

WILLOWS UNIFIED SCHOOL DISTRICT
Office of the Superintendent

Date: October 9, 2014

Request For Placement on Board Agenda:

**AGENDA TOPIC: Approve contract with SchoolWorks for a
 Level 1 Developer Fee Study**

PRESENTER: Debby Beymer, Director of Business Services

Information:

Education code 17620 authorizes a school district to levy a fee, charge, dedication or other requirement against any development project for the construction or reconstruction of school facilities, provided that the district can show justification for levying such fees.

Government Code section 65995 limits the fee to be collected to the statutory fee, currently at \$3.36 per square foot of residential construction and \$0.54 per square foot of commercial/industrial construction.

The districts most recent developer fee study was completed in 2004 and allowed the district to collect developer fees of \$0.81 per square foot for residential improvements and \$0 for commercial/industrial construction.

In light of the districts failed attempts to pass a local school bond and the need for major repairs throughout the district, the administration recommends that we update the study to determine if the district qualifies for an increase in the rate for residential developments and to further determine if Willows Unified qualifies to begin collecting fees/charges for commercial/industrial real property developments/improvements.

Recommendation:

The administration requests that the board approve the proposal from SchoolWorks in the amount of \$3,000.00.



Facility Problem Solvers

6815 Fair Oaks Blvd, Suite 3
Carmichael, CA 95608
Ph. 916.733.0402

www.SchoolWorksGIS.com

**WILLOWS UNIFIED
SCHOOL DISTRICT**
823 West Laurel Street
Willows, CA 95988

2014 LEVEL 1 DEVELOPER FEE STUDY CONTRACT

SchoolWorks, Inc. will contract to perform the tasks enumerated below for the prices indicated. School districts are authorized to enter into this agreement by Government Code 53060. These services are an allowed use of developer fee funds.

I. CONSULTING SERVICES

A. Services to be performed:

1. Developer Fee Study - Level 1:

Consultant shall prepare a Level 1 Developer Fee Study to justify the statutory fee rates for both residential and for commercial/industrial development. School Districts are authorized to collect these fees per Education Code Section 17620. The Study will include a sample Board Resolution to be adopted along with a sample Public Notice that needs to be published/posted at least fourteen (14) days prior to school Board approval.

The Level 1 Fees are adjusted every two years to account for the changes in the construction cost index. The latest adjustment was made on January 22, 2014, as follows:

	2012 Rates	2014 Rates	Differential
Residential	\$3.20	\$3.36	+5.0%
Commercial/Industrial	\$0.51	\$0.54	+5.9%

B. Terms:

Level 1 Developer Fee Study \$3,000

If necessary, consulting time for meetings with the District will be billed at \$140 per hour.



2014 LEVEL 1 DEVELOPER FEE STUDY CONTRACT

C. Payment schedule:

The fees outlined in "B" above will be billed upon completion of the Study. The full amount is due within thirty days of the date of the invoice.

D. Information Needed:

- Listing of developer fees collected over the past two (2) years. This should include the amount paid and the square footage for each permit

Authorized Signature

Mort Geivett, Ed. D.
Superintendent

Title

October 9, 2014

Dated

Ken Reynolds, President
SchoolWorks, Inc.