

Cotati-Rohnert Park Unified School District  
Annual and Five-Year Developer Fee Report  
 July 1, 2015 – June 30, 2016

Developer fees are collected for new construction on residential and commercial properties. The fees per square foot charged during 2015-16 were:

	July 1, 2015 to May 18, 2016	May 19, 2016 to June 30, 2016
Residential	\$3.36	\$3.48
Commercial	\$0.54	\$0.56

The beginning balance as of July 1, 2015	<u>\$601,057.14</u>
The fees collected: Residential	\$573,875.16
Commercial refund*	-62,003.34
The interest collected:	<u>3,493.58</u>
Total revenue	<u>\$515,365.40</u>

The expenditures (July 1, 2015 – June 30, 2016):

Chromebooks for student use due to expansion at Technology Middle School	\$59,608.07
Furniture for grade expansion at University Elementary at La Fiesta	31,110.95
Furniture for new special education classrooms at Lawrence Jones Middle School and Monte Vista Elementary	19,366.66
Replacement classroom chairs for Monte Vista Elementary	2,007.41
Equipment for expanded computer lab at Technology High	12,721.38
West County Transportation JPA facilities costs	38,963.28
Other Administrative Costs:	
SchoolWorks, Inc. professional services to prepare a developer fee justification study	4,000.00
Legal notices in Press Democrat for public hearings regarding proposed fee increases	560.00
Guide K12 GIS software license	<u>7,490.70</u>
Total expenditures	<u>\$175,828.45</u>
The ending balance as of June 30, 2016	<u>\$940,594.09</u>

\*Refund of a fee collected in the prior fiscal year for a project determined to be outside district boundaries.

Interfund Loans

The fund loaned \$463,700 to the bond fund (fund 21) on September 8, 2015 to meet cash flow needs. The loan was repaid on November 10, 2015.

Expenditures Planned for 2016-17

New kindergarten building for the re-opening of Richard Crane Elementary	\$900,000
West County Transportation JPA facilities costs	81,383
Other Administrative Costs:	
Administrative charge to the General Fund	1,500
Legal notices in Press Democrat and Community Voice regarding proposed fee increases	500
Professional services, developer fee justification study	<u>5,000</u>
Projected total 2016-17 expenditures	<u>\$988,383</u>

**PROJECTS PROPOSED IN THE NEXT FIVE YEARS FOR WHICH FEES WILL BE EXPENDED**

A. The fees are collected on new residential and commercial development within the District to fund school facilities required to serve students generated by new development. The fees will be used to fund construction and reconstruction (modernization) of school facilities and provide interim housing as necessary.

**B. RELATIONSHIP BETWEEN FEES COLLECTED AND PURPOSE FOR WHICH THEY ARE COLLECTED**

There is a reasonable relationship between fees charged and the need for construction and reconstruction (modernization) of school facilities. The School District does not have adequate facilities to accommodate students from new development. The fees collected do not exceed the cost of providing adequate school facilities.

The amounts shown below reflect conservative estimates of the fees to be collected during the course of the listed construction projects. Additional fees collected will be spent on the projects and reduce the share of costs to be paid from the bond fund. None of the projects are under contract, so estimated costs are shown. It is expected that all the amounts shown will change over time.

PROJECT NAME: Richard Crane Elementary School Re-opening

Total Cost of Project: \$11,000,000

<b>Estimated Cost of Project</b>	<b>Source of Funds</b>	<b>Anticipated Date to Commence Project</b>
1. \$ 900,000	Developer Fees	<b>July 2016</b>
2. \$10,050,000	General Obligation Bonds	<b>July 2016</b>
3. Total: \$11,000,000		<b>Completion by July 2017</b>

Additional developer fees collected during the course of this project will be used to reduce the portion coming from the bond fund. This school is being re-opened to house the year-round track currently located at Evergreen Elementary. This will give both schools the capacity to enroll the approximately 500 elementary students expected over the next few years from the new University District housing development.

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PROJECT NAME: Rancho Cotate High School TAG (Theater, Academic, Gymnasium) Building

Total Cost of Project: \$45,000,000

<b>Estimated Cost of Project</b>	<b>Source of Funds</b>	<b>Anticipated Date to Commence Project</b>
1. \$ 500,000	Developer Fees	<b>July 2016</b>
2. \$44,500,000	General Obligation Bonds	<b>July 2016</b>
3. Total: \$45,000,000		<b>Completion during 2018-19</b>

Developer fees collected during the course of this project will be used to reduce the portion coming from the bond fund. The project is currently awaiting approval by the Division of the State Architect.

PROJECT NAME: Monte Vista Elementary School Modular Building

Total Cost of Project: \$7,000,000

<b>Estimated Cost of Project</b>	<b>Source of Funds</b>	<b>Anticipated Date to Commence Project</b>
1. \$ 500,000	Developer Fees	<b>Not yet determined</b>
2. \$6,505,000	General Obligation Bond	<b>Not yet determined</b>
3. Total: \$7,000,000		<b>Not yet determined</b>

Additional developer fees collected during the course of this project will be used to reduce the portion coming from the bond fund. This project will create capacity to enroll the elementary students expected over the next few years from new housing developments within the school's attendance area, including Cannon Manor and Sonoma Mountain Village. In addition, the project will replace portable classrooms at the end of their useful life with a new, longer-lasting modular building.