

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, February 24, 2016

INDEX ADJUSTMENT ON THE ASSESSMENT FOR DEVELOPMENT

PURPOSE OF REPORT

To present for State Allocation Board approval a RS Means' correction to the previously approved percentage increase for the index adjustment on the assessment for development from 1.05 percent to 3.59 percent.

DESCRIPTION

On January 27, 2016, the Board adopted an increase of 1.05 percent for the biennial adjustment to 2016 maximum Level I assessment for development based on the RS Means Class B Construction Cost Index. Following that adoption, the Office of Public School Construction (OPSC) received corrected source data from RS Means that results in an increase of 3.59 percent. Therefore, Staff is presenting the corrected adjustment for the Board's approval.

AUTHORITY

Education Code Section 17620(a)(1) states the following: "The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code."

Government Code Section 65995(b)(3) states the following: "The amount of the limits set forth in paragraphs (1) and (2) shall be increased in 2000, and every two years thereafter, according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting, which increase shall be effective as of the date of that meeting."

STAFF ANALYSIS/STATEMENTS

At the January 2016 meeting the Board adopted an increase to the maximum Level I assessment for development in the amount of 1.05 percent using the RS Means Construction Cost Index as the statewide cost index for class B construction. Once the adoption was made by the Board, RS Means provided corrected source data to OPSC. After reviewing the new data, Staff determined that the 2016 maximum Level I assessment for development fees needs to be amended to reflect the corrected amounts.

Based on the new data, the cost index for Class B construction reflects an increase of 3.59 percent during the period of January 2014 through December 2015. The corrected January 2016 assessment rates are presented below along with a historical comparison of what the rates would have been for 2010, 2012, 2014 and 2016 according to the RS Means Construction Cost Index.

RS Means Index Maximum Level I Assessment Per Square Foot

	<u>2010</u>	<u>2012</u>	<u>2014</u>	<u>2016</u>
Residential	\$3.01	\$3.20	\$3.36	\$3.48
Commercial/Industrial	\$0.48	\$0.51	\$0.54	\$0.56

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RECOMMENDATION

Increase the 2016 maximum Level I assessment for development in the amount of 3.59 percent using the corrected RS Means Index to be effective immediately.

This Item was approved by the State Allocation Board on February 24, 2016.