



FREDERICK COUNTY GOVERNMENT OFFICE OF THE COUNTY MANAGER

Budget Office

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To: Frederick County Planning Commission
From: Kelly Weaver, Budget Office
Date: August 12, 2014
Subject: Calculation of School Construction Fee

Accompanying this memo is a comparison chart of the proposed and current school construction fees. The key factors in determining the school construction fees are as follows:

- Public school students per household – based on information received from the Frederick County planning staff via Frederick County Public Schools
- Net Capital Cost per Student – based on 115% of the average cost of a new seat. This may include new schools, additions to existing schools, or replacement schools minus the demolition costs
- Calculated Cost – a formula based on multiplying the public school students per household and the net capital cost per student. *(for example the elementary/single family detached, would multiply 0.206 with \$46,838 to arrive at \$9,648)*

The School Construction Fee is then calculated as a portion of the calculated cost based on what the impact fee would be based on the incremental expansion method.

The key changes from the last study are the decrease in students per household overall in the single family detached category and a decrease at the middle and high school level for the townhouse/duplex category. However, the student per household ratio increased at all levels for the other residential categories. Another change is a decrease at the net capital cost per student at the middle school level. This is due to the fact that the last calculation of this fee included in the average cost of a new seat, two new middle schools which have a higher cost due to site and utility costs to prepare the site along with other start up expenses. The proposed net capital costs for the middle schools only includes the average cost of an addition to a middle school based on

the fact that most middle schools near or over capacity has the ability to be expanded and stay within FCPS guidelines.

All factors related to formulation will be updated and new fees proposed approximately every three years, coinciding with the update of the impact fee calculation.

School Construction Fee Calculation

Proposed

	Type of School			TOTAL
	Elem. K-5	Middle 6-8	High 9-12	
Single Family Detached	0.206	0.112	0.162	0.480
Townhouse/Duplex	0.258	0.098	0.126	0.482
Other Residential	0.113	0.038	0.050	0.201

Public School Students Per Household

Single Family Detached	0.206	0.112	0.162	0.480
Townhouse/Duplex	0.258	0.098	0.126	0.482
Other Residential	0.113	0.038	0.050	0.201

Net Capital Cost Per Student

	46,838	37,950	55,723
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Calculated Cost

Single Family Detached	\$9,648	\$4,250	\$9,027
Townhouse/Duplex	\$12,084	\$3,719	\$7,021
Other Residential	\$5,292	\$1,442	\$2,786

School Construction Fee

Single Family Detached	3,977	1,752	3,721	9,450
Townhouse/Duplex	4,981	1,533	2,894	\$9,408
Other Residential	2,181	594	1,148	\$3,923

Current

	Type of School			TOTAL
	Elem. K-5	Middle 6-8	High 9-12	
	0.233	0.128	0.182	0.543
	0.244	0.101	0.129	0.474
	0.054	0.017	0.021	0.092

	40,243	48,301	48,985
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	\$9,376	\$6,182	\$8,915
	\$9,819	\$4,878	\$6,319
	\$2,173	\$821	\$1,028

TOTAL

	\$3,870	\$2,530	\$3,646	\$10,045
	\$4,053	\$1,996	\$2,584	\$8,634
	\$897	\$336	\$420	\$1,653

Difference

	Type of School			TOTAL
	Elem. K-5	Middle 6-8	High 9-12	
	(0.027)	(0.016)	(0.020)	(0.063)
	0.014	(0.003)	(0.003)	0.008
	0.059	0.021	0.029	0.109

	6,595	(10,351)	6,738
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	\$272	(\$1,931)	\$112
	\$2,265	(\$1,159)	\$702
	\$3,119	\$621	\$1,758

TOTAL

	107	(777)	75	(\$595)
	928	(463)	310	\$775
	1,284	258	728	\$2,270