Tahoe Truckee Unified School District

Developer Fee Justification Study

March 2006





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EXECUTIVE SUMMARY

Pursuant to Government Code Section 65995 et. seq. and Education Code Section 17620 et. seq., school districts are authorized to levy fees on new residential and commercial-industrial development to fund the school facilities necessary to accommodate the students from new development. Currently, the maximum fees allowed by law are \$2.63 per square foot of residential development and 42¢ per square foot of commercial-industrial development.

New residential development in the Tahoe Truckee Unified School District will increase the number of students in the District. The District's schools do not have the capacity to accommodate all of these additional students. Consequently, a developer fee is needed to fund the acquisition of school facilities to serve this increase in enrollment.

Presently, the District has 1,872 elementary students, 529 below its elementary capacity of 2,401. Therefore, 2,409 of the 2,938 elementary students projected to come from new development will contribute to the need for and cost of a new elementary facilities.

With respect to middle school students, the District's current enrollment of 985 leaves 908 available spaces. Therefore, 566 of the 1,474 middle school students projected to come from new development will contribute to the need for and cost of a new middle school facilities

At the high school level, the District's current enrollment of 1,377 leaves 212 available spaces. Therefore, 1,020 of the total 1,232 high school students projected to result from new development will require additional classroom space.

Based upon the analyses and findings contained in this *Developer Fee Justification Study* ("*Study*"), on average, each new home (including single-family and multi-family) in the District will cause \$11,074 in school facilities costs, which equates to \$5.05 per square foot for the estimated average size new home (2,195 square feet). Therefore, the District is justified in imposing the maximum statutory residential developer fee of \$2.63 per square foot on all new residential development (e.g. new construction, demolition and replacement, additions of more than 500 square feet to existing homes, etc.) to the extent allowed by law.

Education Code Section 17620 authorizes the imposition of developer fees on commercial-industrial development. Commercial-Industrial development generates school facility needs because the new jobs created bring new families, and consequently new school-aged children, into the District. This Study shows that even after accounting for projected residential developer fee revenues, the fiscal impact of various types of commercial-industrial development in the District exceeds 42¢ per square foot for every business type except "rental self-storage". Therefore, the District is justified in charging a developer fee of 42¢ per square foot on all new commercial-industrial construction except "rental self-storage", in which case 21¢ per square foot is the justified charge.

INTRODUCTION



On January 25, 2006, the State Allocation Board made its biennial adjustment to the square footage-based developer fees to offset inflation in the cost of construction of school facilities. Accordingly, the maximum developer fees are now as follows:

Residential Development \$2.63 per square foot Commercial-Industrial Development 42¢ per square foot

A school district must make a number of findings before establishing new developer fees. When "establishing, increasing, or imposing" developer fees, the District must (Government Code Section 66001(a)):

- 1. Identify the purpose of the fee,
- 2. Identify the use to which the fee is to be put,
- 3. Determine how there is a reasonable relationship between the use of the fee and the type of development on which the fee is imposed,
- 4. Determine how there is a reasonable relationship between the need for the fee and the type of development on which the fee is imposed, and
- 5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility.

This Study has been prepared to assist the District with making the findings necessary to establish new developer fees.



AVAILABLE CAPACITY

Table 1 (below), identifies the District's capacity by grade level (elementary, middle, and high) and compares them with the respective current enrollment. It can be seen that capacity exceeds enrollment at all three grade levels. Therefore, additional school facilities will only be required to the extent that the number of elementary, middle and high school students from new development exceeds available capacity.

Table 1: Capacity Versus Enrollment

Grade Level	Projected Capacity(1)	Current Enrollment(2)	Available (Unavailable) Capacity
Elementary (K - 5)	2,401	1,872	529
Middle (6 - 8)	1,893	985	908
High (9 - 12)	1,589	1,377	212
Total K - 12	5,883	4,234	

(1) Information provided by Tahoe Truckee Unified School District (February 2006). Capacities account for the currently projected capacities of North Tahoe MS and North Tahoe HS after these schools are re-constructed. Capacities also include Rideout ES and Sierra Mountain MS, which are currently unused. Capacities do not include three classrooms at Kings Beach ES used for the Cold Stream Alternative education program. These projected capacities are subject to change.

(2) 2005-06 CBEDS enrollment (does not include Cold Stream Alternative education students).

ADDITIONAL CAPACITY REQUIRED TO SERVE NEW DEVELOPMENT

Projecting the additional capacity required to serve new development requires comparing the number of students expected to result from new development with the current capacity available for these students.

The first step in this process is to determine the number of elementary, middle, and high school students that each home will yield. The following table presents the yield rates of single-family and multi-family homes by grade level.

Table 2: Student Yield Rates

Grade	Single-Family Home	Multi-Family Home
Level	Yield Rates(1)	Yield Rates(1)
Elementary (K - 5)	0.161	0.153
Middle (6 - 8)	0.081	0.076
High (9 - 12)	0.068	0.062
Total K - 12	0.310	0.291

(1) Information provided by Tahoe Truckee Unified School District (February 2006).

The second step is to project the number of new homes that could be constructed in the District. Table 3, below, shows that 18,424 new homes could potentially be constructed in the District.

Table 3: Projected Residential Development

	Potential New	
	Homes	% of
Home Type	in District (1)	Total
Single-Family	14,865	81%
Multi-Family	3,559	19%
	18,424	100%

(1) Information provided by Tahoe Truckee Unified School District (February 2006). The District's information is based on communications with local planning departments and review of local planning department documents and records.

ADDITIONAL CAPACITY REQUIRED TO SERVE NEW DEVELOPMENT (CONT.)

As shown in Table 4, below, the third step is to project the number of students from new development by applying the per-home student yield rates (from Table 2) to the projected number of new homes (from Table 3). The 18,424 projected new homes are expected to yield 2,938 elementary students, 1,474 middle school students, and 1,232 high school students.

Table 4: Students From New Development

<u>Grades:</u>	<u>K - 5</u>	<u>6-8</u>	<u>9 - 12</u>	<u>K-12</u>
Projected New SF Homes	14,865	14,865	14,865	= 4,608
Student Yield Rate	<u>x 0.161</u>	<u>x 0.081</u>	<u>x 0.068</u>	
Students from New SF Homes	2,393	+ 1,204	+ 1,011	
Projected New MF Homes	3,559	3,559	3,559	= 1,036
Student Yield Rate	<u>x 0.153</u>	<u>x 0.076</u>	<u>x 0.062</u>	
Students from New MF Homes	545	+ 270	+ 221	
Total Students from New Development	2,938	+ 1,474	+ 1,232	= 5,644

The number of new classroom spaces needed to accommodate the students from new homes equals the number of such students that cannot be accommodated with existing facilities. Table 5, below, compares the number of projected students (from Table 4) with the number of available spaces (from Table 1) in order to determine the number of students from new development in excess of current capacity.

It is projected that the District will need to provide additional classroom capacity for 2,409 elementary school students, 566 middle school students and 1,020 high school students.

Table 5: Additional Capacity Required to Serve New Development

<u>Grades:</u>	<u>K - 5</u>	<u>6 - 8</u>	<u>9 - 12</u>
Total Students From New Development:	2,938	1,474	1,232
Capacity Available for Students from New Development:	<u>- 529</u>	<u>- 908</u>	<u>- 212</u>
Students From New Development Over Capacity:	2,409 +	566 +	1,020 = 3,995

ESTIMATED FACILITIES COSTS

Table 6, below, summarizes the estimated cost to the District of providing additional classroom space for the elementary, middle and high school students from new development.

The cost of providing elementary school facilities for each student from new development is based on the estimated cost per student of constructing (including site acquisition and site development) a 500-student elementary school. The total cost of such a project per student served is \$45,098. Further detail regarding the estimated cost of a new elementary school is provided in Exhibit A.

The cost of providing middle school facilities for each student from new development is based on the estimated cost per student of constructing (including site acquisition and site development) a 700-student middle school. The total cost of such a project per student served is \$57,910. Further detail regarding the estimated cost of a new middle school is provided in Exhibit A.

The cost of providing high school facilities for each student from new development is based on the estimated cost per student of constructing (including site acquisition and site development) a 1000-student high school. The total cost of a new high is \$62,268 per student served. Further detail regarding the estimated cost of a new high school is provided in Exhibit A.

Table 6: Facilities Costs Per Student Served

Grade Level: K - 5

Estimated Cost of New Elementary School:

\$22,548,957 <u>÷ 500</u>

Students Served:

\$45,098

Cost Per Student Served:

Grade Level: 6 - 8

Estimated Cost of New Middle School:

\$40,537,116

Students Served:

÷ 700

Cost Per Student Served:

\$57,910

Grade Level: 9 - 12

Estimated Cost of New High School:

\$62,267,525

Students Served:

÷ 1.000

Cost Per Student Served:

\$62,268

(1) Based on site acquisition, site development and school construction costs provided by Tahoe Truckee Unified School District - February 2006 (see Appendix A).

RESIDENTIAL DEVELOPER FEE

In Table 5 (page 5), this *Study* identified the number of additional spaces needed to accommodate the elementary, middle and high school students from new development. And Table 6 (page 6) identified the cost of the accommodating each of these students. Based thereon, Table 7 (next page) calculates the cost of providing these facilities per square foot of residential development.

Table 7 shows that the total cost of accommodating the students from new development is \$204,931,502. However, the District is required to consider whether other resources are available to reduce this fiscal impact. The District owns a vacant 10.26 acre parcel in the Kings Run area, Although the District does not currently plan on using this parcel as a school site (because it is in close proximity to an existing elementary school (Kings Beach ES) and the site is not large enough for a middle or high school), it could be sold and the proceeds applied towards the cost of new schools (the District has also considered other, non school, uses for the parcel). Therefore, although the District could eventually utilize the site for non-school purposes (e.g. for a recreation center), solely for the purposes of this *Study*, the estimated value (\$900,000) of this parcel is credited against the total fiscal impact of new development is \$204,031,502.

Since the net fiscal impact of \$204,031,502 is attributable to the 18,424 projected homes, on average the fiscal impact of each new home is \$11,074. Based on an estimated average size new home (including single-family and multi-family) of 2,195 square feet, the cost per home equates to a fiscal impact \$5.05 per square foot. Therefore, the District can justify charging the maximum residential developer fee of \$2.63 per square foot on all new residential development (e.g. new construction, demolition and replacement, additions of more than 500 square feet to existing homes, etc.) to the extent allowed by law.



RESIDENTIAL DEVELOPER FEE (CONT.)

Table 7: Residential Developer Fee Justified

Elementary School Cost Per Student Served: \$45,098
Elementary Students from New Development Over Capacity: __x_2,409

Total Cost to Serve Elementary Students from New Development: \$108,641,082

Middle School School Cost Per Student Served: \$57,910

Middle School Students from New Development Over Capacity: __x_566

Middle School Students from New Development Over Capacity: x 566

Total Cost to Serve Middle School Students from New Development: \$32,777,060

High School Cost Per Student Served: \$62,268

High School Students from New Development Over Capacity: __x_1,020

Total Cost to Serve High School Students from New Development: \$63,513,360

Total Cost to Serve Elementary Students from New Development: \$108,641,082
Total Cost to Serve Middle School Students from New Development: \$32,777,060
Total Cost to Serve Middle School Students from New Development: + \$63,513,360

Total Gross Facilities Costs Caused By New Development: \$204,931,502

Total Gross Facilities Costs Caused By New Development: \$204,931,502
Credit for Funds or Sites Available for New School Facilities(1): - \$900,000

Net Facilities Costs Caused By New Development: \$204,031,502

Net Facilities Costs Caused By New Development: \$204,031,502

Total Projected New Homes: ÷ 18,424

Facilities Cost Per Home: \$11,074

Facilities Cost Per Home: \$11,074

Average Square Footage Per Home(2): \pm 2,195 sq. ft. Fiscal Impact Of New Homes Per Square Foot: \$5.05

(1) The District has no funds available to mitigate the impact of new development because it is anticipated that current funding (i.e. bond proceeds and State funding on-hand) will be exhausted on currently planned projects and the resulting expanded capacity has been accounted for. However, the District owns a vacant 10.26 acre parcel in the Kings Run area. Although the District does not currently plan on using this parcel as a school site (because it is in close proximity to an existing elementary school (Kings Beach ES) and the site is not large enough for a middle or high school), it could be sold and the proceeds applied towards the cost of new schools (the District has also considered other, non school, uses for the parcel). Therefore, although the District could eventually utilize the site for non-school purposes (e.g. for a recreation center), solely for the purposes of this Study, the estimated value of this parcel is credited against the total fiscal impact of new development. (2) Based on information provided by Tahoe Truckee Unified School District.

COMMERCIAL - INDUSTRIAL DEVELOPER FEE

As commercial-industrial properties develop, new jobs are created. Many of the people hired into these new jobs move into the community and bring families with them. The children from these families will increase the need for additional school facilities. Consequently, commercial-industrial development will impact the District.

The cost of accommodating these students is lessened by the amount of residential developer fees paid for new homes. Therefore, subject to statutory limits, commercial-industrial fees are justified to the extent that the residential developer fees paid fall short of mitigating the total financial impact of each new home.

The methodology used to analyze the impact of commercial-industrial development on the District must quantify the relationship between the creation of new jobs and the fiscal impact on the District of new employees moving into the community. The results of this analysis for the District are summarized in Table 8 (next page).

Education Code Section 17621 allows for the use of employee generation figures from a report produced by the San Diego Association of Governments (SANDAG). This report provides estimates for the average number of employees per square foot of space for various types of businesses. Column 1 of Table 8 shows the number of employees per 1,000 square feet for each of twelve types of businesses.

Column 2 of Table 8 represents the estimated number of employees who will live in the District per 1,000 square feet of commercial-industrial development. These figures were derived by multiplying each business' employees per 1,000 square feet by 76%, the estimated percentage of these employees who also live in the District.

Column 3 represents the number of District households per 1,000 square feet. These numbers were derived by multiplying each business type's District employees per 1,000 square feet by 0.80, the estimated number of households per employee.

The projected school facility costs per 1,000 square feet for each business type (column 4) were calculated by multiplying each business' District households per 1,000 square feet by the average cost per household (\$11,074). These costs range from \$443 to \$32,225. The developer fees paid per 1,000 square feet (column 5) were derived by multiplying the households per 1,000 square feet by the fees expected to be paid for the average household (\$5,773). The fees paid range from \$231 to \$16,799 per 1,000 square feet.

Column 6, the net unfunded costs per 1,000 square feet, represents the amount by which the projected costs per 1,000 square feet exceed the projected developer fees paid per 1,000 square feet. Division of this figure by 1,000 square feet yields the net unfunded costs per square foot (column 7). It can be seen that the net unfunded costs per square foot exceeds 42¢ per square foot for every business type except "rental self-storage". Therefore, the District is justified in charging a developer fee of 42¢ per square foot on all new commercial-industrial construction except "rental self-storage", in which case 21¢ per square foot is the justified charge.



COMMERCIAL - INDUSTRIAL DEVELOPER FEE (CONT.)

Table 8: Commercial-Industrial Developer Fee Justified

	1	2	3	4	5	6	7
	Employees . Per 1,000	Tahoe-Truckee Employees Per 1,000	Tahoe-Truckee Households Per 1,000	Projected School Facilities Costs Per	Residential Developer Fees Paid Per	Net Unfunded Costs Per	Net Unfunded Costs Per
Type of Business	Sq. Ft.(1)	Sq.Ft.	Sq.Ft.	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	Sq. Ft.
Banks	2,83	2.15	1.72	\$19,047	\$9,930	\$9,117	\$9.12
Restaurant	2.54	1.93	1.54	\$17,054	\$8,890	\$8,164	\$8.16
Commercial Offices	4.79	3.64	2.91	\$32,225	\$16,799	\$15,426	\$15.43
Community Shopping Centers	1.73	1.31	1.05	\$11,628	\$6,062	\$5,566	\$5.57
Corporate Offices	2.68	2.04	1.63	\$18,051	\$9,410	\$8,641	\$8.64
Industrial Business Parks	3.73	2.83	2.26	\$25,027	\$13,047	\$11,980	\$11.98
Industrial Parks	1.68	1.28	1.02	\$11,295	\$5,888	\$5,407	\$5.41
Lodging	1.13	0.86	0.69	\$7,641	\$3,983	\$3,658	\$3.66
Medical Offices	4.27	3.25	2.60	\$28,792	\$15,010	\$13,782	\$13.78
Neighborhood Shopping Ctrs	2.80	2.13	1.70	\$18,826	\$9,814	\$9,012	\$9.01
Scientific R & D	3.04	2.31	1.85	\$20,487	\$10,680	\$9,807	\$9.81
Rental Self-Storage	0.06	0.05	0.04	\$443	\$231	\$212	\$0.21

Assumptions/Data:

76% of workers who work in District and also reside in District (2)

0.80 households per employee (3)

\$11,074 Projected Average School Facilities Costs Per Household(4)

2,195 Average Size New Home(5)

x \$2.63 Current Maximum Developer Fee Rate Per Square Foot

\$5,773 Projected Average Developer Fees Paid Per Household

⁽¹⁾ San Diego Traffic Generators, San Diego Association of Governments.

⁽²⁾ Based on data from the 2000 U.S. Census, 76% of workers (who did not work from home) who lived in the three Census areas that comprise 98.7% of the District's population had a commute time to work of less than 30 minutes (U.S. Census Bureau, Census 2000). For the purposes of this Study, it is assumed that this percentage is reasonably reflective of the percentage of employees of new businesses in the District who will also live within the District.

^[3] It is estimated that there are approximately 226,148 occupied housing units located in and 281,080 employed people living in Placer, El Dorado and Nevada Counties (State of California, Department of Finance, City/County Population and Housing Estimates - January 2005; State of California, Employment Development Department, Labor Market Information Division - January 2005). This equates to 0.80 occupied homes per employee (226,148 ÷ 281,080). For the purposes of this Study, it is assumed that this ratio is reasonably reflective of the ratio of homes to employees for people who both live and work within the boundaries of the Tahoe-Truckee Unified School District.

⁽⁴⁾ See Table 7.

⁽⁵⁾ See Table 7.

NEXUS FINDINGS



Purpose of Fee

The purpose of the fees is to assist with paying for additional school facilities, in whatever legal form the District chooses, needed to accommodate students from new development.

Use of Fee

The District plans to use the fees to assist with paying any and all expenses related to providing school facilities, in whatever legal form the District chooses, needed to accommodate students from new development.

Reasonable Relationship Between Fee's Use and Development on Which Fee is Imposed

New residential space (e.g. new homes, additions of more than 500 square feet, etc.) provides capacity for additional school-aged children to live within the District's boundaries. To the extent that they cannot be accommodated with existing school facilities, these school-aged children will require additional school facilities. The fees to be imposed by the District pursuant to this *Study* will be used to help fund these additional facilities. Therefore, there is a reasonable relationship between residential development and the use of the fees.

As commercial-industrial properties develop, new jobs are created. Many of the people hired into these new jobs will move into the community, bringing families with them. The children from these families will require school facilities. The fees to be imposed by the District pursuant to this *Study* will be used to help fund these facilities. Therefore, there is a reasonable relationship between commercial-industrial development and the use of the fees.

Reasonable Relationship Between Fee's Need and Development on Which Fee is Imposed

As described above, to the extent that school-aged children from new residential development cannot be accommodated with existing school facilities, these school-aged children will require additional school facilities. Therefore, the District needs to charge the residential developer fee authorized pursuant to law and this *Study* in order to provide additional school facilities for the children produced by new residential development.

Similarly, to the extent that school-aged children drawn into the community from commercial-industrial development cannot be accommodated with existing facilities, these students will increase the need for additional school facilities. Therefore, the District needs to charge the commercial-industrial developer fees authorized pursuant to law and this *Study* in order to provide additional school facilities for the children produced by new commercial-industrial development.

Reasonable Relationship Between Amount of Fee and Cost of Public Facility

As shown in this *Study*, the cost of providing school facilities to accommodate new development equates to \$5.05 per square foot of residential development. Since the District is seeking to charge less than this amount (\$2.63), there is a reasonable relationship between the amount of the fee for residential development and the cost of the required school facilities.

As further shown in this Study, after accounting for the residential developer fees expected to be paid by the average new home, the additional cost of providing school facilities to accommodate students from new commercial-industrial development ranges from 21¢ to \$15.43 per square foot. Since the District will not charge any type of commercial-industrial development more than the applicable fiscal impact or 42¢, there is a reasonable relationship between the amount of the fee for commercial-industrial development and the cost of the required school facilities.

ACCOUNTING PROCEDURES

Deposit and Accounting of Fee Revenue

Revenue derived from development fees shall be deposited, invested, accounted for, and expended in accordance with Government Code Section 66006.

Funds are being deposited in a separate capital facilities account so that there will be no co-mingling of fees with other revenue, except for temporary investments. The fees will be expended solely for the purpose for which they were collected. Any interest earned by such account will be deposited in that account and expended solely for the purpose for which originally collected.

Within 180 days after the last day of each fiscal year, the information specified in Government Code Section 66006(b) shall be made available to the public.

Unexpended or Uncommitted Fee Revenue

Pursuant to Government Code Section 66001(d), findings will be made once each fiscal year with respect to any portion of the fees unexpended five or more years after collection and deposit. Any unexpended funds and accrued interest may be subject to return to the "then current record owner or owners of the development project."

The findings will identify the purpose to which the fee will be put and will demonstrate a reasonable relationship between the fee and the purpose for which it was charged, identify all sources and amounts anticipated to complete financing of incomplete improvements, and designate the approximate dates this funding is expected to be deposited into the appropriate account or fund. Findings will not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date.

Pursuant to Government Code Section 66001(e), within 180 days of the determination that sufficient funds have been collected to complete financing on incomplete projects, an approximate date by which construction may commence will be identified or the unspent funds and any interest thereon may be refunded to the then current record owner(s).

CONCLUSION

This Study demonstrates that each square foot of new residential development creates a fiscal impact of \$5.05 upon the Tahoe Truckee Unified School District. Therefore, the District is justified in imposing the maximum statutory residential developer fee of \$2.63 per square foot on all new residential development (e.g. new construction, demolition and replacement, additions of more than 500 square feet, etc.) to the extent allowed by law.

Further, this Study shows that even after accounting for projected residential developer fee revenues, the fiscal impact of various types of commercial-industrial development in the District exceeds 42¢ per square foot for every business type except "rental self-storage". Therefore, the District is justified in charging a developer fee of 42¢ per square foot on all new commercial-industrial construction except "rental self-storage", in which case 21¢ per square foot is the justified charge.



APPENDIX A

NEW SCHOOL COST ESTIMATES

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL CONSTRUCTION COST ESTIMATE (500 STUDENT)

Site Acquisition (10.4 acres @ \$334,639 per acre)
Site Development (includes service site, off-site, and utilities

Main Construction
Soft Cost/Other Construction

Subtotal
30% Architect Recommended Increase*

Clai

\$3,480,245.60 \$5,100,000.00 \$7,082,000.00 \$1,683,106.00 **\$17,345,351.60** \$5,203,605.48 **\$22,548,957.08**

associated with this area and ed spec requirements of the District *Architect recommends 30% increase in total project cost for additional construction costs

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT MIDDLE SCHOOL CONSTRUCTION COST ESTIMATE (700 STUDENT)

Site Acquisition (21.9 acres @ \$334,639 per acre)
Site Development (includes service site, off-site, and utilities

\$7,328,594.10 \$7,800,000.00 \$11,729,340.00

\$31,182,396.90

\$1,407,520.80

\$9,354,719.07 **\$40,537,115.97** \$29,774,876.10

\$2,916,942.00

Main Construction

Soft Cost/Other Construction

Subtotal

Construction Premium for Multi-level building (12% x Main Construction)

Subtotal

30% Architect Recommended Increase*

Tota

associated with this area and ed spec requirements of the District *Architect recommends 30% increase in total project cost for additional construction costs

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT HIGH SCHOOL CONSTRUCTION COST ESTIMATE (1,000 STUDENT)

Site Acquisition (40.0 acres @ \$334,639 per acre)
Site Development (includes service site, off-site, and utilities

\$13,385,560.00 \$8,200,000.00

\$19,610,000.00

\$4,349,336.00

\$45,544,896.00 \$2,353,200.00

\$47,898,096.00 \$14,369,428.80

\$62,267,524.80

Main Construction

Soft Cost/Other Construction

Subtotal

Construction Premium for Multi-level building (12% x Main Construction)

Subtotal

30% Architect Recommended Increase*

Otal

associated with this area and ed spec requirements of the District *Architect recommends 30% increase in total project cost for additional construction costs