

## APPENDIX E

### RIO DEL ORO SCHOOLS FUNDING ANALYSIS

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**Table E-1  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
School Financing Plan Summary: Phase 1**

**Phase 1**

Item	Folsom-Cordova USD K-12
<b>Residential Units</b>	[1]
Single-Family Low Density	1,450
Single-Family Medium Density	904
High-Density	640
<b>Total Units</b>	<b>2,994</b>
<b>Students</b>	[2]
Elementary	907
Middle	451
High	505
<b>Total Students</b>	<b>1,863</b>
<b>Schools Funded</b>	[2]
Elementary	1.51
Middle	0.50
High	0.25
<b>School Sites Provided</b>	[3]
Elementary	2
Middle	1
High	0
<b>Total Sites Provided</b>	<b>3</b>
<b>Estimated School Project Budget</b>	[5]
Elementary	\$44,507,250
Middle	\$34,220,978
High	\$43,149,725
<b>Total Estimated School Project Budget</b>	<b>\$121,877,953</b>
<b>Estimated Funding Revenue</b>	
Development Impact Fees (Level 2)	[6] \$38,642,422
State School Building Program	[7] \$34,251,180
<b>Total Available Funding</b>	<b>\$72,893,602</b>
Local Bonds	[8] \$0
Supplemental Funding	[9] \$48,984,351
<b>Total Funding Revenue</b>	<b>\$121,877,953</b>

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-2.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-3. In Phase 1, the budget amount is the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-4.
- [7] From Table E-6.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

**Table E-2  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
School Site Requirements: Phase 1**

<b>Phase 1</b>
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Item	K-5	6-8	9-12	Total
<b>Residential Units</b> [1]				
Single-Family Low Density	1,450	1,450	1,450	<b>1,450</b>
Single-Family Medium Density	904	904	904	<b>904</b>
High-Density	640	640	640	<b>640</b>
<b>Total Units</b>	<b>2,994</b>	<b>2,994</b>	<b>2,994</b>	<b>2,994</b>
<b>Students</b>				
<b>Student Generation Rate</b> [2]				
Single-Family	0.339	0.170	0.190	<b>0.699</b>
Multifamily	0.170	0.079	0.090	<b>0.339</b>
<b>Students Generated</b>				
Single-Family	798	400	447	<b>1,645</b>
Multifamily	109	51	58	<b>218</b>
<b>Total Students</b>	<b>907</b>	<b>451</b>	<b>505</b>	<b>1,863</b>
<b>Schools Funded</b>				
Standard School Size [3]	600	900	2,000	
<b>Total Schools Funded</b>	<b>1.51</b>	<b>0.50</b>	<b>0.25</b>	<b>2.27</b>
<b>School Sites Provided</b> [4]				
	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>

*"need1"*

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-3.

[4] HS Quantity does not include the Continuation High School Site.

**Table E-3  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
Estimated Typical School Project Budget: Phase 1**

**Phase 1**

Item	Cost per Unit	Units	Totals
<b><i>Elementary School - K-5</i></b>			
<b>Assumptions</b>			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre 9.0 acres	\$4,680,000
Site Preparation Budget	[5]	\$380,000 per acre 9.0 acres	\$3,420,000
Construction Budget	[6]	\$475.00 per sq. ft. 45,000 sq. ft.	\$21,375,000
<b>Total Budget</b>			<b>\$29,475,000</b>
<b>Per Student Budget</b>			<b>\$49,125</b>
<b>Students</b>			<b>906</b>
<b>Estimated School Project Budget</b>			<b>\$44,507,250</b>
<b><i>Middle School - 6-8</i></b>			
<b>Assumptions</b>			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre 21.5 acres	\$11,180,000
Site Preparation Budget	[5]	\$400,000 per acre 21.5 acres	\$8,600,000
Construction Budget	[6]	\$490.00 per sq. ft. 99,000 sq. ft.	\$48,510,000
<b>Total Budget</b>			<b>\$68,290,000</b>
<b>Per Student Budget</b>			<b>\$75,878</b>
<b>Students</b>			<b>451</b>
<b>Estimated School Project Budget</b>			<b>\$34,220,978</b>
<b><i>High School - 9-12</i></b>			
<b>Assumptions</b>			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre 62.0 acres	\$32,240,000
Site Preparation Budget	[5]	\$400,000 per acre 62.0 acres	\$24,800,000
Construction Budget	[6]	\$495.00 per sq. ft. 230,000 sq. ft.	\$113,850,000
<b>Total Budget</b>			<b>\$170,890,000</b>
<b>Per Student Budget</b>			<b>\$85,445</b>
<b>Students</b>			<b>505</b>
<b>Estimated School Project Budget</b>			<b>\$43,149,725</b>

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

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**Table E-4**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**School Mitigation Fee Revenue: Phase 1**

Phase 1

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	1,450	2,600 sq. ft.	3,770,000 sq. ft.	\$5.62	\$21,187,400
Single-Family Medium Density	904	2,000 sq. ft.	1,808,000 sq. ft.	\$5.62	\$10,160,960
High-Density	640	1,400 sq. ft.	896,000 sq. ft.	\$5.62	\$5,035,520
Commercial			5,377,482 sq. ft.	\$0.42	\$2,258,542
<b>Total</b>	<b>2,994</b>				<b>\$38,642,422</b>

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

**Table E-5**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Per Student State Grant Calculation: Phase 1**

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
<b>Total Grants</b>	<b>\$7,226</b>	<b>\$7,664</b>	<b>\$9,993</b>	<b>\$23,039</b>	<b>\$15,410</b>
<hr/>					
Conversion to K-12 Grant Categories [2]	K-5	6-8	9-12		
K-12 Students [3] 97.5%	\$7,045	\$7,472	\$9,743		
Severe Special Ed [3] 2.1%	\$484	\$484	\$484		
Non-Severe Special Ed. [3] 0.4%	\$62	\$62	\$62		
<b>Total</b> 100.0%	<b>\$7,591</b>	<b>\$8,018</b>	<b>\$10,289</b>		
Grant for Labor Compliance [4] 0.5%	\$38	\$40	\$51		
<b>Total Per Student Grant</b>	<b>\$7,629</b>	<b>\$8,058</b>	<b>\$10,340</b>		

*"grants1"*

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

**Table E-6**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**State Funding: Phase 1**

<b>Phase 1</b>
----------------

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<b><i>Elementary School</i></b>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
<b>Total State Grants per School</b>				<b>\$8,680,734</b>
Number of Schools Funded	[5]			1.51
<b>Total State Grants</b>				<b>\$13,122,377</b>
<b><i>Middle School</i></b>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
<b>Total State Grants per School</b>				<b>\$17,205,207</b>
Number of Schools Funded	[5]			0.50
<b>Total State Grants</b>				<b>\$8,621,720</b>
<b><i>High School</i></b>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
<b>Total State Grants per School</b>				<b>\$49,533,001</b>
Number of Schools Funded	[5]			0.25
<b>Total State Grants</b>				<b>\$12,507,083</b>
<b>Grand Total State Grants</b>				<b>\$34,251,180</b>

*"state 1"*

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-2.

[2] Costs from Table E-3.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-5.

[4] Average students per school.

[5] From Table E-2.



**Table E-7  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
School Financing Plan Summary: Remaining Phases**

**Remaining Phases**

Item	Folsom-Cordova USD K-12
<b>Residential Units</b>	[1]
Single-Family Low Density	6,535
Single-Family Medium Density	992
High-Density	1,080
<b>Total Units</b>	<b>8,607</b>
<b>Students</b>	[2]
Elementary	2,736
Middle	1,365
High	1,527
<b>Total Students</b>	<b>5,628</b>
<b>Schools Funded</b>	[2]
Elementary	4.56
Middle	1.52
High	0.76
<b>School Sites Provided</b>	[3]
Elementary	4
Middle	1
High	1
<b>Total Sites Provided</b>	<b>6</b>
<b>Estimated School Project Budget</b>	[5]
Elementary	\$134,356,875
Middle	\$103,573,470
High	\$130,474,515
<b>Total Estimated School Project Budget</b>	<b>\$368,404,860</b>
<b>Estimated Funding Revenue</b>	
Development Impact Fees (Level 2)	[6] \$116,450,535
State School Building Program	[7] \$103,497,158
<b>Total Available Funding</b>	<b>\$219,947,693</b>
Local Bonds	[8] \$0
Supplemental Funding	[9] \$148,457,167
<b>Total Funding Revenue</b>	<b>\$368,404,860</b>

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-8.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-9. In Phase 1, the budget amount represents the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-10.
- [7] From Table E-12.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

**Table E-8  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
School Site Requirements: Remaining Phases**

<b>Remaining Phases</b>
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Item	K-5	6-8	9-12	Total
<b>Residential Units</b> [1]				
Single-Family Low Density	6,535	6,535	6,535	<b>6,535</b>
Single-Family Medium Density	992	992	992	<b>992</b>
High-Density	1,080	1,080	1,080	<b>1,080</b>
<b>Total Units</b>	<b>8,607</b>	<b>8,607</b>	<b>8,607</b>	<b>8,607</b>
<b>Students</b>				
<b>Student Generation Rate</b> [2]				
Single-Family	0.339	0.170	0.190	<b>0.699</b>
Multifamily	0.170	0.079	0.090	<b>0.339</b>
<b>Students Generated</b>				
Single-Family	2,552	1,280	1,430	<b>5,262</b>
Multifamily	184	85	97	<b>366</b>
<b>Total Students</b>	<b>2,736</b>	<b>1,365</b>	<b>1,527</b>	<b>5,628</b>
<b>Schools Funded</b>				
Standard School Size [3]	600	900	2,000	
<b>Total Schools Funded</b>	<b>4.56</b>	<b>1.52</b>	<b>0.76</b>	<b>6.84</b>
<b>School Sites Provided</b> [4]				
	<b>4</b>	<b>1</b>	<b>1</b>	<b>6</b>

*"need1"*

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-9.

[4] HS Quantity does not include the Continuation High School Site.

**Table E-9**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Estimated Typical School Project Budget: Remaining Phases**

**Remaining Phases**

Item	Cost per Unit	Units	Totals
<b>Elementary School - K-5</b>			
<b>Assumptions</b>			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	9.0 acres	\$4,680,000
Site Preparation Budget	[5]	9.0 acres	\$3,420,000
Construction Budget	[6]	45,000 sq. ft.	\$21,375,000
<b>Total Budget</b>			<b>\$29,475,000</b>
<b>Per Student Budget</b>			<b>\$49,125</b>
<b>Students</b>			2,735
<b>Estimated School Project Budget</b>			<b>\$134,356,875</b>
<b>Middle School - 6-8</b>			
<b>Assumptions</b>			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
<b>Costs</b>			
Site Acquisition	[4]	21.5 acres	\$11,180,000
Site Preparation Budget	[5]	21.5 acres	\$8,600,000
Construction Budget	[6]	99,000 sq. ft.	\$48,510,000
<b>Total Budget</b>			<b>\$68,290,000</b>
<b>Per Student Budget</b>			<b>\$75,878</b>
<b>Students</b>			1,365
<b>Estimated School Project Budget</b>			<b>\$103,573,470</b>
<b>High School - 9-12</b>			
<b>Assumptions</b>			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	62.0 acres	\$32,240,000
Site Preparation Budget	[5]	62.0 acres	\$24,800,000
Construction Budget	[6]	230,000 sq. ft.	\$113,850,000
<b>Total Budget</b>			<b>\$170,890,000</b>
<b>Per Student Budget</b>			<b>\$85,445</b>
<b>Students</b>			1,527
<b>Estimated School Project Budget</b>			<b>\$130,474,515</b>

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

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**Table E-10**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**School Mitigation Fee Revenue: Remaining Phases**

Remaining Phases

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	6,535	2,600 sq. ft.	16,991,000 sq. ft.	\$5.62	\$95,489,420
Single-Family Medium Density	992	2,000 sq. ft.	1,984,000 sq. ft.	\$5.62	\$11,150,080
High-Density	1,080	1,400 sq. ft.	1,512,000 sq. ft.	\$5.62	\$8,497,440
Commercial			3,127,608 sq. ft.	\$0.42	\$1,313,595
<b>Total</b>	<b>8,607</b>				<b>\$116,450,535</b>

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

**Table E-11**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Per Student State Grant Calculation: Remaining Phases**

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
<b>Total Grants</b>	<b>\$7,226</b>	<b>\$7,664</b>	<b>\$9,993</b>	<b>\$23,039</b>	<b>\$15,410</b>

  

Conversion to K-12 Grant Categories [2]			K-5	6-8	9-12
K-12 Students	[3]	97.5%	\$7,045	\$7,472	\$9,743
Severe Special Ed	[3]	2.1%	\$484	\$484	\$484
Non-Severe Special Ed.	[3]	0.4%	\$62	\$62	\$62
<b>Total</b>		<b>100.0%</b>	<b>\$7,591</b>	<b>\$8,018</b>	<b>\$10,289</b>
Grant for Labor Compliance	[4]	0.5%	\$38	\$40	\$51
<b>Total Per Student Grant</b>			<b>\$7,629</b>	<b>\$8,058</b>	<b>\$10,340</b>

"grants1"

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

**Table E-12**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**State Funding: Remaining Phases**

<b>Remaining Phases</b>
-------------------------

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<b><i>Elementary School</i></b>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
<b>Total State Grants per School</b>				<b>\$8,680,734</b>
Number of Schools Funded	[5]			4.56
<b>Total State Grants</b>				<b>\$39,584,148</b>
<b><i>Middle School</i></b>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
<b>Total State Grants per School</b>				<b>\$17,205,207</b>
Number of Schools Funded	[5]			1.52
<b>Total State Grants</b>				<b>\$26,094,564</b>
<b><i>High School</i></b>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
<b>Total State Grants per School</b>				<b>\$49,533,001</b>
Number of Schools Funded	[5]			0.76
<b>Total State Grants</b>				<b>\$37,818,447</b>
<b>Grand Total State Grants</b>				<b>\$103,497,158</b>

*"state 1"*

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-8.

[2] Costs from Table E-9.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-11.

[4] Average students per school.

[5] From Table E-8.

**Table E-13  
Rio del Oro Specific Plan  
Infrastructure and Public Facilities Financing Plan  
School Financing Plan Summary: Buildout**

**Buildout**

Item	Folsom-Cordova USD K-12
<b>Residential Units</b>	[1]
Single-Family Low Density	7,985
Single-Family Medium Density	1,896
High-Density	1,720
<b>Total Units</b>	<b>11,601</b>
<b>Students</b>	[2]
Elementary	3,642
Middle	1,816
High	2,032
<b>Total Students</b>	<b>7,490</b>
<b>Schools Funded</b>	[2]
Elementary	6.07
Middle	2.02
High	1.02
<b>School Sites Provided</b>	[3]
Elementary	6
Middle	2
High	1
<b>Total Sites Provided</b>	<b>9</b>
<b>Estimated School Project Budget</b>	[5]
Elementary	\$178,864,125
Middle	\$137,794,448
High	\$173,624,240
<b>Total Estimated School Project Budget</b>	<b>\$490,282,813</b>
<b>Estimated Funding Revenue</b>	
Development Impact Fees (Level 2)	[6] \$155,092,958
State School Building Program	[7] \$137,733,870
<b>Total Available Funding</b>	<b>\$292,826,828</b>
Local Bonds	[8] \$0
Supplemental Funding	[9] \$197,455,985
<b>Total Funding Revenue</b>	<b>\$490,282,813</b>

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-14.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-15. In Phase 1, the budget amount represents the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-16.
- [7] From Table E-18.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

**Table E-14**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**School Site Requirements: Buildout**

<b>Buildout</b>
-----------------

Item	K-5	6-8	9-12	Total
<b>Residential Units</b> [1]				
Single-Family Low Density	7,985	7,985	7,985	<b>7,985</b>
Single-Family Medium Density	1,896	1,896	1,896	<b>1,896</b>
High-Density	1,720	1,720	1,720	<b>1,720</b>
<b>Total Units</b>	<b>11,601</b>	<b>11,601</b>	<b>11,601</b>	<b>11,601</b>
<b>Students</b>				
<b>Student Generation Rate</b> [2]				
Single-Family	0.339	0.170	0.190	<b>0.699</b>
Multifamily	0.170	0.079	0.090	<b>0.339</b>
<b>Students Generated</b>				
Single-Family	3,350	1,680	1,877	<b>6,907</b>
Multifamily	292	136	155	<b>583</b>
<b>Total Students</b>	<b>3,642</b>	<b>1,816</b>	<b>2,032</b>	<b>7,490</b>
<b>Schools Funded</b>				
Standard School Size [3]	600	900	2,000	
<b>Total Schools Funded</b>	<b>6.07</b>	<b>2.02</b>	<b>1.02</b>	<b>9.10</b>
<b>School Sites Provided</b> [4]	<b>6</b>	<b>2</b>	<b>1</b>	<b>9</b>

*"need1"*

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-15.

[4] HS Quantity does not include the Continuation High School Site.



**Table E-15**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Estimated Typical School Project Budget: Buildout**

<b>Buildout</b>
-----------------

Item	Cost per Unit	Units	Totals
<b>Elementary School - K-5</b>			
<b>Assumptions</b>			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre    9.0 acres	\$4,680,000
Site Preparation Budget	[5]	\$380,000 per acre    9.0 acres	\$3,420,000
Construction Budget	[6]	\$475.00 per sq. ft.    45,000 sq. ft.	\$21,375,000
<b>Total Budget</b>			<b>\$29,475,000</b>
<b>Per Student Budget</b>			<b>\$49,125</b>
<b>Students</b>			3,641
<b>Estimated School Project Budget</b>			<b>\$178,864,125</b>
<b>Middle School - 6-8</b>			
<b>Assumptions</b>			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre    21.5 acres	\$11,180,000
Site Preparation Budget	[5]	\$400,000 per acre    21.5 acres	\$8,600,000
Construction Budget	[6]	\$490.00 per sq. ft.    99,000 sq. ft.	\$48,510,000
<b>Total Budget</b>			<b>\$68,290,000</b>
<b>Per Student Budget</b>			<b>\$75,878</b>
<b>Students</b>			1,816
<b>Estimated School Project Budget</b>			<b>\$137,794,448</b>
<b>High School - 9-12</b>			
<b>Assumptions</b>			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
<b>Costs</b>			
Site Acquisition	[4]	\$520,000 per acre    62.0 acres	\$32,240,000
Site Preparation Budget	[5]	\$400,000 per acre    62.0 acres	\$24,800,000
Construction Budget	[6]	\$495.00 per sq. ft.    230,000 sq. ft.	\$113,850,000
<b>Total Budget</b>			<b>\$170,890,000</b>
<b>Per Student Budget</b>			<b>\$85,445</b>
<b>Students</b>			2,032
<b>Estimated School Project Budget</b>			<b>\$173,624,240</b>

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

# DRAFT

**Table E-16**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**School Mitigation Fee Revenue: Buildout**

Buildout

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	7,985	2,600 sq. ft.	20,761,000 sq. ft.	\$5.62	\$116,676,820
Single-Family Medium Density	1,896	2,000 sq. ft.	3,792,000 sq. ft.	\$5.62	\$21,311,040
High-Density	1,720	1,400 sq. ft.	2,408,000 sq. ft.	\$5.62	\$13,532,960
Commercial			8,505,090 sq. ft.	\$0.42	\$3,572,138
<b>Total</b>	<b>11,601</b>				<b>\$155,092,958</b>

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

**Table E-17**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Per Student State Grant Calculation: Buildout**

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
<b>Total Grants</b>	<b>\$7,226</b>	<b>\$7,664</b>	<b>\$9,993</b>	<b>\$23,039</b>	<b>\$15,410</b>

  

Conversion to K-12 Grant Categories [2]			K-5	6-8	9-12
K-12 Students	[3]	97.5%	\$7,045	\$7,472	\$9,743
Severe Special Ed	[3]	2.1%	\$484	\$484	\$484
Non-Severe Special Ed.	[3]	0.4%	\$62	\$62	\$62
<b>Total</b>		<b>100.0%</b>	<b>\$7,591</b>	<b>\$8,018</b>	<b>\$10,289</b>
Grant for Labor Compliance	[4]	0.5%	\$38	\$40	\$51
<b>Total Per Student Grant</b>			<b>\$7,629</b>	<b>\$8,058</b>	<b>\$10,340</b>

"grants1"

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

**Table E-18**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**State Funding: Buildout**

**Buildout**

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<b><i>Elementary School</i></b>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
<b>Total State Grants per School</b>				<b>\$8,680,734</b>
Number of Schools Funded	[5]			6.07
<b>Total State Grants</b>				<b>\$52,692,056</b>
<b><i>Middle School</i></b>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
<b>Total State Grants per School</b>				<b>\$17,205,207</b>
Number of Schools Funded	[5]			2.02
<b>Total State Grants</b>				<b>\$34,716,284</b>
<b><i>High School</i></b>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
<b>Total State Grants per School</b>				<b>\$49,533,001</b>
Number of Schools Funded	[5]			1.02
<b>Total State Grants</b>				<b>\$50,325,529</b>
<b>Grand Total State Grants</b>				<b>\$137,733,870</b>

*"state 1"*

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-14.

[2] Costs from Table E-15.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-17.

[4] Average students per school.

[5] From Table E-14.