



Corporate Report

NO: R276

COUNCIL DATE: DECEMBER 18, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: December 11, 2006
FROM: Acting General Manager, Planning and Development FILE: 0510-01
SUBJECT: Surrey School Board Resolution: Eligible School Sites Proposal 2007 – 2016

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

PURPOSE

The purpose of this report is to provide information to Council on the Surrey School District's Eligible School Sites Proposal 2007 – 2016 and to advise Council of a future increase to the School Site Acquisition Charges ("SSAC") for residential development in Surrey in 2007.

BACKGROUND

Each year, all school districts in BC are required to submit a five-year capital plan, including an estimate of the number, location and cost of proposed new school sites, to the Provincial Ministry of Education. This is known as the Eligible School Sites Proposal. The Ministry reviews and approves the capital plan, including the Eligible School Sites Proposal, as the basis for funding new schools in each District. The *Education Statutes Amendment Act, 2004*, requires that, prior to forwarding the Eligible School Sites Proposal to the Ministry, the School District advise the City and request Council to either:

- pass a resolution to accept the School District's resolution regarding the Eligible School Site Proposal; or
- respond in writing to the School District indicating that it does not accept the Eligible School Site Proposal, documenting the reasons for the objection.

In preparing the School District capital plan, the School District utilizes the City's residential growth projections to calculate the number, size and location of new schools that will be required in the City over the next 10 years. The School District then estimates the costs for land acquisition, development and other capital requirements for each new school.

On October 12, 2006, the Board of School Trustees of School District No. 36, approved a resolution to incorporate the 2007 - 2016 Eligible School Sites Proposal into the School District's submission to the Ministry of Education (see Appendix I).

Pursuant to Section 937.4(6) of the *Education Statute Amendment Act*, the City must consider the School District's resolution at a regular council meeting and, within 60 days of receiving the request:

937.4(6) (a) pass a resolution accepting the school board's resolution of proposed eligible school site requirements for the school district, or

(b) respond in writing to the school board indicating that it does not accept the school board's proposed school site requirements for the school district and indicating

(i) each proposed eligible school site requirement to which it objects, and

(ii) the reasons for the objection.

According to legislation, if the City fails to respond within 60 days of receiving such a request, it is deemed to have agreed to the proposed eligible school site requirements for the School District as set out in the School Board's resolution. The City received the certified copy of the School Board's Resolution on November 9, 2006.

DISCUSSION

School District Resolution - Eligible School Sites Proposal

The School District's Eligible School Sites Proposal 2007 - 2016 documents the projected growth in the number of school-aged children that will occur over the next 10 years in the City, the number of new schools that will be needed to accommodate this growth, the general location and area of land required for each new school and the acquisition costs for the school sites, including servicing. The School District utilizes the City's residential growth projections as the basis for projecting the growth in student population and the allocation of this growth geographically across the City to establish where and when additional school capacity will be required.

The Eligible School Sites Proposal 2007 - 2016 has been based on the following:

- New residential development estimated at 38,249 housing units across the City over the next 10 years;

- An increase of 13,552 in the population of school-aged children in Surrey School District No. 36 over the next 10 years;
- That the new student population will require 6 new school sites and 2 school expansions over the next 10 years;
- That the new/expanded school sites will require the acquisition of 22 hectares (54 acres) of land; and
- That the new school sites will be purchased within five years and, at current land prices, will cost approximately \$53.5 million to acquire.

Land acquisition and site servicing cost estimates were reviewed and updated by the Surrey School Board in June 2006.

It is important to note that a portion of future enrolment growth will be accommodated on sites previously purchased by the School District and by utilizing capacity available at existing facilities.

City staff has determined that the School District's calculations for growth in student population and the related demand for and proposed location of new schools/sites are generally consistent with City of Surrey's residential growth estimates for the 10-year period from 2007 to 2016. As shown in Schedule B of Appendix I, the proposed new school sites are primarily within the Clayton and Grandview Heights areas, as well as providing for elementary school expansion in the Whalley area and site expansion at Earl Marriott Secondary, in South Surrey. On this basis the School District's Eligible School Sites Proposal is considered to be reasonable.

School Site Acquisition Charge (SSAC)

The SSAC regulation is established through the authority of Sections 937.2 and 937.91 of the *Local Government Act*. The regulation came into effect on January 28, 2000. The *Local Government Act* empowers School Districts to adopt a by-law establishing SSAC that are to be paid by each new dwelling unit in new residential development within the particular jurisdiction. The rates are calculated to provide revenues to cover 35% of the acquisition costs and servicing costs for new school sites required within that jurisdiction over a 10-year period. As required under legislation, the City of Surrey collects the SSAC on behalf of the School District and remits these charges to the School District each year. The current rates per dwelling unit for each of the different densities of residential development are documented in the following table:

Eligible Residential Development Category	Current SSAC per unit
Low (< 21 units per hectare)	\$647
Medium Low (21 - 50 units per hectare)	\$582
Medium (51 - 125 units per hectare)	\$518
Medium High (126 - 200 units per hectare)	\$453
High Density (> 200 units per hectare)	\$388

The School District has undertaken a review and updating of the acquisition costs, as well as servicing costs of school sites that have been acquired since the inception of SSAC

legislation. Due to substantial increases in land and servicing costs, an increase in SSAC charges is inevitable across all of the above-referenced density categories. The increase is to ensure that sufficient funding is available through SSAC to fund the necessary proportion (35%) of the acquisition and servicing of the needed school sites. The School District has calculated that the average cost per dwelling unit is \$951.00. The by-law that establishes the SSAC allows for a maximum average rate of \$800.00. (Appendix II) Within the maximum allowable average rate, the SSACs will vary based on different densities of residential development.

There is no increase in the SSAC rate at this time. School District staff advise that the SSAC by-law cannot be set until the 2007 – 2011 Five Year Capital Plan is accepted by the Ministry of Education. This is anticipated sometime early in 2007. Subsequently, the School District will adopt a by-law to set a new rate. Following the adoption of a new by-law there would be a 60 day grace period for developers to have their applications proceed under the old rate.

School District staff has indicated that they are willing to meet with City staff and representatives of the residential development industry, prior to the increases, to further explain the basis for the anticipated SSAC rate increases.

Council Position on SSAC

City Council has voiced concerns with the introduction of the SSAC legislation for a variety of reasons and has also voiced concerns that the SSAC legislation is not applied equitably across all School Districts in the Province. City Council has also requested that the Minister of Education take action to ensure that the SSAC are calculated and applied in a uniform manner across the Province. Due to these concerns, in considering Eligible School Site Proposals from the School District in previous years, Council has simply received the Proposal without passing a resolution to accept the Proposal. By taking such action to simply receive this information from the School District, Council has not implied that it was endorsing the concept of SSAC and accepting the current proposal for setting of school site acquisition charges.

Council is not required to provide a resolution back to the School District on the Eligible School Sites Proposal. However, according to legislation, if the City fails to respond within 60 days of receiving the School Board resolution, regarding the Proposal, the City is deemed to have agreed to the Eligible School Sites Proposal, as set out in the School Board's resolution.

CONCLUSION

Based on the above, even though the Eligible School Sites Proposal 2007 - 2016 is consistent with established methods for planning the school enrolment and related school sites and with the City of Surrey's residential growth projections, it is recommended that City Council receive this report as information and not provide a response to the School District regarding the Eligible School Sites Proposal.

How Yin Leung
Acting General Manager
Planning and Development

SJ:saw

Attachments:

Appendix I Eligible School Site Proposal 2007 – 2011

Appendix II Approved Eligible School Sites and Acquisition and Servicing Costs History



School District 36 (Surrey)

Secretary-Treasurer's Office

14225 - 56th Avenue, Surrey, BC V3X 3A3 • Tel: (604) 596-7733 Fax: (604) 596-4197

File No. 3100-02

2006 10 25

How Yin Leung
Acting General Manager
Planning and Development Department
City of Surrey
14245 - 56 Avenue
Surrey, BC V3X 3A2

RECEIVED
NOV 05 2006
PLANNING DEPARTMENT

Dear Mr. Leung:

Re: Eligible School Site Proposal

Please be advised that at its public meeting of 2006-10-12 the Board of School Trustees of School District No. 36 (Surrey) approved the Eligible School Site Proposal incorporated into the 2007-2011 Five Year Capital Plan. As you are aware, the Eligible School Site Proposal is a required component of the capital plan submission, which the School Board must approve annually and referred to local governments in the District for acceptance pursuant to the *Local Government Act*. Please find attached the certified resolution of the Board of School Trustees of School District No. 36 (Surrey) for acceptance by City Council. A copy of the Administrative Memorandum considered by the Board is also attached for your reference.

The eligible school site proposal for the 2007-2011 Five Year Capital Plan indicates the following:

- Based on information from local government, the Board of School Trustees of School District No. 36 (Surrey) estimates that there will be 38,249 new development units constructed in the school district over the next 10 years (Schedule "A" – Table 1 & 2);
- These 38,249 new development units will be home to an estimated 13,552 school age children (Schedule "A"- Tables 3);
- The School Board expects 6 new school sites and 2 site expansions over the 10 year period will be required as the result of this growth in the school district. The sites will be located as presented in Schedule "B";

Continued ...

- According to Ministry of Education site standards presented in schedule "B" the sites will require 22 hectares of land. These sites are expected to be purchased in 5 years and, at current service land costs, the land will cost approximately \$53,501,350 million.

The School Board also amended its 5 year capital plan to ensure eligibility for Provincial funding for the proposed new school sites.

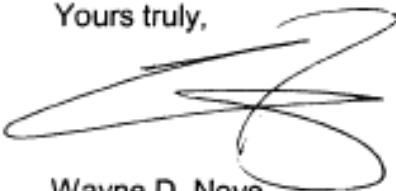
Pursuant to the *Education Statutes Act*, local governments have 60 days to either:

1. *Pass a resolution accepting the proposed eligible school site requirements for the school district;*
2. *Respond in writing to the school board indicating that it does not accept the school board's proposed site requirements for the school district and indicating*
 - *Each proposed school site to which it objects;*
 - *The reason for the objection.*

If no response is received within 60 days the legislation states that the local government will have been deemed to accept the proposal. Please place the resolution on your Council's agenda to meet this timeline.

Please feel free to contact this office through Mr. Umur Olcay, Manager of Facilities and Demographics Planning, by telephone at 592-4295 or by email at olcay_u@sd36.bc.ca should you require any further information.

Yours truly,



Wayne D. Noye
Secretary-Treasurer

enclosure

pc: Umur Olcay, Manager Facilities & Demographics Planning
Ken Cameron, Policy & Planning Dept., GVRD

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School District No.36 (Surrey)

Excerpt from the 2006-10-12 Regular Board Meeting Minutes

"Eligible School Sites Proposal – 2007-2011 Capital Plan

It was moved by Trustee McNally, seconded by Trustee Glass:

THAT WHEREAS the Board of School Trustees of School District No.36 (Surrey) has consulted with the City of Surrey and the City of White Rock on these matters;

THEREFORE BE IT RESOLVED THAT based on information from local government, the Board of School Trustees of School District No.36 (Surrey) estimates that there will be 38,249 development units constructed in the school district over the next 10 years (Schedule 'A' – Table 1 & 2); and

THAT these 38,249 new development units will be home to an estimated 13,552 school age children (Schedule 'A' – Table 3); and

THAT the School Board expects 6 new school sites and 2 site expansions, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and

THAT according to Ministry of Education site standards presented in Schedule 'B' the sites will require 22 hectares of land. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$53.5 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2007-2011, and submitted to the Ministry of Education.

CARRIED

This is a certified copy of an excerpt of the minutes for the 2006-10-12 Regular Board meeting of the Board of School Trustees of School District No. 36 (Surrey).



Wayne D. Noye

Secretary-Treasurer



ADMINISTRATIVE MEMORANDUM

(Regular)

MEETING DATE: 2006-10-12

TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL -
2007-2011 CAPITAL PLAN

The Eligible School Site Proposal is a required component of the Capital Plan submission, which must be passed annually by Board resolution and referred to local governments in the District for acceptance pursuant to the *Local Government Act*.

The Eligible School Site Proposal involves extensive consultation with the City of Surrey and the City of White Rock. Both municipalities provide revised 10-year projections for residential development consistent with their Official Community Plans, Regional Context Statements and Neighbourhood Concept Plans. Based on that work, the information provided by City staff was used to project the number of eligible school age children which would be generated by the growth and to estimate the number of eligible school site requirements for the School District, including approximate number, location and cost of school sites proposed to be included in the 2007-2011 Capital Plan.

It is noted that the Ministry of Education has so far approved 13 eligible school site acquisitions since the inception of the Eligible School Site Proposal process in 2001. Site acquisition projects that have received funding approval (for capital plan years 2001 through 2008) are not included in the 2007-2011 Eligible School Site Proposal.

Appraisals have been conducted, to estimate the cost increase of off site work for future school sites (Coastland Engineering) and to provide a time adjusted market analysis of the bare land cost of school sites (Carmichael and Wilson Land Appraisers). These appraisals, together with recent land acquisition of approved sites, were used to calculate revised bare land and serviced cost of land estimates for future eligible school sites, included in Schedule B.

It is noted that serviced cost of land for the proposed school sites on the list has escalated significantly from the previous year. It is anticipated that the increased land cost may result in a further increase to the school site acquisition charge bylaw rate applied to new development units, after the 2007 capital plan is accepted by the Minister.

Cont'd...

MEETING DATE: 2006-10-12

PAGE 2

SCHEDULE: 3(f)

TOPIC: ELIGIBLE SCHOOL SITES PROPOSAL -
2007-2011 CAPITAL PLAN

The following information has been considered:

1. The Eligible School Site Proposal projections have been discussed with planning department staff for the City of Surrey and the City of White Rock, who have provided updated growth projections for the period 2007-2016 based on latest market trends for housing (See Schedule 'A' - Table A-2).
2. A projection of the number of children of school age, as defined in the *School Act*, that will be added to the school district as the result of the projected eligible development units for the period 2007-2016 has been revised based on the new projections provided by the City of Surrey and the City of White Rock (Schedule 'A' - Table A-3).
3. The approximate size and the number of school sites required to accommodate the number of children projected under paragraph (2). (Schedule 'B').
4. The approximate location and value of school sites referred to in paragraph (3). (see Schedule 'B').

The following motion is recommended:

THAT WHEREAS the Board of School Trustees of School District No.36 (Surrey) has consulted with the City of Surrey and the City of White Rock on these matters;

THEREFORE BE IT RESOLVED THAT based on information from local government, the Board of School Trustees of School District No.36 (Surrey) estimates that there will be 38,249 development units constructed in the school district over the next 10 years (Schedule 'A' - Table 1 & 2); and

THAT these 38,249 new development units will be home to an estimated 13,552 school age children (Schedule 'A' - Table 3); and

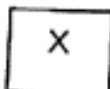
THAT the School Board expects 6 new school sites and 2 site expansions, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and

THAT according to Ministry of Education site standards presented in Schedule 'B' the sites will require 22 hectares of land. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$53.5 million; and

THAT the Eligible School Sites Proposal as adjusted be incorporated into the Five Year Capital Plan, 2007-2011, and submitted to the Ministry of Education.


Enclosures:

Submitted by:



Approved by:


W.D. Noya, Secretary-Treasurer


M.A. McKay, Superintendent



SCHEDULE 'A' 2007-2016 Projections - Eligible Development and School Age Children

Table 1 - Growth Forecasts - Housing Units Completions By Type (10 year forecast - completions for previous school year by July 1st.)

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 yr Tot.
CITY OF SURREY											
Single Detached	1,439	1,408	1,176	1,030	984	967	947	948	815	980	10,694
Suites	613	603	575	561	554	577	587	597	600	630	5,897
Row House	1,194	1,117	1,077	1,098	1,116	1,153	1,068	1,036	1,033	906	10,798
Low Rise Apart.	636	618	611	619	598	568	532	494	503	503	5,682
High Rise Apart.	130	185	250	334	416	504	600	711	754	772	4,656
CITY OF WHITE ROCK											
Single Detached	5	5	5	7	7	7	7	7	7	7	64
Suites	3	3	3	3	3	3	3	3	3	3	30
Row House	0	0	0	0	0	0	0	0	0	0	-
Low Rise Apart.	35	35	35	35	35	35	35	35	35	35	350
High Rise Apart.	0	0	0	0	0	0	0	0	0	0	78

Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual totals by housing type, 2007-2016)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 yr Total
Single Detached	1,444	1,413	1,181	1,037	991	974	954	955	822	987	10,758
Suites	616	606	578	564	557	580	590	600	603	633	5,927
Row House	1,194	1,117	1,077	1,098	1,116	1,153	1,068	1,036	1,033	906	10,798
Low Rise Apart.	671	653	646	654	633	603	567	529	538	538	6,032
High Rise Apart.	130	185	250	334	416	504	600	737	780	798	4,734
Total Units	4,055	3,974	3,732	3,687	3,713	3,814	3,779	3,857	3,776	3,862	38,249

Table 3 - PROJECTED SCHOOL AGE YIELD (From Eligible development unit projections 2007-2016)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Eligible Students
Single Detached	1,064	1,024	850	741	704	687	673	669	575	691	7,531
Suites	75	73	69	67	65	67	68	69	69	73	682
Row House	549	503	474	472	469	473	438	425	424	371	4,427
Low Rise Apt.	81	78	77	77	74	70	66	61	62	62	700
High Rise Apt.	7	9	12	16	20	23	28	34	35	36	213
Total EDU Students	1,766	1,687	1,482	1,373	1,331	1,320	1,272	1,258	1,166	1,233	13,552

Table 4 - PROJECTED AVERAGE YIELD FACTORS (July 1, 2007-2016)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Yield (2016)
Single Detached	0.73	0.725	0.72	0.715	0.71	0.705	0.705	0.7	0.7	0.7	0.7
Duplex - Suites	0.121	0.12	0.119	0.118	0.117	0.116	0.115	0.115	0.115	0.115	0.115
Row House	0.46	0.45	0.44	0.43	0.42	0.41	0.41	0.41	0.41	0.41	0.41
Low Rise Apt.	0.121	0.12	0.119	0.118	0.117	0.116	0.115	0.115	0.115	0.115	0.115
High Rise Apt.	0.051	0.05	0.049	0.048	0.047	0.046	0.046	0.046	0.045	0.045	0.045



SCHEDULE 'B'
Capital Projects Requiring 2007-2011 Facility Capital Budget Eligible
New Sites School Site Proposal

Table 4: ELIGIBLE SCHOOL SITES (General Location, Size and Serviced Land Cost)

School Site #	#177		#184		#206		#208		#216		#208		#109		TOTALS		
	Discovery #074	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate	
Basis of Costs	Discovery #074	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate New	Estimate	
Type of Project	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	
Grade Level	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	Elementary	
Approximate Location	Wintley area	Clayton N.	Grandview S.	Grandview Chr.	Clayton NE	Clayton Area	Earl Mismod										
Existing Capacity	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Long Term Capacity	500	1,500	500	500	500	500	500	500	500	500	500	500	500	500	500	208	
Increase in Capacity	300	1,500	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000	
Standard Site Size (ha)	2.7	6.3	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	4,300	
Existing Site Area (ha)	1.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28.80	
Size of New Site (ha)	0.71	6.3	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	6	
Bare Land Cost/ha	2,464,789	2,460,317	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	2,718,063	22	
Serviced Land Cost	\$ 2,559,000	\$ 10,000,000	\$ 4,373,104	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	\$ 8,438,709	2,091,687	
Bare Land Cost	\$ 1,750,000	\$ 15,500,000	\$ 3,273,104	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$ 7,338,709	\$53,501,350	
Cost of servicing land	\$ 800,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$45,281,350	
																	\$5,300,000

Total acquisition sites = 8 (including 2 expansions of existing school sites and 6 new school site acquisitions)
 Eligible School Sites which received Ministry funding approval for capital plan years 2007-2008 are not included in the above table.
 Proposed sites to be included in the 2007-2011 Five Year Capital for 2009-2011 (approval years 3, 4 and 5).

Table 1: Approved Eligible School Sites and Acquisition and Servicing Costs History (original 21 sites included in ESSP prior to SSAC adoption in July 2001).

GENERAL STATUS	Site #	General Location Description	Type	Funding / Status	Original 2001 request (Ha)	*Adjusted Size (Ha)	Acquired Size (Ha)	Site Area outstanding (Ha)	Original Estimate bare land cost	BARE LAND COST	***Estimated by Coastland Engineering & Surveying	
											servicing cost	Revised serviced land cost
APPROVED - Fully Acquired	032	Panorama Ridge	Secondary Site-Expansion	partial	0.61	0.96	0.72	0.24	\$ 800,000	\$ 1,167,980	\$ 144,000	\$ 1,311,980
	151	Cambridge EL	Elementary New /partial	Fully acquired	0.85	1.13	1.13	0.00	\$ 800,000	\$ 915,000	\$ 825,000	\$ 1,740,000
	189	Rosemary Hgts. W.	Elementary New/Partial	Fully acquired	0.89	0.94	0.94	0.00	\$ 1,044,000	\$ 2,060,000	\$ 287,222	\$ 2,337,222
	203	Clayton Area E.	Elementary New/partial	Fully acquired	0.94	1.84	1.84	0.00	\$ 800,000	\$ 1,866,000	\$ 900,000	\$ 2,766,000
	201	Clayton Centre Area	Elementary New Site	Fully acquired	2.79	2.63	2.63	0.00	\$ 1,725,000	\$ 2,990,000	\$ 900,000	\$ 3,890,000
	211	S. Newton E. Area	Elementary New Site	Fully acquired	2.79	2.79	2.79	0.00	\$ 2,243,000	\$ 3,010,000	\$ 900,000	\$ 3,910,000
212	S. Newton W. Area	Elementary New Site	Fully acquired	2.79	2.50	2.50	0.00	\$ 2,243,001	\$ 4,375,000	\$ 900,000	\$ 5,275,000	
Approved - Pending	215	Clayton Area Sec.	Secondary New Site	partial	7.61	7.69	4.00	3.69	\$ 4,700,000	\$ 2,734,290	\$ 900,000	\$ 6,598,290
	202	Grandview Hts. NW	Elementary New Site	awaiting subdiv.	2.79	2.60	2.60	0.00	\$ 1,035,000	\$ 7,318,442	\$ 900,000	\$ 8,218,442
	180	Douglas Area	Elementary New Site	pending	2.79	2.50	-	2.50	\$ 2,415,000	\$ 4,672,575	\$ 900,000	\$ 5,572,575
Approved - Pending	204	Clayton NE Area II	Elementary New Site	switched 2007	2.79	2.70	-	2.70	\$ 1,725,000	\$ 3,278,070	\$ 1,100,000	\$ 4,378,070
	217	Clayton VII. NE Area	Elementary New Site	switched 2007	2.79	2.70	-	2.70	\$ 1,725,000	\$ 3,278,070	\$ 1,100,000	\$ 4,378,070
FUTURE SITES - ESSP PROPOSAL	074	Discovery Elementary	Elementary site-expansion	Proposal in ESSP	0.80	0.71	-	0.71	\$ 500,000	\$ 1,750,000	\$ 800,000	\$ 2,550,000
	177	Grandview Area Sec.	Secondary New Site	Proposal in ESSP	7.61	6.30	-	6.30	\$ 3,290,000	\$ 15,500,000	\$ 1,100,000	\$ 16,600,000
	184	Clayton N. Area	Elementary New Site	Proposal in ESSP	2.79	2.70	-	2.70	\$ 1,725,000	\$ 4,373,104	\$ 1,100,000	\$ 5,473,104
	206	Grandview S. Area	Elementary New Site	Proposal in ESSP	2.79	2.70	-	2.70	\$ 1,035,000	\$ 7,338,769	\$ 1,100,000	\$ 8,438,769
	208	Grandview Cent. Area	Elementary New Site	Proposal in ESSP	2.79	2.70	-	2.70	\$ 1,035,000	\$ 7,338,769	\$ 1,100,000	\$ 8,438,769
	216	Clayton NE Area	Elementary New Site	Proposal in ESSP	2.79	2.70	-	2.70	\$ 2,243,000	\$ 4,373,104	\$ 1,100,000	\$ 5,473,104
	209	Clayton Area	Elementary New Site	Proposal in ESSP	2.79	2.70	-	2.70	\$ 1,725,000	\$ 3,273,104	\$ 1,100,000	\$ 4,373,104
	105	Earl Marriott Second.	Secondary Site-Expansion	Proposal in ESSP	1.10	1.10	-	1.10	\$ 3,454,500	\$ 4,354,500	\$ 900,000	\$ 5,254,500
	2006 Serviced land cost estimate - eligible sites:										\$ 103,876,999	Serviced cost
	Table 1(a) - Summary - bare land cost										\$ 25,389,496	actual cost of acquired sites
										\$ 12,265,932	(PENDING SITES/APPROVED)	\$ 18,329,932
										\$ 37,655,427	(PROPOSED SITES)	\$ 50,375,649
										\$ 45,201,350	(PROPOSED SITES)	\$ 53,501,350

PROPOSED SERVICED COST OF LAND - ESSP 2007 SITES	\$ 53,501,350
Actual serviced cost of land (estimate) approved sites	\$ 50,375,649
TOTAL eligible cost for SSAC calculation	\$ 103,876,999
SSAC attributable cost - 35% of total eligible cost	\$ 36,356,950
Number of eligible units 2007 ESSP	38,249
Average cost per unit	\$ 951
Estimated average SSAC Rate 2007 \$951 reduced to maximum allow	\$ 800
Collected amounts transferred for bi annual periods from July 2001 to June 30, 2006	\$ 7,791,463
8% of total eligible cost already collected	\$ 8,311,040
Amount remaining to be collected	\$ 28,565,487
% of total eligible cost remaining to be collected	27%
Total collectable	\$ 36,356,949.65
% of eligible cost	35%

Table 1(a) - Summary - bare land cost

Bare land costs of approved and purchased sites (actual cost) =	\$ 25,389,496	actual cost of acquired sites	32,045,717
Bare land costs of approved and not yet purchased sites (actual cost estimate) =	\$ 15,229,932	(PENDING SITES/APPROVED)	18,329,932
sub total approved and actual cost of bare land (pending and actual completed)	\$ 40,619,427		50,375,649
Bare land costs of proposed sites (estimate) =	\$ 45,201,350	(PROPOSED SITES)	53,501,350

PROPOSED SERVICED COST OF LAND - ESSP 2007 SITES

Actual serviced cost of land/ (estimate) approved sites	\$ 53,501,350
TOTAL eligible cost for SSAC calculation	\$ 50,375,649
SSAC attributable cost - 35 % of total eligible cost	\$ 103,876,989
	\$ 36,365,950

Original ESSP 2000-2001:
\$ 48,305,301
\$ 16,906,855
35%

Number of eligible units 2007 ESSP

Average cost per unit	\$ 38,249
	961

Estimated average SSAC Rate 2007 \$951 reduced to maximum allowed
 Collected amounts transferred for bi annual periods from July 2001 to June 30, 2006

Maximum average rate is \$800	800
	7,791,463

% of total eligible cost already collected

	8%
	28,565,487

% of total eligible cost remaining to be collected

	0.27
	36,365,950

Total collectable

% of eligible cost	35%
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Amount remaining to be collected

approx 16% of total value of serviced sites in original ESSP 2000-2001

approx 19% of total value of serviced sites in original ESSP 2000-2001