

IMPLEMENTATION MOTION

Effective Date

- The effective date of these changes is January 7, 2003. Although it is unusual for Plan changes to have a delayed effective date, this will allow time for applicants and staff to transition to the new criteria.

Public Facilities Criterion – School Impact Methodology

- In a document dated June 13, 2002 the school administration recommended a formula for assessing the impact of new residential development on school public facilities. As presented in Attachment A, the Planning Commission recommends that the Board of Supervisors approve a modified form of the school's recommendation as an appropriate methodology for assessing impact concurrently with implementation of the revised Residential Development Criteria.
- The Schools Impact methodology is premised upon number of additional students projected to come from the new development times the average capital cost per student based on existing level of service (see Attachment A).

Methodology Updates

- Student yield calculations by type of unit should be adjusted annually by dividing actual enrollment figures by the type of units generating students.
- Capital construction costs in the methodology (the dollar amount per square foot) should be adjusted annually following adoption of the School's CIP to reflect any percentage change in capital construction costs.
- Level of Service (LOS) adjustments should be made annually to reflect the average age of school facilities.
- This methodology should be reviewed overall for applicability and relevance, and adjusted as necessary, in eighteen months and annually thereafter the Board of Supervisors.

Public Facilities Criterion – Distribution of Contributed Funds

- Distribution of proffered public facilities contributions will be governed primarily by language in the applicant's proffer. Where the proffer language specifies the school project to receive the contribution – whether in-kind or cash – that contribution will be used for that purpose unless overtaken by events as described below.
- Proffers that provide public facilities Impact Offsets (IOs) for specified in-kind goods or services should include an estimated dollar cost of that good or service.

- Should the applicant not pursue development and the County not receive the proffered IO prior to completion of a project listed in the adopted CIP, the proffer language for that specified IO (or cash estimate for an in-kind IO) should specify that the money will become “untethered” from that completed project and made available for other capital facility projects in that public facility system (e.g., schools) as described below.
- The County Schools Proffer account (a sub-object fund managed by DPWES) should be configured to accept both monetary school contributions made without restriction and those specified to a particular school project.
 - Proffered monetary contributions for schools made without restriction will be collected and transferred to the School Board as part of the annual budget/first year CIP transfer.
 - Cash contributions to specified school projects will be forwarded to the school system routinely within approximately 30 days of receipt by DPWES.
 - Specified monetary and in-kind proffered contributions for school projects that are already completed, are no longer needed or have been removed from the school’s CIP prior to receipt of the proffered funds will – consistent with actual proffer language – be considered funds for school capital construction without restriction and appropriated by the Board of Supervisors during the budget review/first year CIP cycle.
 - Prior to actually making a specified monetary contribution to the DPWES Schools Proffer account, the developer should provide evidence from the school system that the specified improvement is still needed.
 - The school system should provide an annual accounting to the Board of Supervisors on appropriation of proffered moneys, including both specified and unspecified proffer funds.
- The timing of funds receipt will vary considerably. Given the relative reliability of traditional school capital improvement financing mechanisms, the use of these funds for planning future school transfers should be avoided.

Proffer Tracking

Fairfax County and FCPS should implement the necessary tracking system to allow public review of the status of all approved proffers, including monetary and non-monetary contributions to public facilities.

ATTACHMENT A

7/17/02
(revised from 6/13/02 document)

School Public Facilities Impact Formula

- The formula is based upon current new construction costs and countywide student yield ratios.
- The construction cost figure represents the cost of the school building (excluding land, county fees, and equipment).
- Unadjusted per student costs were determined by dividing the new construction cost for each school level (elementary, middle, and high) by the typical capacity for each building type.
- A weighted average of per student costs by level was used to determine the K-12 per student cost.
- The percentage of school capacity expected to be provided by modular classroom additions in school-year 2006-07 (approximately 5.4%) and the potential cost savings (approximately 55%) were calculated based upon FY2003-2007 CIP data.
- Unadjusted per student construction costs were modified to reflect the savings provided by modular construction yielding a rounded per student cost \$15,000.
- After adjusting for the existing Level of Service, per student costs are estimated at \$7,500.

EXAMPLE

$$\frac{\$125 \times 98,600 \text{ sq. ft.} = \$12,325,000}{950 \text{ capacity}} = \$12,974 \text{ Cost per Elementary Student}$$

$$\frac{\$127 \times 170,000 \text{ sq. ft.} = \$21,590,000}{1250 \text{ capacity}} = \$17,272 \text{ Cost per Middle Student}$$

$$\frac{\$131 \times 360,000 \text{ sq. ft.} = \$47,160,000}{2500 \text{ capacity}} = \$18,864 \text{ Cost per High Student}$$

$$\text{Weighted Average of Elem. MS. \& HS.} = \$15,447 \text{ Cost per Student (Rounded to \$15,450)}$$

$$\$15,450 \times .054 = \$834 \text{ (Rounded to \$835)} = \text{Construction Cost Offset by Modulars}$$

$$\$835 \times .45 = \$376 \text{ (Rounded to \$375)} = \text{Cost of Modular Construction}$$

$$(\$15,450 - \$835) + \$375 = \$14,990 \text{ (Rounded to \$15,000)}$$

Rounded per Student Cost = \$15,000

Student Yield Ratios

Student yield ratios are developed on a countywide basis by determining the number of students that live in a specific type of dwelling (single family detached, town house, garden apartment, highrise) and then dividing that number of students by the number of existing dwelling units of that type. The number of units requested in a rezoning application can be multiplied by this ratio to determine the number of students that the rezoning may generate.

Student yield ratios for the 2001-02 school year are:

Single Family Detached	.244 Elem. .070 Middle <u>.159 High</u> .473 Total
Townhouse	.210 Elem. .053 Middle <u>.109 High</u> .372 Total
Garden Apts.	.137 Elem. .030 Middle <u>.060 High</u> .227 Total
Highrise	.063 Elem. .011 Middle <u>.028 High</u> .102 Total

Existing Level of Service Adjustment

The formula above is based on current costs of new construction. Since only a fraction of our students actually attend new schools, a strict application of these cost estimates would represent a level of service greater than the existing level of service actually provided to most students. New development should be expected to offset impacts in relationship to the existing level of service within the school system as it exists today, in total – with a mix of older and newer school facilities.

Based on data collected by the school administration, the average age of a Fairfax County Public School in 2002 is 25 years, adjusted for renewals (at renewal the theoretical age of a school is adjusted to zero). The “textbook” life expectancy of a public school is 50 years. Thus, per student costs adjusted for the existing level of service can be calculated using a straight-line cost depreciation model where the cost of a new school is 100% of the new school cost and the cost of a 50 year old school is 0%.

The unadjusted cost per student presented above is adjusted as follows to account for the average age of school facilities in Fairfax County as follows:

Level of Service (LOS) Adjustment

$$\frac{\text{Average age of FCPS School (25 yrs)}}{\text{Max. School Life Expectancy (50 yrs)}} = \text{Level of Service Age Adjustment (50\%)}$$

Unadjusted cost (\$15,000) X LOS Adjustment (50%) = \$7,500 per student

Adjusted cost per student = **\$7,500**