



# School Financing in Mountain House: A Brief History

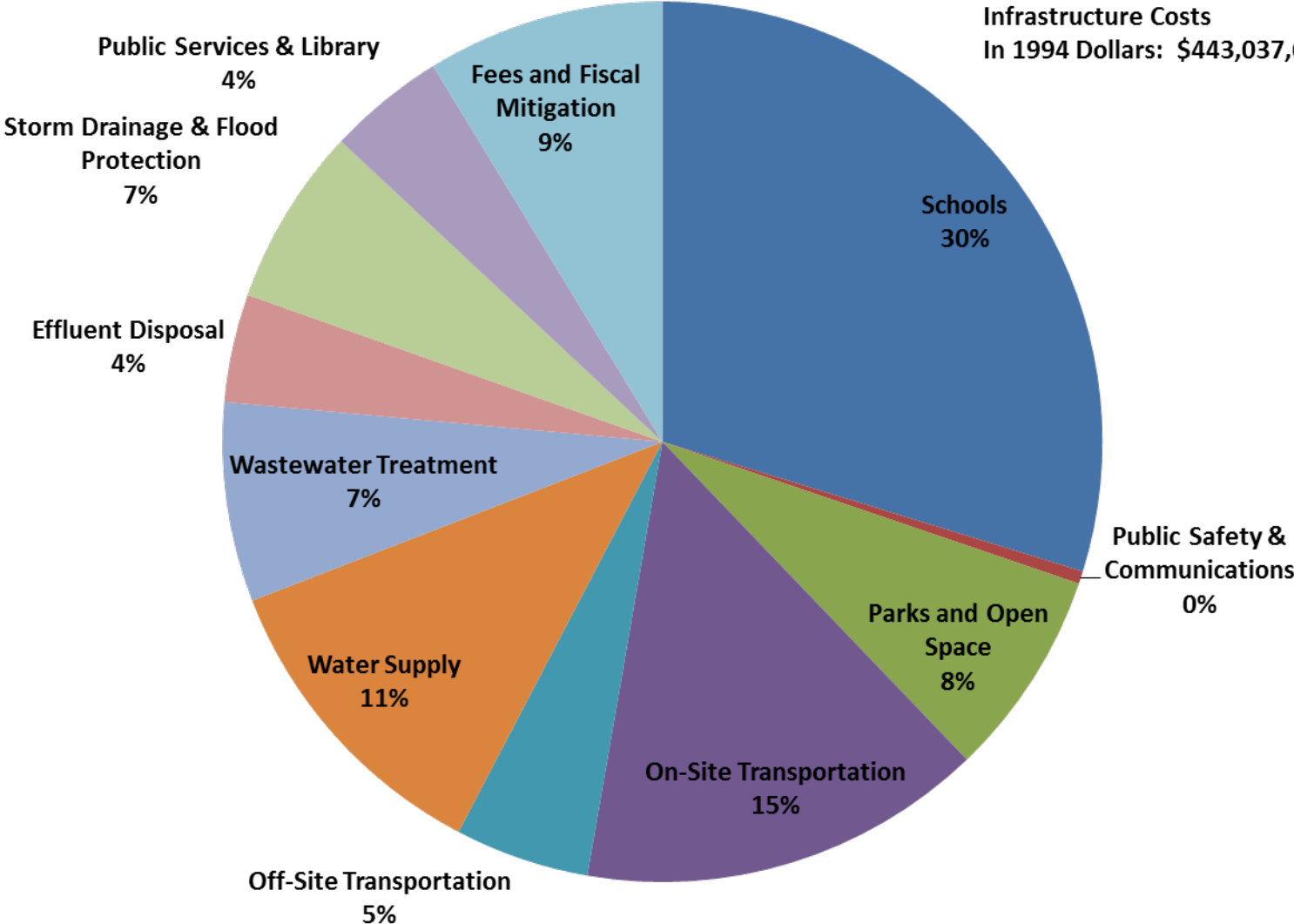
**Lammersville Unified School District  
Governing Board of Trustees  
May 20, 2015**

*Presented by:*

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Goodwin Consulting Group, Inc.*

# Mountain House New Community Master Plan Infrastructure Costs

Total Master Plan  
Infrastructure Costs  
In 1994 Dollars: \$443,037,665





# School Mitigation Agreements

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- Lammersville School District for K-8 Schools and Tracy Joint Unified School District for High School
  - Negotiated for more than one year; signed end of 1998
  - Districts wanted schools funded in a timely manner to keep up with student generation
  - Lammersville needed administrative facilities and vehicles
  - Developer wanted (i) school costs to factor into pro forma, and (ii) to make sure phasing of schools was tied to phasing of development
- Exhibit B identifies costs and phasing of all facilities



# Original Mechanisms Selected to Fund Mountain House Schools

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- K-8 Schools
  - Mello-Roos CFDs
  - State Funding
  - Reimbursable Shortfall Contributions
  
- High School
  - Developer Impact Fees
  - State Funding
  - Reimbursable Shortfall Contributions



# Program Implementation

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- Wicklund Elementary (2004)
  - CFD No. 2002 and Developer Funding
- Bethany Elementary (2007)
  - CFD No. 2002 and State Matching Funds
- Questa Elementary (2010)
  - CFD No. 2007-1 and State Matching Funds
- Altamont Elementary (2014)
  - CFD No. 2002 and State Matching Funds
- Mountain House High School: Phase I and II (2014)
  - Mitigation Fees and Developer Shortfall Contribution
- Hansen Elementary (to come)
  - CFD No. 2014-1 and (hopefully) State Matching Funds



## Changes in School Construction Costs

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- Exhibit B costs were estimated with input from OPSC, a school planner and an architect
- Construction cost index was that used by the Office of Public School Construction
- 1998 was a long time ago...
  - Costs for Hansen School in Exhibit B (2014 \$): \$15.8 million
  - Estimated 2014 cost for Hansen School : \$32 million (+16.2M)
  
  - High school costs in Exhibit B (2014 \$): \$74.5 million
  - Actual cost for Phases I and II of MHHS: \$93 million (+18.5M)
  - Actual cost for Phases I, II and III: \$120.2 million (+45.7M)