



March 16, 2011

Dale Hansen, Superintendent
Lammersville Elementary School District
(Unification Effective July 1, 2011)
300 Legacy Drive
Mountain House, CA 95391-1016

Dear Dale ,


Enclosed is a proposal to prepare a Facility Needs Assessment as required by SB 50 to increase developer fees in excess of the statutory fee for Lammersville Elementary School District. The enclosed proposal provides our scope of work, price quotation and references. Also included are two copies of the agreement. If you decide to retain our services, please sign both copies, retain one copy for your records and return the other one back to our office.

Due to the Lammersville School District's unification effective July 1, 2011, the Lammersville 9-12 students currently attending Tracy Unified School District will require a separate calculation to determine the 9-12 impact of students generated from developments with existing K-8 mitigation agreements. The 9-12 calculation will be included as an Addendum.

Jack Schreder & Associates is an established and recognized educational consulting firm with a proven record in the successful completion of demographic and developer fee studies. For the past twenty-five years, Jack Schreder & Associates has worked with districts throughout California to obtain construction and modernization funds, prepare long-range facility studies and implement local independent (bond) funding programs. The districts for which we are currently working represent a wide cross section of California school districts. Within the last several years we have successfully completed over 425 demographic and developer fee studies.

We would welcome the opportunity to utilize our experience to assist the District in meeting its needs. If you have any questions, please call.

Sincerely,


Jack Schreder

Enclosures

**AGREEMENT TO PREPARE
FACILITY NEEDS ASSESSMENT
for
LAMMERSVILLE ELEMENTARY SCHOOL DISTRICT
(Unification Effective July 1, 2011)**

Prepared by:

Jack Schreder & Associates
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Sacramento, California 95816
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CONTENTS

PURPOSE OF THE PROJECT.....	1
PROJECT METHODOLOGY	1
CONSULTING FEES	4
TIME SCHEDULE.....	4
SIGNATURE	5

PURPOSE OF PROJECT

The objective of this project is to determine the eligibility of the District to impose developer fees in excess of the statutory developer fee. The study will be documented to provide the District with the justification necessary to levy developer fees as authorized by Government Code Section 65995. The report will comply with any new legislative requirements to date, including SB 50 requirements.

PROJECT METHODOLOGY

The project that Jack Schreder & Associates is proposing will be comprised of four separate components. Compliance with Components A and B must be determined before proceeding with Components C and D.

Component A: Determine if the District is eligible to collect developer fees in excess of the statutory developer fee based on meeting two of the following four criteria.

1. Identify if the District has a “substantial enrollment” of its pupils on a multi track year-round schedule. “Substantial enrollment” for purposes of this paragraph means at least 30% of district pupils in kindergarten and grades 1 to 6, inclusive, in the high school attendance area in which all or some of the new residential units identified in the needs analysis are planned for construction. A high school district shall be deemed to have met the requirements of this paragraph if either of the following apply:
 - (a) At least 30% of the high school district’s pupils are on a multi track year-round schedule.
 - (b) At least 40% of the pupils enrolled in public schools in kindergarten and grades 1 to 12, inclusive, within the boundaries of the high school attendance area for which the school district is applying for new facilities are enrolled in multi track year-round schools.
2. Determine if the District has placed a local general obligation bond to finance school facilities on the ballot in the previous four years and if the measure received at least 50% plus one of the votes cast.

3. Determine if the District has issued debt or incurred obligation for capital outlay in an amount equivalent to 15 or 30% of the District's local bonding capacity.
4. Identify if at least 20% of the teaching stations within the District are relocatable classrooms.

Component B: Determine if the District is eligible for new construction funding under the new eligibility requirements for new construction funding set forth in Article 2 (commencing with Section 17071.10) and Article 3 (commencing with Section 17071.75) of Chapter 12.5 of Part 10 of the Education Code. Make an application to the State Allocation Board for new construction funding, if needed.

Proceed only if requirements of Components A and B are satisfied.

Component C: Conduct a school facility needs analysis pursuant to Section 65995.6. The specific steps required to justify the facility needs analysis in this component are:

1. Project enrollment utilizing CBEDS data and cohort survival procedure.
2. Identify historical student generation rates of new residential units constructed during the previous five years that are of a similar type of unit to those anticipated to be constructed either in the school district or the city or county in which the school district is located. Relevant planning agency information, such as multi phased development projects, will be reviewed that may modify the historical figures.
3. Identify residential units to be constructed in the next five years that are of similar type to those constructed in the last five years. Analyze square footage for each residential project.
4. Calculate the number of unhoused elementary, middle and high school pupils generated by new residential units identified in #3.
5. Analyze each district school site to determine the existing school building capacity calculated pursuant to Article 2 (commencing with Section 17071.10) of Chapter 12.5 of Part 10 of the Education Code.

6. Identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.
7. Identify and consider any surplus property owned by the District that can be used as a school site or that is available for sale to finance school facilities.
8. Identify and analyze local sources other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units.

Component D: Calculate the developer fee justified which is in excess of the statutory fee and document said fee as required by SB 50. The information and conclusions identified in Components A through C will be included in a report to be delivered to the District upon completion of the project.

CONSULTING FEES

<u>Lammersville Elementary SD</u>	<u>Price</u>
Component A Determination of criteria to assess District eligibility to collect developer fees in excess of the statutory fee.	No Charge
Component B Eligibility determined in the State Building Program (if needed)	\$145 Hour
Component C and D Needs Assessment and Report	\$8,875

Additional Considerations

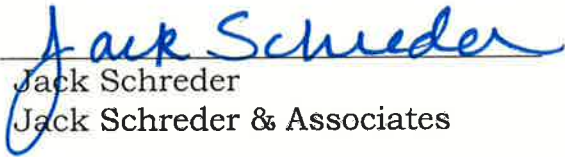
- The quoted price does not include attendance at the Board meeting when the report is presented; this is an additional optional cost for the District.
- Expenses incurred for necessary visitations to the district by the Consultant prior to the completion of the draft report will be reimbursed to the Consultant.
- Visitations to the District following the study will be reimbursed to the Consultant in the amount of \$145 an hour including travel time.
- Reproduction costs of the draft and final reports will be reimbursed to the Consultant. At the District's request, a "camera-ready" copy can be provided.
- Express mail expenses will be documented and reimbursed to the Consultant.

TIME SCHEDULE

The draft report will be presented to the District within 90 days of a signed agreement and receipt of requested information. The final report will be completed 15 days after receipt of the final draft from the District.

This agreement is between the Lammersville Elementary School District and Jack Schreder & Associates.

Dale Hansen
Superintendent
Lammersville Elementary School
District



Jack Schreder
Jack Schreder & Associates

Date

March 16, 2011
Date