



DUBLIN SCHOOLS

DUBLIN UNIFIED SCHOOL DISTRICT

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June 13, 2016

Ms. Lisa Vorderbrueggen
Executive Director of Governmental Affairs
Building Industry Association-Bay Area East Bay
1350 Treat Blvd, Suite 140
Walnut Creek, CA 94597

Sent Via Email and US Mail to: lvorderbrueggen@biabayarea.org

RE: Response to BIA re Dublin Unified School District 2016 School Facilities
Needs Analysis Questions

Dear Ms. Vorderbrueggen:

We appreciate the Building Industry Association (“BIA”) taking the time to review Dublin Unified School District’s (“District”) School Facilities Needs Analysis dated May 13, 2016 (“2016 SFNA”).

In response to the BIA’s Letter of June 1, 2016 (“BIA Letter”), which outlined the BIA’s questions related to the District’s 2016 SFNA and the Level II and Level III Fees (collectively, referred to hereinafter as “Alternative Fees”) determined therein, we submit the following response (the numbers below correspond with the numbers in the BIA Letter):

1. While the underlying residential unit projection assumptions used in the 2015 School Facilities Needs Analysis prepared by SCI are not available, information from the City of Dublin (“City”) planning division indicates there are approximately 900 remaining units planned, under construction or were completed after the Fall 2015 enrollment reporting within projects such as Jordan Ranch, Grafton Plaza, Terrace Ridge, and Heritage Park, all of which are currently not subject to mitigation agreements. In addition, units within projects such as Moller Ranch are also expected to be constructed over the next five (5) years. Furthermore, there are a combined 631 multi-family units that are under construction or were completed after the Fall 2015 enrollment reporting and are not subject to mitigation agreements.
2. The District did not make a projection for mitigated units in 2015.
3. The District’s demographic consultant submitted a development project list to the City Planning Department, which included notes regarding the status and planned phasing of such development projects. The City reviewed and provided comments to the District and the District’s consultants with respect to the projects, number of units planned within each project, and notes regarding expected phasing. A copy of the active projects list can be found in the Draft 7-Year Student Population Projections Fall 2015-16 (“Demographic Report”) prepared by the District’s demographic consultant. The total number of residential units projected in the 2016 SFNA is in-line with the residential projections made in the Demographic Report over a five-year period. The District did not receive written confirmation from the City with respect to the total number of residential units projected.

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SUPERINTENDENT

Stephen Hanke, Ed.D.
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4. Section 42268 of the Education Code is non-existent.
5. The number of residential units by unit type are shown on Page 2 of the Demographic Report.
6. The State does not currently have funding to apportion to such new school facilities construction projects, and therefore at this time the State has not agreed to fund the site development costs related to the JM Amador Elementary School.
7. In June 2006, the State Allocation Board (“SAB”) adopted emergency amendments to Section 1859.76 of the SAB Regulations (New Construction Additional Grant for Site Development Costs). New Construction Additional Grants for Site Development Costs (“GSD Grants”), cited under Section 1859.76 (d), have been extended and remain in effect. The GSD Grants are separate from, and are in addition to, permissible service site, off-site and utility service costs that may be funded by the SAB. Section III.A.1 of the 2016 SFNA addresses and includes the permissible New Construction Additional Grants. Section III.B of the 2016 SFNA addresses and includes estimates for general site development using only service site, off-site and utility service development costs for the JM Amador Elementary School.
8. State funding would be dependent on the State having funds available for reimbursement. Currently, no State funds for land acquisition reimbursement are available. Since the District does not own the site, it is appropriate to include such costs until such time as the District possesses the site.

Furthermore, the findings in the 2016 SFNA indicate 992 existing unhoused students in grades K through 8 (Table 4-2016 SFNA), 1,122 projected unhoused grades K through 8 students from mitigated Projected Units (page 7-2016 SFNA) and 655 projected unhoused grades K through 8 students from unmitigated Projected Units (Table 5-2016 SFNA) for a combined total of 2,769 unhoused students. Using the District’s estimated future school facilities capacities of 950 for K-8 sites, nearly three (3) K-8 school sites are required over the next five (5) years.

9. Please find a copy of the May 2014 Appraisal enclosed.
10. In determining the permissible Alternative School Fees, the 2016 SFNA follows the requirements under the governing statutes in determining the site size requirements. Site size is determined by the School Site Analysis and Development Handbook (published by the California Department of Education), not by the actual site size. The proposed Jordan Ranch (K-8) school site is an approximately 10-acre site located on Assessor’s Parcel Number 985-0098-002, which is generally located south of Central Parkway and east of Fallon Road. The proposed Dublin Crossing (K-8) school site is an approximately 12-acre site located in the Dublin Crossing Specific Plan. However, while these are the expected school sites, it should be noted that neither of these sites are currently in the District’s possession.
11. On April 27, 2016, the Board of Trustees of the District and the City Council held a public joint meeting, during which time a presentation was given discussing potential sites for a future high school. More detailed information regarding the Joint Meeting agenda and supporting documentation can be found using the following web address:

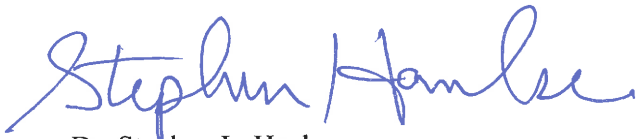
<https://agendaonline.net/public/Meeting.aspx?AgencyID=41&MeetingID=33202&AgencyTypeID=1&IsArchived=False>

However, the process of selecting a site for construction of the District's second high school is ongoing. In determining the Alternative School Fees, the 2016 SFNA applies the estimated impact of projected unhoused students only (Table 11 shows 144 projected unhoused students would require 0.06 of the allowable site acquisition costs for high school). It should be noted that use of the lower student capacity of 1,500 would result in higher Alternative School Fees: although the site size requirements under the State guidelines would decrease, the proportion of projected unhoused students to the site capacity would increase, resulting in an overall increase in the Alternative School Fees. The 2016 SFNA utilizes the more conservative 2,500 maximum design capacity and assumes the District will obtain a site sufficient in size to accommodate the maximum number of students.

12. The District has not collected rental income from the Nielsen Education Center since August 2014. In addition, the District does not anticipate collecting income from the Nielsen Education Center in the near future.
13. Currently unhoused students are estimated based on the District's Fall 2015 enrollment and facilities capacities determined pursuant to State guidelines and are not determined by specific school sites. The 2016 SFNA does not purport to indicate those facilities have been constructed, but intends that new facilities will be required to provide adequate housing to serve those students. The District currently serves students enrolled on an inter-district basis, however a direct funding source does not currently exist to offset the facilities impact of inter-district students. A summary of the number of inter-district students as of the Fall 2015 enrollment by school site is enclosed.

Thank you for your review of the 2016 SFNA and your correspondence. If you have any questions in the meantime, please do not hesitate to contact me at (925) 828-2551 x8001.

Sincerely,



Dr. Stephen L. Hanke
Superintendent

SH/sf

Attachment (1)

cc: Dublin Unified School District Board of Trustees
Marilyn J. Cleveland, Dannis Woliver Kelley
Lyn Gruber, Koppel & Gruber Public Finance

**DUBLIN UNIFIED SCHOOL DISTRICT
INTER-DISTRICT STUDENT SUMMARY
FALL 2015 ENROLLMENT**

| School Name/Program | Number of Students (Fall 2015 Enrollment) |
|--------------------------|---|
| AMADOR ELEMENTARY | 6 |
| DOUGHERTY ELEMENTARY | 19 |
| DUBLIN ELEMENTARY | 20 |
| DUBLIN HIGH | 99 |
| FALLON MIDDLE | 15 |
| FREDERIKSEN ELEMENTARY | 31 |
| GREEN ELEMENTARY | 15 |
| KOLB ELEMENTARY | 10 |
| MURRAY ELEMENTARY | 37 |
| VALLEY CONTINUATION HIGH | 5 |
| WELLS MIDDLE | 39 |
| TOTAL | 296 |