</b>	<b>\$ 20,521,434</b>
------------------	----------------------

The District is allowed to allocate the total developer fees collected or a portion thereof to any growth-accommodating project. The District is not required to actually fund projects based on the State methodology for allocating fees to development impact based on grade level configuration.

## **XV. Verifying the Sufficiency of the Development Impact**

The District's facility needs call for spending \$75 million to construct new schools and upgrade existing facilities as defined in its long range facility plan. The study indicates that approximately 836,990 square feet of projected new housing are attributed to the generation of 159 students. Applying the new developer fee of \$2.49 per square foot, which is the District's portion of the maximum developer fee allowed, the expected income to the District is \$2,254,905 over five years. The actual cumulative impact of development over this period will be \$4,446,878 which exceeds the developer fee collections. The District finds that it may impose its portion of the maximum residential fee of \$3.36 per square feet of residential construction or \$2.49 per square foot.

Based on the historical patterns of commercial-industrial development, the District can expect to receive \$175,070 in fees over the next five years for 427,000 square feet of commercial-industrial development. The impact cost for the same is \$229,531 over the same period. This cost exceeds developer fees projected to be collected by \$170,800 over the next five years. The District is therefore allowed to levy its portion of the maximum fees of \$.54 per square foot of commercial-industrial development or \$.40 per square foot.

## **XVI. Other Funding Sources**

The District's General Fund is obligated to program commitments and other critical facility projects leaving none available for new school facilities. The District is participating in the State School Facility Program for new construction and modernization projects with potential revenues received and projects as noted in Section XIV above.

## **XVII. Findings of this Study**

This study has analyzed the cost of providing school facilities to house students generated from new residential and commercial-industrial development projects over the next five years. The analysis indicates that residential development has a significant financial impact on the District and that the fees collected from residential development are less than the cost of meeting these school facilities. The study also established that all categories of commercial-industrial development in the District will generate a need for new school facilities.

The following addresses how the relationship between the School Developer Fees and the new residential or commercial/industrial developments are met as required by the applicable Government Code criteria:

- **Government Code Section 66001 (a) (1) - Identify the Purpose of the Proposed Fee** School Developer Fees are for the purpose of providing facilities and related

activities to provide school facilities that will be used by students generated from the new developments.

- **Government Code Section 66001 (a) (2) - Identify Use of Fees**

School Developer Fees collected in the District will fund the construction of new school(s) or addition to existing schools, interim portable classrooms, reopening/modernization of classrooms, architect fees, permit and plan approval fees, tests and inspection, legal fees and administrative costs for collecting the fees.

- **Government Code Section 66001 (a) (3) - Establish Reasonable Relationship between Use and Type of Project for which Fees are Imposed**

New development, whether it is residential or commercial-industrial, will generate additional students in the District. The analysis previously described demonstrates a high probability of additional students as a result of new housing and commercial/industrial development. Additional employees and houses are linked to additional students. New and reconstructed schools/ classrooms are needed to serve these students. The District's Facility Plan indicates its intent to spend the fees from the new development on the school facilities. Thus, this study demonstrates that the use of developer fees for school facilities in the District has a reasonable relationship to the new housing and commercial-industrial development.

- **Government Code Section 66001 (a) (4) - Establish Reasonable Relationship between the Need for the Public Facility and the Type of Project on which the Fees are Imposed**

The enrollment projections will increase in the District and some of that increase will be generated from the new development. Enrollment projections exceed the District's school capacity overall. The existing capacity will be insufficient to house the new students generated from the new developments. Fees are justified on a per-pupil basis to ensure that development pays for only the impact it causes.

New housing development will directly cause a need for additional school facilities to house the students generated from this housing. Enrollment projections show a continued growth pattern. The District plans to construct facilities that will house the additional students. The fees will be used for planning, design and construction of permanent facilities, installation of relocatable classrooms, reopening of classrooms, and associated expenditures. Other expenditures will be used to acquire furniture and equipment for the new facilities.

The appropriate accounts have been established for tracking the expenditures. Other accounts are established for State School Facility Program funding, and other capital facility accounts.

This Study established the District's need to construction/reconstruct school facilities to provide adequate classroom and support facilities to provide an educational program to students generated from the new development.

- **Government Code 66001 (b) - Establish Reasonable Relationship between the Amount of the Fee and the Cost of the Public Facility Attributable to the Development for which the Fee is Imposed**

The District's portion of the maximum fee of \$3.36 per square foot for residential development totaling \$2.49 per square foot and the District's portion of the maximum fee of \$.54 per square foot of commercial-industrial development totaling \$.40 per square foot is more than justified by the school cost impact of \$7.24 per square foot of residential and an average of \$.54 per square foot of commercial-industrial development that is linked with residential offset. The portion of the school facility costs attributed to the new development for which the fees will be imposed is justified in that facility costs are based on a cost per square foot and cost per student for required school facilities. A statistical relationship exists between the new residential and commercial-industrial development and the number of students expected to be generated, the needed school facilities and associated costs.

In summary, the cost of the school facilities needed to house the students from the new development exceeds the maximum fees levied by the District on new development, even when other funding sources are considered.

### **XVIII. Additional Findings of this Study**

In light of these findings and for the health and welfare of the students, it is recommended that the Board of Education for the District make the following determinations:

- A. That many of the District's schools are overcrowded and need of modernization;
- B. That the current overcrowded situations in these schools pose a health and safety concern to students, teachers, and all school-related personnel;
- C. That District continues to house students in inadequate, temporary and/or interim classrooms and needs support facilities for the educational program operation;

- D. That the District requires additional schools and interim facilities and to upgrade facilities that are not currently used to accommodate enrollment growth to accommodate student growth in a manner consistent with existing educational standards and the long-term facility master plan.



## **Appendix A**

**SAB 50-01 Enrollment Projections**  
**SAB 50-02 School Building Capacity**  
**New Construction Eligibility for State Funding**

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

Check one: ☐ Fifth-Year Enrollment Projection ☐ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ 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			
<b>TOTAL</b>			

**2. Tenth-Year Projection**

**Enrollment/Residency - (except Special Day Class pupils)**

K-6	7-8	9-12	TOTAL

**Special Day Class pupils only - Enrollment/Residency**

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

**Part A. K-12 Pupil Data**

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
K	/	/	/	/	/	/	/	/
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
<b>TOTAL</b>								

**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								
10								
11								
12								
<b>TOTAL</b>								

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

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

**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)

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

TELEPHONE NUMBER

E-MAIL ADDRESS

**EXISTING SCHOOL BUILDING CAPACITY**

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

Page 4 of 4

SCHOOL DISTRICT

LANCASTER ELEMENTARY

COUNTY

LOS ANGELES

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

64667

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

**PART I - Classroom Inventory**    ☐ NEW    ☐ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms	34	5				39
Line 2. Portable Classrooms leased less than 5 years	5	2		1		8
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years	93					93
Line 6. Portable Classrooms owned by district	105	17		11		133
Line 7. Permanent Classrooms	218	60		12		290
Line 8. Total (Lines 1 through 7)	455	84		24		563

**PART II - Available Classrooms****Option A.**

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5	93					93
c. Part I, line 6	105	17		11		133
d. Part I, line 7	218	60		12		290
e. Total (a, b, c, & d)	416	77		23		516

**Option B.**

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	455	84		24		563
b. Part I, lines 1,2,5 and 6 (total only)						273
c. 25 percent of Part I, line 7 (total only)						73
d. Subtract c from b (enter 0 if negative)	173	18		9		200
e. Total (a minus d)	282	66		15		363

**PART III - Determination of Existing School Building Capacity**

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	7,050	1,782		195	
Line 2. SER adjustment	338	85		9	
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	338	85		9	
Line 5. Total of lines 1 and 4	7,388	1,867		204	

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

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

## Lancaster School District

### Analysis of New Construction Eligibility 2013-14

	<b>K-6</b>	<b>Gr 7-8</b>	<b>Sp Ed NS</b>	<b>Sp Ed S</b>
SAB Approved for 06-07	183	287	1	235
5 Yr Projection based on 06-07 CBEDS	13357	4040	467	317
5 Yr Projection based on 13-14 CBEDS	16261	3598	225	74
Eligibility for 13-14	3087	-155	-241	-8
Elementary #24 Grants	390			
Elementary #25 Grants	390			
Adjusted Eligibility for 2013-14	3867	-155	-241	-8

## **Appendix B**

### **Actual Cost of Schools**

# Project Budget Summary Worksheet

District: Lancaster School District  
Project: New Elementary School

County: Los Angeles  
Capacity: 722  
Square Feet: 44,764

## CURRENT PROJECT COST

### A. SITE ACQUISITION

1A. Site Survey		\$ 5,000
2. Geotechnical		\$ 13,000
3. Advertising		\$ 5,000
4. Printing		\$ 25,000
5. Site Acquisition		\$ 362,250
6. Miscellaneous		\$ 22,500
Environmental Reviews	10,000	
Escrow/Closing	5,000	
Appraisal	7,500	

**Total Site Acquisition** **\$ 432,750**

### B. FEES

1A. A/E Fees	1,363,274	
Fee Subtotal		\$ 1,363,274
2. PM/ CM Fees 8.0%		\$ 1,881,239
3. DSA Fees		
Structural Safety Section	119,577	
Access Compliance Section	4,602	
Fee Subtotal		\$ 124,179
4. CDE Fees		
.0007 of the Construction Subtotal + \$350 per site =		\$ 16,811
<b>Total Fees</b>		<b>\$ 3,385,503</b>

### C. CONSTRUCTION CONTRACT

1. CM General Conditions	1,881,239	
2. General Contractor		
a. Sitework	\$ 4,986,547	
Off-site	\$ 1,059,224	
Utility Site	\$ 626,588	
Service Site	\$ 1,212,831	
General Site	\$ 2,087,904	
b. Building Construction	\$ 18,528,939	
Main Building @ 39,064 sf	\$ 15,734,979	
Kindergarten Building @ 2,700 sf	\$ 1,087,560	
Multi-purpose Building @ 3,000 sf	\$ 1,208,400	
Covered walkways	\$ 498,000	
Total Construction		\$ 23,515,486
3. Change Order Contingency		
2% x Total Construction		\$ 470,310

## D. CONSTRUCTION SUPPLEMENTAL

1. Testing			\$ 110,000
2. Inspections (\$7500 X 14 months)			\$ 140,000
3. Agencies			\$ 243,000
a. Capital Improvement Fees	\$ 50,000		
c. Inspection Fees	\$ 25,000		
d. Utility Service Charges	\$ 150,000		
e. Telephone Service Charge	\$ 8,000		
f. Cable TV Service Charge	\$ 6,000		
g. CO Plan Check Fee	\$ 2,000		
h. CO Health Dept Plan Check Fees	\$ 2,000		
7. Furniture, Fixtures & Equipment (FF&E @ \$7.50x 44,764 SF)			\$ 335,730
Total Project Cost			\$ 28,632,779
	Cost per Student		\$ 39,657.59
	50% Cost Per Student		\$ 19,829

# Project Budget Summary Worksheet

District: Lancaster School District  
Project: New Middle School

County: Los Angeles  
Capacity: 1066  
Square Feet: 87,412

## CURRENT PROJECT COST

### A. SITE ACQUISITION

1A. Site Survey		\$ 3,500
2. Geotechnical		\$ 13,000
3. Advertising		\$ 2,500
4. Printing		\$ 20,000
5. Site Acquisition		\$ 570,150
6. Miscellaneous		\$ 14,500
Environmental Reviews	7,500	
Escrow/Closing	2,000	
Appraisal	5,000	

**Total Site Acquisition** **\$ 623,650**

### B. FEES

1A. A/E Fees	2,811,228	
Fee Subtotal		\$ 2,811,228
2. PM/ CM Fees 6.5%		\$ 3,410,846
3. DSA Fees		
Structural Safety Section	264,373	
Access Compliance Section	7,497	
Fee Subtotal		\$ 271,870
4. CDE Fees		
.0007 of the Construction Subtotal + \$350 per site =		\$ 37,082
<b>Total Fees</b>		<b>\$ 6,531,026</b>

### C. CONSTRUCTION CONTRACT

1. CM General Conditions		4,197,964
2. General Contractor		
a. Sitework		\$ 16,469,999
Off-site	\$ 1,091,372	\$ 1,909,901
Utility Site	\$ 723,060	\$ 1,265,355
Service Site	\$ 5,865,236	\$ 10,264,163
General Site	\$ 1,731,760	\$ 3,030,580
b. Building Construction		\$ 36,004,554
Main Building @ 65,412 sf		\$ 26,347,954
Gymnasium Building @ 12,000 sf		\$ 4,833,600
Multi-purpose Building @ 10,000 sf		\$ 4,028,000
Covered walkways		\$ 795,000
Total Construction		\$ 52,474,553
3. Change Order Contingency		
2% x Total Construction		\$ 1,049,491



## D. CONSTRUCTION SUPPLEMENTAL

1. Testing		\$ 85,000
2. Inspections (\$7500 X 14 months)		\$ 140,000
3. Agencies		\$ 142,000
a. Capital Improvement Fees	\$ 50,000	
c. Inspection Fees	\$ 25,000	
d. Utility Service Charges	\$ 50,000	
e. Telephone Service Charge	\$ 8,000	
f. Cable TV Service Charge	\$ 6,000	
g. CO Plan Check Fee	\$ 1,500	
h. CO Health Dept Plan Check Fees	\$ 1,500	
7. Furniture, Fixtures & Equipment (FF&E @ \$7.50x 87,412 SF)		\$ 655,590
Total Project Cost		\$ 61,701,310
	Cost per Student	\$ 57,881.15
	50% Cost Per Student	\$ 28,941

# APPENDIX A

## PROPOSED PROJECTS

- BOND PROJECTS
- DEFERRED MAINTENANCE PROJECTS
- PROP 39 PROJECTS

## Lancaster School District Measure L Bond Projects

[illegible]

# Lancaster School District Measure L Bond Projects

[illegible]

## Lancaster School District Measure L Bond Projects

[illegible]

## Lancaster School District Measure L Bond Projects

[illegible]

## Lancaster School District Measure L Bond Projects

[illegible]

## STATUS



[illegible][illegible]

## Measure L Bond Projects

[illegible]

**Lancaster School District**  
**Deferred Maintenance Projects**

PROJECT	2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
<b>Amargosa Creek Middle School</b>						
Asbestos / Lead						
Electrical / Communications	12,000.00					T1, T2, T3, T4 PA Installation
Floor covering	30,000.00				30,000.00	Refinish Gym Floor
HVAC						
Painting	60,000.00		60,000.00		60,000.00	Repair and Paint Exterior of Main Building
Paving	35,000.00				35,000.00	Crack Fill, Slurry, and Stripe Playground Asphalt
Plumbing						
Roofing						
	137,000.00	0.00	60,000.00	0.00	125,000.00	
<b>Crossroads CDS, PDC, PSA</b>						
Asbestos / Lead	5,000.00	5,000.00				Flooring Abatement
Electrical / Communications	40,000.00	20,000.00				PA Installation
Floor covering	20,000.00					Carpeting Replacement
HVAC	60,000.00					HVAC Renovation
Painting	30,000.00	25,000.00		20,000.00		Exterior Painting
Paving						
Plumbing						
Roofing	60,000.00					Replace Roofing
	215,000.00	50,000.00	0.00	20,000.00	0.00	
<b>Desert View Elementary School</b>						
Asbestos / Lead						
Electrical / Communications						
Floor covering			40,000.00			
HVAC						
Painting	50,000.00					Exterior Painting
Paving			40,000.00			
Plumbing						
Roofing		40,000.00				
	50,000.00	40,000.00	80,000.00	0.00	0.00	
<b>Discovery School</b>						
Asbestos / Lead						
Electrical / Communications						
Floor covering			35,000.00			

Lancaster School District  
Deferred Maintenance Projects

PROJECT	2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
HVAC						
Painting			15,000.00			
Paving		35,000.00				
Plumbing						
Roofing						
	0.00	35,000.00	50,000.00	0.00	0.00	
El Dorado Elementary School						
Asbestos / Lead						
Electrical / Communications	35,000.00					New Phone System
Floor covering						
HVAC						
Painting	40,000.00					Exterior Painting
Paving		10,000.00			35,000	
Plumbing						
Roofing						
	75,000.00	10,000.00	0.00	0.00	35,000.00	
Endeavour Middle School						
Asbestos / Lead						
Electrical / Communications		20,000.00			40,000.00	
Floor covering						
HVAC						
Painting		40,000.00				
Paving			40,000.00			
Plumbing						
Roofing						
	0.00	60,000.00	40,000.00	0.00	40,000.00	
Jack Northrop Elementary School						
Asbestos / Lead						
Electrical / Communications					35,000.00	
Floor covering						
HVAC						
Painting			25,000.00			
Paving	40,000.00				40,000.00	Crack Fill, Slurry, Stripe Playground Asphalt
Plumbing						
Roofing			35,000.00			

## Lancaster School District Deferred Maintenance Projects

[illegible]

**Lancaster School District  
Deferred Maintenance Projects**

PROJECT	2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
Asbestos / Lead						
Electrical / Communications	45,000.00					PA Upgrade
Floor covering			30,000.00			
HVAC				35,000.00		
Painting					30,000.00	
Paving				30,000.00		
Plumbing						
Roofing						
	45,000.00	0.00	30,000.00	65,000.00	30,000.00	
<b>Mariposa Elementary School</b>						
Asbestos / Lead						
Electrical / Communications				40,000.00		
Floor covering						
HVAC						
Painting					40,000.00	
Paving				30,000.00		
Plumbing						
Roofing						
	0.00	0.00	0.00	70,000.00	40,000.00	
<b>Miller Elementary School</b>						
Asbestos / Lead						
Electrical / Communications					40,000.00	
Floor covering						
HVAC						
Painting			25,000.00			
Paving	30,000.00					Crack Fill, Slurry, Stripe Playground Asphalt
Plumbing						
Roofing						
	30,000.00	0.00	25,000.00	0.00	40,000.00	
<b>Monte Vista Elementary School</b>						
Asbestos / Lead						
Electrical / Communications	40,000.00					PA Replacement
Floor covering	30,000.00		30,000.00			Carpeting Replacement
HVAC						
Painting				40,000.00		

## Lancaster School District Deferred Maintenance Projects

[illegible]

**Lancaster School District  
Deferred Maintenance Projects**

PROJECT	2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
	0.00	355,000.00	180,000.00	140,000.00	25,000.00	
<b>Pulte</b>						
Asbestos / Lead						
Electrical / Communications						
Floor covering			40,000.00			
HVAC		10,000.00				
Painting		40,000.00				
Paving				40,000.00		
Plumbing						
Roofing						
	0.00	50,000.00	40,000.00	40,000.00	0.00	
<b>Sierra Elementary School</b>						
Asbestos / Lead						
Electrical / Communications	40,000.00					PA Upgrade
Floor covering				25,000.00		
HVAC						
Painting		45,000.00			45,000.00	
Paving			40,000.00			
Plumbing						
Roofing			30,000.00			
	40,000.00	45,000.00	70,000.00	25,000.00	45,000.00	
<b>Sunnydale Elementary School</b>						
Asbestos / Lead						
Electrical / Communications						
Floor covering		20,000.00			20,000.00	
HVAC		10,000.00				
Painting				40,000.00		
Paving	35,000.00				35,000.00	Crack Fill, Slurry, Stripe Playground Asphalt
Plumbing			75,000.00			
Roofing						
	35,000.00	30,000.00	75,000.00	40,000.00	55,000.00	
<b>West Wind Elementary School</b>						
Asbestos / Lead						
Electrical / Communications	7,500.00					PA Upgrade



## Lancaster School District Deferred Maintenance Projects

PROJECT		2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
Floor covering				30,000.00			
HVAC							
Painting	25,000.00					25,000.00	Exterior Painting
Paving	40,000.00					40,000.00	Crack Fill, Slurry, Stripe Playground Asphalt
Plumbing							
Roofing							
	72,500.00	0.00	30,000.00	0.00	65,000.00		
District Office							
Asbestos / Lead							
Electrical / Communications	20,000.00						Relocate Emergency Generator
Floor covering	15,000.00						Main Building Flooding
HVAC							
Painting					45,000.00		
Paving						60,000.00	
Plumbing							
Roofing							
	35,000.00	0.00	0.00	45,000.00	60,000.00		
District-wide							
Asbestos / Lead	45,000.00	45,000.00	5,000.00	5,000.00	5,000.00		
Electrical / Communications	75,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
Floor covering	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
HVAC	50,000.00	50,000.00	50,000.00	50,000.00	100,000.00		
Painting	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
Paving	25,000.00	25,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
Plumbing	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	
Roofing	50,000.00	50,000.00	50,000.00	200,000.00	200,000.00		
	395,000.00	370,000.00	355,000.00	505,000.00	555,000.00		
	1,592,000.00	1,615,000.00	1,665,000.00	1,510,000.00	1,605,000.00		

**Lancaster School District  
Proposition 39 Projects**

[illegible]

**Lancaster School District**  
**Proposition 20 Bonds**

[illegible]

Lancaster School District  
Proposition 39 Projects[illegible]

**Lancaster School District**  
**Proposition 39 Projects**

[illegible]

**Lancaster School District  
Proposition 39 Projects**

[illegible]

Lancaster School District  
Proposition 39 Projects[illegible]

**Lancaster School District  
Proposition 39 Projects**

[illegible]



Lancaster School District  
Proposition 39 Projects

PROJECT	2014-15	2015-16	2016-17	2017-18	2018-19	2014-15 Planned Projects
	0.00	40,000.00	0.00	0.00	0.00	
District-wide						
HVAC Renovation						
HVAC Controls	40,000.00					
Lighting Upgrade						
Roofing						
Storefront Windows						
	40,000.00	0.00	0.00	0.00	0.00	
Grand Total	705,000.00	705,000.00	705,000.00	705,000.00	705,000.00	

# APPENDIX B

## FACILITIES COMPLETED PROJECTS BY SITE

## Lancaster School District Facilities Completed Projects

[illegible]

## Lancaster School District Facilities Completed Projects

[illegible]

**Lancaster School District  
Facilities Completed Projects**

SITE	PROJECT	COST ESTIMATE	FUNDING SOURCE	COMPLETION DATE
<b>EL DORADO</b>				
Opened 1958	Modernized	\$3,500,000.00	35.1	2006
10.7 Acres	Install 6 Additional Classrooms	\$400,000.00	35.1	2006
	Remove 2 poorly located Old Classrooms	\$15,000.00	35.1	2006
	New Asphalt	\$300,000.00	14.0 and Williams	2006
	1 Additional Pre-School Classroom	\$140,000.00	LAUP	2007
	Pre-School Playground and Shade Cover	\$50,000.00	Grant	2006
	Renovate Backfield	\$40,000.00	14	2010
	New Handball Walls	\$30,000.00	14	2003
	Installed restroom in K-3	\$10,000.00	1	2012
	New roofs on 31 and 32	\$9,000.00	14	2013
<b>ENDEAVOR</b>				
Opened 2009				
20 Acres				
\$20,990,000.00				

## Lancaster School District Facilities Completed Projects

[illegible]

## Lancaster School District Facilities Completed Projects

[illegible]

**Lancaster School District  
Facilities Completed Projects**

SITE	PROJECT	COST ESTIMATE	FUNDING SOURCE	COMPLETION DATE
<b>LINDA VERDE</b>				
Opened 1960	Modernized (Hardship)	\$3,500,000.00	35.1	2007
12.9 Acres	New Asphalt in Parking Lot	\$65,000.00	14	2007
	New Roof on LVC	\$120,000.00	14	2009
	New Ceiling in LVC	\$35,000.00	14	2005
	New Exterior Siding on LVC	\$85,000.00	14	2007
	3 New HVAC on LVC	\$75,000.00	14	2006,07,08
	1 Additional Pre-School Classroom	\$15,000.00	LAUP	2009
	New Handball Walls	\$30,000.00	14	2003
	New Phone System	\$25,000.00	14	2009
	Crack fill, slurry, and stripe playground asphalt	\$30,000.00	14	2013
	1 New HVAC on LVC	\$20,000.00	14	2013
	Campus Painted (Neighborhood Impact)	\$10,000.00	14	2007
<b>Mariposa</b>				
Opened 1959	Modernized (Hardship)	\$2,500,000.00	35.1	2007
14.6 Acres	New Asphalt	\$120,000.00	14	2010
	Campus Painted (Neighborhood Impact)	\$12,000.00	14	2011
	New Faculty Parking Lot	\$45,000.00	40	2012
	New Handball Walls	\$30,000.00	14	2003
	Installed West Parking Lot	\$45,000.00	40	2012



**Lancaster School District  
Facilities Completed Projects**

SITE	PROJECT	COST ESTIMATE	FUNDING SOURCE	COMPLETION DATE
<b>MILLER</b>				
Opened 2009				
13.5 Acres				
\$17,400,000.00				
<b>MONTE VISTA</b>				
Opened 1956	New Handball Walls	\$30,000.00	14	2003
14.0 Acres	New Phone System	\$25,000.00	14	2011
	New Pre-School Playground	\$100,000.00	Grant	2011
	Installed new flooring in portable restroom	\$9,000.00	14	2012
	Crack fill, slurry, and stripe playground asphalt	\$30,000.00	14	2013
	Paint	\$8,000.00	14	2010,11,12,13

## Lancaster School District Facilities Completed Projects

[illegible]

## Lancaster School District Facilities Completed Projects

[illegible]

**Lancaster School District  
Facilities Completed Projects**

SITE	PROJECT	COST ESTIMATE	FUNDING SOURCE	COMPLETION DATE
<b>SIERRA</b>				
Opened 1957	Modernized	\$3,500,000.00	35.1	2002
11.5 Acres	New Handball Walls	\$30,000.00	14	2002
	New Kindergarten Playground	\$25,000.00	14	2012
	New Faculty Parking Lot	\$80,000.00	40	2003
	Install Kindergarten playground	\$14,000.00	14	2013
	Upgrade Kindergarten portable restroom	\$15,000.00	14	2012
	Crack fill, slurry, and stripe playground asphalt	\$30,000.00	14	2013
	Replace roof on K-3	\$4,500.00	14	2013
<b>SUNNYDALE</b>				
Opened 1958	New Handball Walls	\$30,000.00	14	2003
12.6 Acres	New Asphalt	\$350,000.00	14.0 and Williams	2007
	Campus Painted (Neighborhood Impact)	\$10,000.00	14	2011
	Modernization (Hardship)	\$2,100,000.00	35.1	2004
	Install restroom in room 37	\$10,000.00	1	2012
	Replace roof on Bldg E	\$25,000.00	14	2013
	Replace roof on rooms 19 and 20	\$18,000.00	14	2013

## Lancaster School District Facilities Completed Projects

[illegible]

# Appendix C

## DISTRICT ESTIMATED PROJECT COSTS

- Cost Summary
- Estimated Expenditure Budgets

# Summary Sheet

Project Name	2014 Estimated Project Budget	Estimated Year of Construction	Estimated Add for Escalation (3%/year)	Adjusted Estimated Budget
Joshua Pre-Modernization	1,145,165	2014	0	1,145,165
Joshua Modernization	14,922,878	2016	0.06	15,818,251
Parkview Modernization	18,180,026	2015	0.03	18,725,427
Endeavour Gym And Fields Expansion	9,961,750	2015	0.03	10,260,603
Discovery Relocatable	335,986	2014	0	335,986
Elementary School Site #24	33,498,783	2025	0.3	43,548,418
Elementary School Site #25	33,498,783	2025	0.3	43,548,418

Joshua Pre-Modernization

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
<b>Local</b>			
A	Measure L		
B	Developer Fees		
C	Other		
<b>TOTAL FUNDING</b>		<b>0</b>	

EXPENDITURES			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property		NA
	Appraisal Fees		NA
	Escrow costs		NA
	Surveying Costs	2,640	survey at building C
	<b>Site Support Costs</b>		
	Relocation Assistance		District
	Hazard Waste Removal		District
	Other Costs - Site		
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees	97,375	est T&M
	A & E Reimbursable Costs	5,000	est
	DSA Fees	9,100	est per DSA Calculator
	CDE Fees	5,000	est
	Preliminary tests		
	Other costs - Planning		
<b>C</b>	<b>Construction Costs</b>		
	Construction Contractor	825,500	est bldg A & C
	Labor Compliance		District
	Other Costs - Construction		
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests	10,000	est
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services	108,000	est at \$70/hr 180 day contract
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.	41,275	5% construction
<b>G</b>	<b>Project Contingency</b>		
	Contingency	41275	5% of construction
<b>TOTAL EXPENDITURES</b>		<b>1,145,165</b>	



Joshua Modernization

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40	0	
B	Proposition 39	0	
C	Other (LV MOD)	0	
<b>Local</b>			
A	Measure L	0	
B	Developer Fees	0	
C	Other	0	
<b>TOTAL FUNDING</b>		<b>0</b>	

EXPENDITURES			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property		NA
	Appraisal Fees		NA
	Escrow costs		NA
	Surveying Costs	8,000	est
	<b>Site Support Costs</b>		
	Relocation Assistance		Dist
	Hazard Waste Removal		Dist
	Other Costs - Site		Dist
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees	1,270,559	OPSC Scale
	A & E Reimbursable Costs	30,000	est
	DSA Fees	87,479	est per DSA calculator
	CDE Fees	5,000	est
	Preliminary tests	8,000	geo-hazards geo-tech est
	Other costs - Planning	10,000	est legal
<b>C</b>	<b>Construction Costs</b>		AB300 unknown at this time
	Construction Contractor	10,976,000	54,880 SF perm@\$200/SF
	Construction Contractor	930,240	16,320 relo@ \$157/SF
	Labor Compliance		District
	Other Costs - Construction		
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests	120,000	est
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services	380,000	est -24-30mo contract
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.	548,800	5% of Construction
<b>G</b>	<b>Project Contingency</b>		
	Contingency	548,800	5% of construction
<b>TOTAL EXPENDITURES</b>		<b>14,922,878</b>	

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
<b>Local</b>			
A	Measure L		
B	Developer Fees		
C	Other		
<b>TOTAL FUNDING</b>		<b>0</b>	

EXPENDITURES			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property		NA
	Appraisal Fees		NA
	Escrow costs		NA
	Surveying Costs	8,000	est
	<b>Site Support Costs</b>		
	Relocation Assistance		Dist
	Hazard Waste Removal		Dist
	Other Costs - Site		Dist
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees	1,386,790	OPSC Scale
	A & E Reimbursable Costs	30,000	est
	DSA Fees	96,196	est per DSA calculator
	CDE Fees	5,000	est
	Preliminary tests	8,000	geo-hazards geo-tech est
	Other costs - Planning	10,000	est legal
<b>C</b>	<b>Construction Costs</b>		AB300 unknown at this time
	Construction Contractor	11,449,200	57,246 perm @ \$200/SF
		3,541,920	22,560 relo @ \$157/SF
	Labor Compliance		District
	Other Costs - Construction		
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests	120,000	est
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services	380,000	est 24-30 mo contract
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.	572,460	5% of Construction
<b>G</b>	<b>Project Contingency</b>		
	Contingency	572460	5% of construction
<b>TOTAL EXPENDITURES</b>		<b>18,180,026</b>	

# Endeavour Gym & Field Expansion

FUNDING SOURCES		Planning Budget	Comment
State			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
Local			
A	Measure L		
B	Developer Fees		
C	Other		
TOTAL FUNDING		0	
EXPENDITURES			
A	Site Costs		
	Purchase Price of Property		NA
	Appraisal Fees		NA
	Escrow costs		NA
	Surveying Costs	10,000	est
	Site Support Costs		
	Relocation Assistance		Dist
	Hazard Waste Removal		Dist
	Other Costs - Site		Dist
B	Planning Costs		
	Architect/Engineering Fees	597,500	OPSC Scale
	A & E Reimbursable Costs	30,000	est
	DSA Fees	45,250	est per DSA Calculator
	CDE Fees	5,000	est
	Preliminary tests	8,000	geo-hazards geo-tech est
	Other costs - Planning	10,000	est legal
C	Construction Costs		
	Construction Contractor	7,000,000	Saramark/Bruns Belmont Est+\$500Ksite
	Fields	1,500,000	est
	Labor Compliance		District
	Other Costs - Construction		
D	Construction Testing Costs		
	Construction Tests	120,000	est
E	Construction Inspection Costs		
	Inspection Services	216,000	est 24 mo contract
F	Furniture & Equipment costs		
	Furn. & Equip.	350,000	5% of Construction
G	Project Contingency		
	Contingency	70000	1% of construction
TOTAL EXPENDITURES		9,961,750	

## Discovery Relocatable

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
<b>Local</b>			
A	Measure L		
B	Developer Fees		
C	Other		
<b>TOTAL FUNDING</b>		<b>0</b>	

EXPENDITURES			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property	0	N/A
	Appraisal Fees	0	N/A
	Escrow costs	0	N/A
	Surveying Costs	0	N/A
	<b>Site Support Costs</b>		
	Relocation Assistance		
	Hazard Waste Removal	0	N/A
	Other Costs - Site		
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees		T&M
	A & E Reimbursable Costs		
	DSA Fees		Dist
	CDE Fees		Dist
	Preliminary tests		Dist
	Other costs - Planning		survey
<b>C</b>	<b>Construction Costs</b>		
	Construction Contractor	169,000	actual Bid - IVL
	Labor Compliance		District
	Other Costs - Construction	158,536	Bldg Cost - AMS
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests		Dist
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services		Dist
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.		Dist
<b>G</b>	<b>Project Contingency</b>		
	Contingency 5%	8450	
<b>TOTAL EXPENDITURES</b>		<b>335,986</b>	

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
<b>Local</b>			
A	Measure L		
B	Developer Fees		
C	Other		
<b>TOTAL FUNDING</b>		<b>0</b>	
<b>EXPENDITURES</b>			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property	475,950	10.02Acre @ \$47.5K/acre
	Appraisal Fees		
	DTSC	1,500	Dist
	CEQA Docs	7,500	Dist
	Escrow costs		
	Surveying Costs	8,000	Dist
	<b>Site Support Costs</b>		
	Relocation Assistance		
	Hazard Waste Removal		
	Other Costs - Site		
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees	1,234,712	OPSC scale
	A & E Reimbursable Costs		
	DSA Fees	78,231	dist
	CDE Fees	5,000	dist
	Preliminary tests	6,000	Geo Tech
	Other costs - Planning	3,000	Geo-Hazards
<b>C</b>	<b>Construction Costs</b>		
	Construction Contractor	30,886,890	2007 esc t0 2014 3%/yr
	Labor Compliance		
	Other Costs - Construction	41,000	est
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests	35,000	est
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services	216,000	est
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.	500,000	budget
<b>G</b>	<b>Project Contingency</b>		
	Contingency		
<b>REMAINING BALANCE</b>		<b>33,498,783</b>	



School Site #25

FUNDING SOURCES		Planning Budget	Comment
<b>State</b>			
A	SFP - MOD Funding 60/40		
B	Proposition 39		
C	Other (LV MOD)		
<b>Local</b>			
A	Measure L		
B	Developer Fees		
C	Other		
<b>TOTAL FUNDING</b>		<b>0</b>	

EXPENDITURES			
<b>A</b>	<b>Site Costs</b>		
	Purchase Price of Property	475,950	10.02Acre @ \$47.5K/acre
	Appraisal Fees		
	Escrow costs	1,500	
	Surveying Costs	7,500	
	<b>Site Support Costs</b>		
	Relocation Assistance	8,000	
	Hazard Waste Removal		
	Other Costs - Site		
<b>B</b>	<b>Planning Costs</b>		
	Architect/Engineering Fees		
	A & E Reimbursable Costs		
	DSA Fees	1,234,712	OPSC scale
	CDE Fees		
	Preliminary tests	78,231	dist
	Other costs - Planning	5,000	dist
<b>C</b>	<b>Construction Costs</b>	6,000	Geo Tech
	Construction Contractor	3,000	Geo-Hazards
	Labor Compliance		
	Other Costs - Construction	30,886,890	2007 esc t0 2014 3%/yr
<b>D</b>	<b>Construction Testing Costs</b>		
	Construction Tests	41,000	est
<b>E</b>	<b>Construction Inspection Costs</b>		
	Inspection Services	35,000	est
<b>F</b>	<b>Furniture &amp; Equipment costs</b>		
	Furn. & Equip.	216,000	est
<b>G</b>	<b>Project Contingency</b>		
	Contingency	500,000	
<b>TOTAL EXPENDITURES</b>		<b>33,498,783</b>	

# Appendix D

## DISTRICT PROPOSED IT PROJECTS

# Appendix E

## DISTRICT COMPLETED IT PROJECTS



# APPENDIX F

## DISTRICT STANDARDS

- List of District Approved Product Standards
- Typical Classroom Plan and Interior Elevations
- District Purchasing – Standard Furniture & Equipment List

# **DISTRICT PRODUCT STANDARDS LANCASTER SCHOOL DISTRICT**

44711 North Cedar Avenue  
Lancaster, California 93534

Adopted by: \_\_\_\_\_  
Board of Trustees Date: \_\_\_\_\_

Adopted by: \_\_\_\_\_  
Asst. Supt. of Business Services Date: \_\_\_\_\_

Adopted by: \_\_\_\_\_  
Director of Facilities Date: \_\_\_\_\_

Adopted by: \_\_\_\_\_  
Director of Purchasing Date: \_\_\_\_\_

**LANCASTER SCHOOL DISTRICT**  
**Department of Facilities**

**PRODUCT STANDARDS**

**JANUARY 2014**

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**Division Number**

**Product Standards**

**Division 2  
Gate Motors**

**Elite Access Systems  
Swing Gate Operators – CSW-200-UL-1HP  
Slide Gate Operators – SL-3000-UL  
Transmitters – DT418**

**02810  
Irrigation**

**Rainbird: Maxi-Com Controller, Valves, Sprinklers, Bubblers**

**03305  
Colored Concrete**

**Bomanite**

**Division 4**

**Not Used**

**Division 5**

**Not Used**

**06499 & 12300  
Plastic Laminate**

**Wilsonart or Formica  
All cabinet hinges shall be ¾ X ¾ overlay type as  
manufactured by Rockford Process Control Inc.  
(RPC), catalog no. 851-26D, color "Satellite Chrome".**

**07515 &/or 07611  
Roofing**

**Durolast or GAF as assigned for each project by District**

**07720  
Roof Hatches**

**No Standard**

**07840  
Fire Stopping**

**No Standard**

**08710  
Coordinators**

**See "Flush Bolts"**

**Door Lever Sets  
And Lock Sets**

**Schlage:**

**New Construction:**

**L9000 06L mortise lockset**

**Retrofit Construction:**

**L9000P 06N mortise lockset**

**Classrooms:**

**L9076P minus the outside lever,  
with a Trimco 1111CX 06L or  
06N lockset**

**At Exterior Cylindrical Installation: D series Rhodes  
“Vandigard” lockset**

**At interior Cylindrical Installation: D series Rhodes lever  
design**

**Rim Cylinders:**

**Interchangeable Core Type Only**

**Deadbolts:**

**B660 series**

**Registered Key System:**

**E keyway stamped “Do Not Duplicate”. Consult with District  
for additional and other specific keying information and  
instructions.**

**Digital Lock**

**Alarm Lock: Trilogy DL2700 Electronic Digital Lock**

**Door Seals  
and Bottoms**

**Zero, Ultra, or Reese:**

**Use Zero “Intumet” at labeled openings.**

**Exit Devices**

**Von Duprin:**

**CD99 series. Use key-removable mullions plus rim devices at  
pairs.**

**994L-F lever trim at rated openings.**

**Use pull handles at non-rated openings.**

**Floor Closers**

**LCN:**

**New: LCN 8100 & 8200. Replace existing floor closers with  
Mfr’s best logical replacement unit.**

**Floor Stops/Holders**

**Trimco:**

**Interior: 1215/1216 with locksets, 7281 with panic hardware,  
or equal.**

**Exterior: 1214 - 2 ¼ CK X 1268CK throughout, or equal.**

**Flush Bolts**

**Ives (formerly Glynn-Johnson):**

**FB30 or FB40 Series**

**Coordinators: “COR Series”**

**Hinges**

**Conventional: Stanley “LifeSpan” three-knuckle design series  
or Hager equivalent.**

**Hollow Metal**

**Steelcraft:**

<b>Doors and Frames</b>	<p><b>Exterior:</b> "L" Series, 16 ga honeycomb core or "S" or "A" series tubular for full glass, galvanized, with galvanized 14 ga. frames.</p> <p><b>Interior:</b> "L" Series honeycomb core "S" or "A" series for full glass, 18 ga. With 16 ga. Frames</p> <p>Use knockdown frames at interiors.</p>
<b>Key Cabinets</b>	<b>No Standard</b>
<b>Kick Plates</b>	<p><b>Trimco:</b></p> <p>K0050 series, 12" H X 2" less than door width (1" LDW at non-mullioned pairs) or equal.</p>
<b>Mullions</b>	<p><b>Von Duprin:</b></p> <p>KR series with MT54 storage bracket kit</p>
<b>Overhead Stops</b>	<p><b>Ives (formerly Glynn-Johnson):</b></p> <p>90 &amp; 100 series: Use only where floor or wall stops are inadvisable. When used, use heavy weight hinges or continuous hinges on doors with panic hardware.</p>
<b>Padlocks</b>	<b>Almont: 134-3 series.</b>
<b>Pivots</b>	<b>LCN: 7200 Series. For offset use 7215 series minimum.</b>
<b>Push/Pull Plates</b>	<b>No Standard</b>
<b>Silencers</b>	<b>Ives</b>
<b>Surface Closers</b>	<p><b>LCN: In-swing Doors: 4041</b></p> <p><b>Out-swing Doors: 4041-EDA series</b></p>
<b>Thresholds</b>	<b>No Standard</b>
<b>Wall Stops</b>	<b>Trimco: Interior Doors Only: W1276 CS/CCS at non student doors, or equal. Elsewhere: 1276 CCS-PK, or equal.</b>
<b>09300 Ceramic and Quarry Tile</b>	<b>Dal Tile</b>
<b>Kitchen Flooring</b>	<b>Dal Tile quarry tile.</b>

<b>09510</b>	
<b>Acoustic Ceilings</b>	<b>Armstrong: Cortega 2'x 4'</b>
<b>Adhesive Applied Ceilings</b>	<b>Armstrong: No. 592 Concealed Fine Fissured, 12" x 12"</b>
<b>09650</b>	
<b>Resilient Floor Tile</b>	<b>Altro-Quartz</b>
<b>Resilient Floor Sheeting</b>	<b>Armstrong</b>
<b>09680</b>	
<b>Carpet</b>	<b>Interface: Carpet Tiles</b>
<b>Rubber Base</b>	<b>Burke</b>
<b>09720</b>	
<b>Vinyl Wallcovering</b>	<b>Koroseal: Harborweave</b>
<b>09900</b>	
<b>Paint</b>	<b>PPG</b>
<b>10100</b>	<b>No Standard</b>
<b>10165</b>	
<b>Toilet Partitions</b>	<b>Santana: Poly-Mar HD: "Black Paisley"</b>
<b>10810</b>	
<b>Toilet Accessories</b>	<b>Soap &amp; Towel Dispensers provided by District. Other items: Bobrick.</b>
<b>10990</b>	
<b>Pocket In-wall Tables</b>	<b>Polyvision: DRM 9TB Series</b>
<b>Division 11</b>	<b>Not Used</b>
<b>12485</b>	
<b>Vertical Blinds</b>	<b>Levelor</b>
<b>Division 13</b>	<b>Not Used</b>
<b>14420</b>	
<b>Wheel Chair Lift</b>	<b>The National Wheel-O-Vator Co.: Lift Model "CD"</b>

<b>15400 Waterless Urinals</b>	<b>Sloan: WES 1000 (Ceramic)</b>
<b>15800 HVAC</b>	<b>York, Carrier, or Trane ( include all accessories and components)</b>
<b>Programmable Thermostats</b>	<b>Venstar: Model T2900SCH or Eco-Bee commercial grade model, as assigned for each project by District</b>
<b>16425 Transformers</b>	<b>Square D</b>
<b>16470 Lighting Controls</b>	<b>Not Used</b>
<b>16495 Transfer Switch</b>	<b>Onan Corporation: Model as required for system design</b>
<b>16622 Packaged Engine Generator Systems</b>	<b>Onan Corporation: Model as required for system design (must meet SCAQMD requirements)</b>
<b>Switchgear And Panels</b>	<b>Square D</b>
<b>16760 PABX Telephone System</b>	<b>Mitel or Toshiba, as assigned for each project by District.</b>
<b>Public Address/ Sound System, Master Clock and Class Change Signaling</b>	<b>Valcom or Bogen, as assigned for each project by District.</b>
<b>16715 Fire alarm System</b>	<b>Notifier: NFS2-640E</b>
<b>16790 Computer Networking Switches</b>	<b>Cisco</b>
<b>Raceway</b>	<b>Wiremold</b>



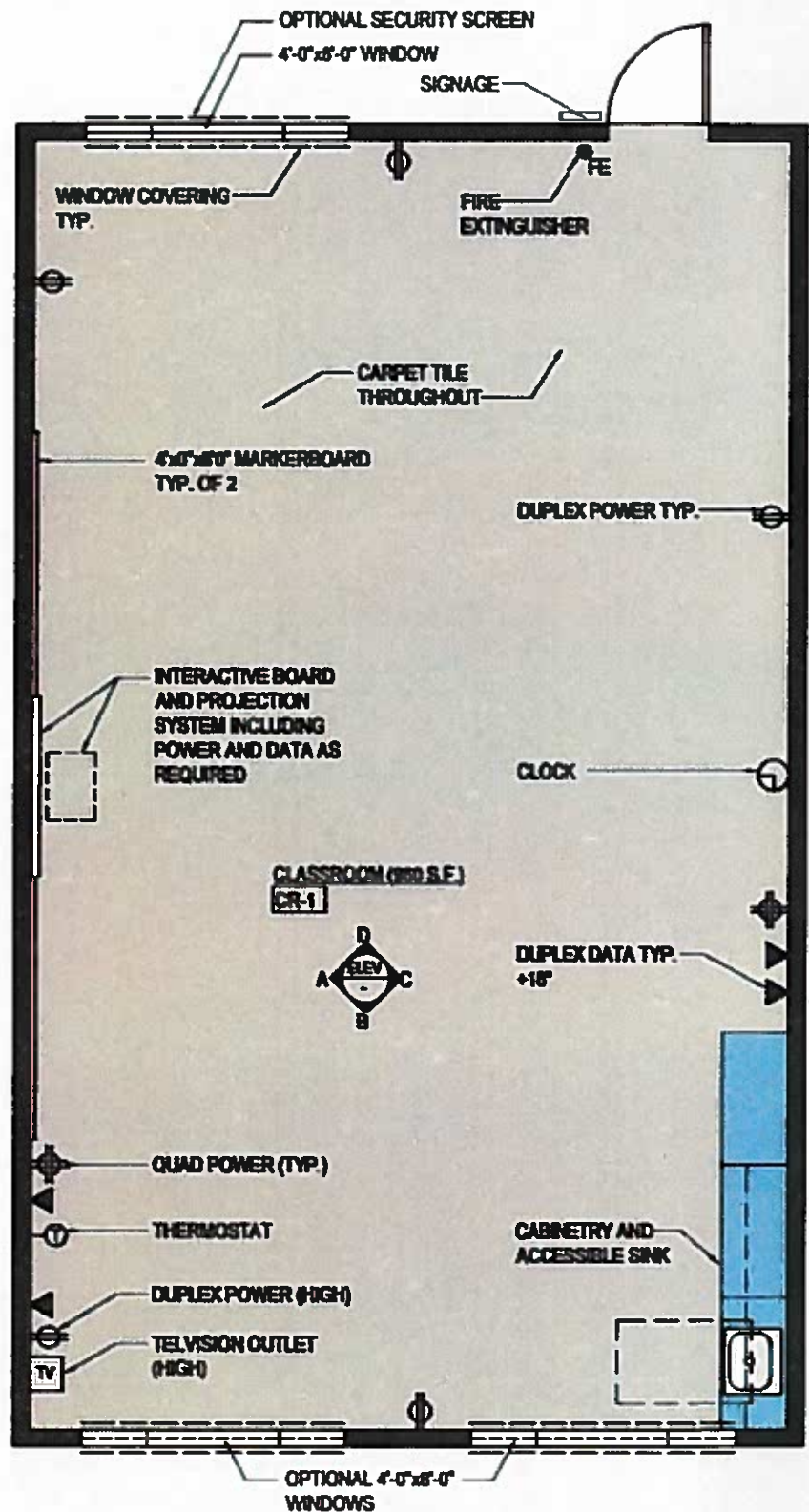




# TYPICAL CLASSROOM FLOORPLAN

## NOTES:

1. INCLUDE SIGNAL (FIRE ALARM / P.A.) SYSTEMS COMPATIBLE WITH SITE SYSTEMS.
2. PROVIDE INTRUSION DOOR CONTACTS AND MOTION DETECTORS AS REQUIRED.
3. PROVIDE MOTION SENSOR CONTROL FOR ROOM LIGHTS.
4. REFER TO DISTRICT PROJECT STANDARDS.



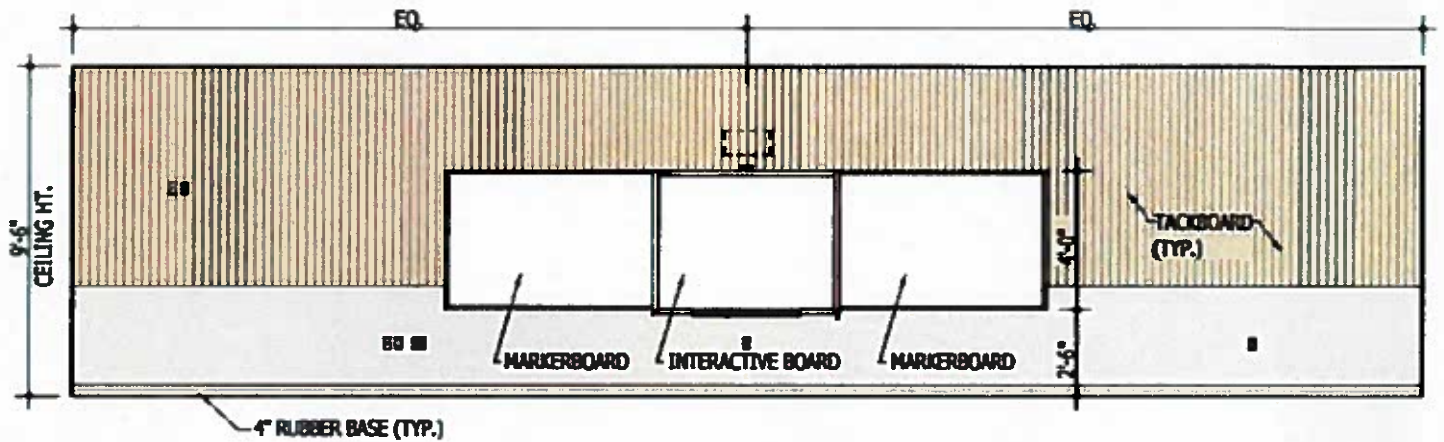
NOTE: 24' x 40' CONFIGURATION SHOW, (30' x 32' SIMILAR)



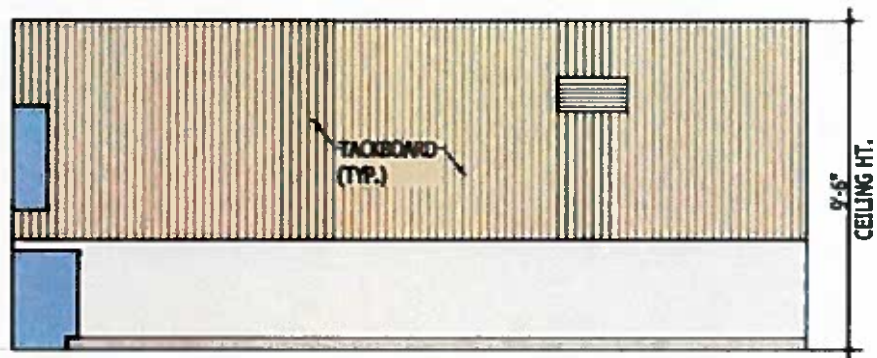
FLEWELLING & MOODY



# TYPICAL CLASSROOM INTERIOR ELEVATIONS



ELEVATION A



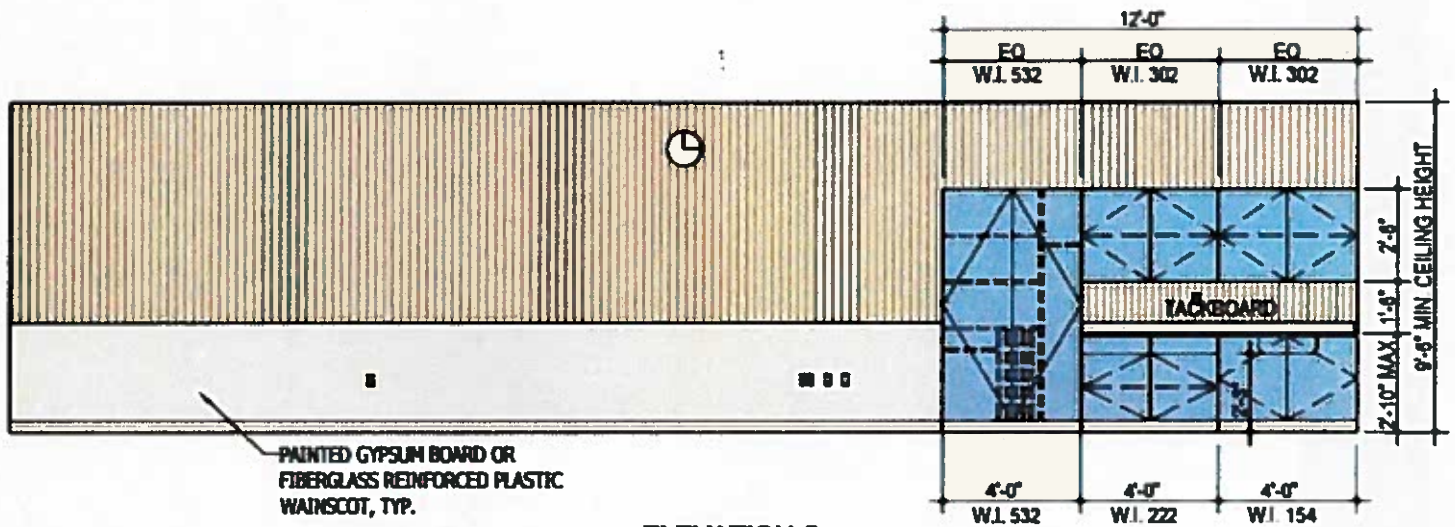
ELEVATION B



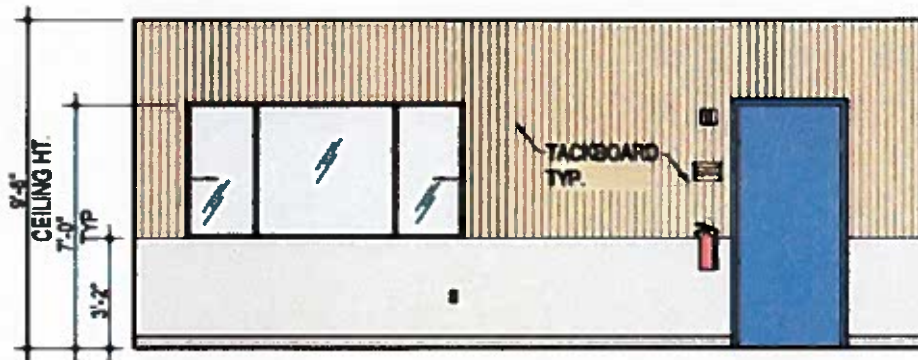
FLEWELLING & MOODY



# TYPICAL CLASSROOM INTERIOR ELEVATIONS



ELEVATION C



ELEVATION D

