



KING
CONSULTING

Proposal:

Developer Fee Justification Study

Prepared for:

Wheatland Elementary School District

Attention:

Craig Guensler
Superintendent
cguensler@wheatland.k12.ca.us
530-633-3130

Primary Contact:

Jamie King-Iseman
President
jamie@kinginc.com
916-706-3538



Experience and Qualifications

King Consulting is an established and recognized school facility planning firm. We offer a wide array of services to assist school districts of all sites across California and the nation with their school planning needs and funding opportunities.

Our work includes the completion of long-range master plans, boundary studies, demographic studies, enrollment projection studies, developer fee justification studies (both Level I and Level II), developer mitigation, and State/Local/Federal eligibility and funding applications. For the past 25 years, King Consulting has worked with clients throughout California and the nation.

Our professional, enthusiastic staff has over 80 years of combined experience. We are a small firm, with only highly experienced staff who excel in their specific areas of expertise. Our combined experience has resulted in our firm's ability to adhere to timelines and organize projects so that the client's needs are exceedingly met. While we specialize in managing and summarizing complex data analyses, we pride ourselves on our unique ability to disseminate the information to our clients and their stakeholders. We are always excited for the opportunity to meet in person or over the phone to clearly explain anything

needed to our clients' staff, school board, and community. Our clients receive information within a broader context that includes full narrative explanations that school district staff and school board members repeatedly reference throughout the year.

While we excel in all areas of school facility planning, we are most proud of the lasting relationships we form with our clients. We care about our school districts, and we get to know them intimately through the course of our work. For this reason, so many of our clients work with us year after year. King Consulting digs deeper and tries harder in every aspect of our work because we become personally invested in the districts with whom we work.

Thank you for the opportunity to submit this proposal.

Purpose and Scope of Services

The District should prepare a Developer Fee Justification Study to demonstrate they meet pertinent requirements of State law regarding the collection of developer fees for both residential and commercial construction.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities. Government Code Section 65995 authorizes school districts to collect fees on future development, currently \$4.79 per square foot of residential construction and \$0.78 for commercial/industrial construction (Level I Fees). Government Code 66001 requires that a reasonable relationship exist between the amount and use of the fees and the development on which the fees are to be charged.

King Consulting will prepare a Developer Fee Justification Study in order to justify the collection of the 2022 statutory developer fees for both the residential and commercial/industrial developments within the District. These fees are authorized by Education Code 17620.

The study will be documented to provide the District with justification to levy statutory developer fees
The study will:

- Identify the cost of providing school facilities for students generated by future residential and commercial/industrial development in order to justify the collection of fees, and
- Explain the relationship between the fees and the developments on which those fees are to be charged.

The following components outline King Consulting's work for the preparation of the Developer Fee Justification Study.

Developer Fee Justification Scope of Services

BACKGROUND RESEARCH

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

A key component of the Developer Fee Justification Study is assessing the impact of both residential and commercial development. King Consulting will research residential and commercial development projected to occur within District boundaries by:

- Reviewing general plans and specific plans for jurisdictions served by the District;
- Contacting all appropriate city planning departments and county agencies to review all proposed, tentative, and final tract maps;
- Researching other data which may impact the District by generating new students.

This task allows King Consulting to estimate future residential units by housing category (multi-family, single-family detached, single-family attached, and commercial development) that can be constructed within the District.

STUDENT GENERATION RATES

King Consulting will prepare District-specific Student Generation Rates (SGR's) by housing category (i.e. single-family detached, single-family attached, multi-family, or affordable). SGR's will be calculated by cross-referencing current student enrollment for the District to residential data provided by the District and the County Assessor. Utilizing the information gathered regarding anticipated Residential and Commercial development, King Consulting will project future students from new residential development to assist in calculating the impact to District facilities.

FACILITY CAPACITY ASSESSMENT

King Consulting will review the District's School Facility Capacity as reported on the State Allocation Board Form 50-02 to determine the District's ability to house current and future students at each school level. The SAB 50-02 will be updated with facilities that have been added to the District since establishing School Facility Program eligibility.

If the SAB 50-02 is unavailable, King Consulting will prepare a School Facility Inventory based on Current classrooms and District loading standards.

DETERMINATION OF SCHOOL FACILITY NEEDS AND METHODOLOGY

ENROLLMENT PROJECTIONS

To develop the nexus between the current capacity of the District and the future need to house students, King Consulting will prepare an enrollment projection using historical enrollments, student generation rates prepared as part of this analysis, current and planned residential and commercial development, birth trends, and student migration.

FACILITY CAPACITY COMPARED TO ENROLLMENT PROJECTIONS

King Consulting will compare the District's facility capacity to current enrollments to calculate the number of seats available to house students generated from future residential units. This comparison will be provided by school level.

FUTURE FACILITY NEEDS AND SCHOOL FACILITIES IMPACT

King Consulting will calculate the number and type of school facilities that will need to be expanded and/or modernized by the District to effectively house all students at build-out. In addition, King Consulting will review and analyze District-specific construction costs to estimate the full school facilities impact per square foot of residential and commercial construction.

STUDY PREPARATION AND ASSISTANCE WITH ADOPTION OF THE STUDY AND IMPLEMENTATION FEE

King Consulting will prepare on study draft and will provide additional drafts as needed. King Consulting will provide a final study in PDF format. Bound copies can be provided upon request. King Consulting will provide sample Board resolutions and public notices and will review adoption documents and critical timelines with District staff.

King Consulting will provide ongoing services through fee implementation as needed while the fee is in place. These services include:

- Responding to public comments;
- Ongoing services related to the fee collection (i.e. questions that arise from the community and developers as fees are paid throughout the year).

REQUIRED DATA

In order to complete the analysis, we need the District to provide the following items:

- Current year student database, with selected fields;
- Mitigated residential units;
- Most recent SAB eligibility forms (SAB 50-01, -02, -03);
- School facility construction costs based on recent projects.

If data availability is limited, we may also require:

- Site maps with room uses to prepare facility capacity;
- Developer Fee records, with address, square footage, and type of housing unit.

Consulting Fees

For the services outlined, the Client shall pay King Consulting a total fee of **\$4,100** upon the completion of the final document.

The fees shall cover all normal business expenses incurred on behalf of the District. Necessary visitations to the District by King Consulting will be reimbursed on an actual and necessary basis. Reimbursed visitations shall have prior approval by the District.

The District shall be responsible for reviewing and verifying all data included in documents, forms, and reports prepared by King Consulting on behalf of the District. The District shall be responsible for consulting legal counsel as related to the preparation and submittal of documents, forms, and reports.

The terms of this agreement shall remain in force unless mutually amended.

ADDITIONAL CONSIDERATIONS

King Consulting shall be reimbursed as follows:

- Work Completed above and beyond the hours specified in this contract shall be billed at **\$205.00 per hour**;
- Mileage for all meetings shall be reimbursed to King Consulting at the IRS standard mileage rate;
- Application filing fees and other State-required fees are the responsibility of the District;
- Express Mail expenses will be documented and reimbursed to King Consulting;
- Reproduction of documents shall be the responsibility of the District. King Consulting will provide duplicating costs at an actual cost basis.

Signatures

This Agreement is between the Wheatland Elementary School District and King Consulting.



Craig Guensler
Superintendent
Wheatland Elementary School District

Jamie King-Iseman
President
King Consulting

05/31/2023

Date

Date