



COOPERATIVE
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

BONITA UNIFIED SCHOOL DISTRICT

RECREATION IMPROVEMENT AND
MAINTENANCE DISTRICT
FISCAL YEAR 2019/2020

MAY 1, 2019

PREPARED FOR:

**Bonita Unified
School District**
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Attachment 1: Assessment Roll

I. INTRODUCTION

WHEREAS, on March 6, 2019, the Board of Education ("Board") of the Bonita Unified School District ("School District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Section 22500 of the Streets and Highways Code, *et seq.* ("1972 Act"), adopted resolution 2019-11 ("Resolution") initiating proceedings for the levy for Fiscal Year 2019/2020 assessments within the assessment district referred to as the "Bonita Unified School District Recreation Improvement and Maintenance District" ("Assessment District") to pay for the construction, installation, maintenance, and service of recreational improvements ("Improvements") more particularly described in the Resolution; and

WHEREAS, the Resolution designated Cooperative Strategies, LLC ("Cooperative Strategies") as Assessment Engineer and directed the Assessment Engineer to prepare and file a report (the "Engineer's Report") pursuant to Section 22565, *et seq.*, of the Streets and Highways Code and Article XIID of the California Constitution ("Proposition 218"); and

WHEREAS, the 1972 Act and Proposition 218 require that the Engineer's Report shall contain the following:

- a. Plans and specifications for the Improvements
- b. An estimate of the costs of the Improvements
- c. A diagram of the Assessment District
- d. An assessment of the estimated costs of the Improvements
- e. If bonds or notes will be issued pursuant to Section 22662.5 of the Streets and Highways Code, an estimate of their principal amount;

NOW THEREFORE, the undersigned, acting as an agent for Cooperative Strategies, Assessment Engineer for the Assessment District, by virtue of the power vested in me under the 1972 Act and the order of the Board, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the Improvements, including the incidental costs and expenses, to be paid by each Benefit Zone (defined below) of the Assessment District.

The derivation of the net assessment for each Benefit Zone in Fiscal Year 2019/2020 is summarized in Table 1.

Table 1
Net Assessment for Fiscal Year 2019/2020

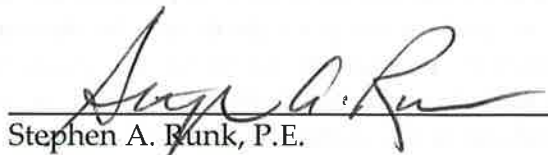
Estimated Costs	Benefit Zone A	Benefit Zone B	Total
Total Improvement Costs for FY 2019/2020	\$882,625	\$831,800	\$1,714,425
Less: Costs Allocated to Educational Use	(\$285,794)	(\$269,337)	(\$555,131)
Costs Allocated to Recreational Use	\$596,831	\$562,463	\$1,159,294
Less: Amount of General Benefit	(\$187,058)	(\$159,388)	(\$346,446)
Amount of Special Benefit	\$409,773	\$403,075	\$812,848
Plus: Incidental Expenses	\$26,618	\$26,183	\$52,801
Plus: Surplus or Deficit from Prior Year	\$0	\$0	\$0
Plus: Estimated Contributions	\$0	\$0	\$0
Net Assessment for Fiscal Year 2019/2020	\$436,391	\$429,258	\$865,649

Note: Numbers may not sum due to rounding.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the Assessment District by apportioning the amount allocable to each Benefit Zone among the several lots or parcels of each such Benefit Zone in proportion to the estimated special benefits to be received by each such lot or parcel of each such Benefit Zone from the Improvements, as more particularly set forth in the list attached under separate cover (the "Assessment Roll") and by this reference made a part of this Engineer's Report. The assessment diagram appearing herein is a representation of the assessment diagram to be approved by resolution by the Board of the School District. Reference is hereby made to the Assessor's Maps of the County of Los Angeles for Fiscal Year 2019/2020 for a more particular description of the property. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the Los Angeles County Assessment Roll.

Dated: April 23, 2019




Stephen A. Runk, P.E.

License Number: C23473

II. IMPROVEMENT PLANS AND SPECIFICATIONS

The facilities to be constructed, installed, maintained, and serviced include recreational improvements as defined in the 1972 Act. All the Improvements provide a significant amount of special benefit to assessed parcels within the Assessment District. As required by Section 22568 of the Streets and Highways Code, the general nature, extent, and location of the Improvements to be financed under this program are described below.

The School District owns school buildings and other facilities including certain recreation-oriented places, structures, areas, facilities, playgrounds, playing fields, stadiums, tracks, courts, and gymnasiums at the following locations (all located in California) (see page 6 for School Site Location Map):

Table 2
Bonita Unified School District Facility Summary

Facility Reference Number	Facility Name	Location
1	Allen Avenue Elementary School	740 E. Allen Avenue San Dimas
2	Bonita High School	3102 N. D Street La Verne
3	Ed Jones Education Center	121 W. Allen Avenue San Dimas
4	Fred Ekstrand Elementary School	400 N. Walnut Avenue San Dimas
5	Gladstone Elementary School	1314 W. Gladstone San Dimas
6	Grace Miller Elementary School	1629 Holly Oak Drive La Verne
7	La Verne Heights Elementary School	1550 Baseline La Verne
8	Lone Hill Middle School	700 S. Lone Hill San Dimas
9	Oak Mesa Elementary School	5200 Wheeler Avenue La Verne
10	Ramona Middle School	3490 Ramona Avenue La Verne
11	Roynon Elementary School	2715 E Street La Verne
12	San Dimas High School	800 W. Covina Boulevard San Dimas
13	Shull Elementary School	825 N. Amelia San Dimas

The above-listed facilities represent school buildings, places, structures, areas, facilities, playgrounds, playing fields, stadiums, tracks, courts, and gymnasiums that are used as recreation centers within the meaning of Section 10901 of the Education Code, being school buildings, places, structures, areas, facilities, playgrounds, playing fields, stadiums, tracks, courts, and gymnasiums under the jurisdiction of the School District and used for community recreation purposes and were previously designated by the Board as public-use recreation centers.

In addition to the School District's designation, the General Plans of the Cities of San Dimas and La Verne both assert the existence of deficiencies with respect to adequate Public Park and recreation facilities. Accordingly, both General Plans set forth policies with regard to mitigating these deficiencies via joint use of School District facilities. The General Plan of the City of San Dimas states, "The City shall enter into joint use and joint development agreements with the Bonita Unified School District and the Charter Oak Unified School District to expand the open space available to the community." Similarly, the General Plan of the City of La Verne states that the City shall "cooperate with public school districts, private schools, the University of La Verne and other major public institutions regarding the joint use of facilities for recreational purposes" and "examine the ways the existing joint service agreement with the Bonita Unified School District to expand the joint maintenance and operation of athletic fields and game courts located on school sites to assist in making up for the deficiency of community parks in south La Verne."

The School District plans the construction, installation, maintenance, and service of recreational improvements at the 13 school sites listed in Table 2. All planned maintenance involves the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any facility pursuant to Section 22531 of the Streets and Highways Code. In accordance with Section 22538 of the Streets and Highways Code, the planned servicing involves the furnishing of electric current or energy for public lighting facilities and the operation of other facilities, and also involves the furnishing of water for the irrigation of landscaping and the maintenance of other facilities. The general locations of the school sites are shown on the map on page 7. The general nature and extent of the Improvements are described in further detail below.

A. Maintenance of Recreational Facilities

The maintenance costs represent the personnel, material, and equipment repair/replacement costs required to maintain recreational facilities throughout the Assessment District.

Personnel costs include, but are not limited to, the cost of mowing, grading, turf maintenance, irrigation maintenance, weed control, custodial support, electrical systems maintenance, plumbing systems maintenance, painting, vandalism abatement, and management. These items are to be performed by the Maintenance Department of the School District, consultants to the School District, or other outside vendors.

Material costs include the cost of purchasing fertilizer, irrigation materials, paint, electrical parts, plumbing parts, and other applicable material purchases.

Equipment repair/replacement costs consist of equipment expenditures required for maintenance of recreational facilities.

B. Utility Services

Costs for providing irrigation water and electrical energy to recreational facilities throughout the Assessment District are included in this category. Electrical energy costs include energy costs for field lighting and security lighting, which maintains the recreational facilities by discouraging vandalism. Water costs include irrigation water costs for playing fields.

C. Capital Improvements

Many of the recreational facilities in the Assessment District are in need of capital and safety improvements. These improvements are needed because of heavy use by students and the community. Cooperative Strategies has evaluated all school buildings, places, structures, areas, facilities, playgrounds, playing fields, stadiums, tracks, and courts of the School District for capital and safety improvement needs.

To ensure that all 13 school sites were evaluated on the same basis, Cooperative Strategies created a school facility assessment checklist that contains the following five (5) major areas of improvement:

- Play Equipment Area
- Play courts
- Site Amenities
- Sport Facilities
- Other

The checklists for the school sites have been included in Exhibit A.

Plans and specifications showing and describing the general nature, location, and extent of the capital improvements are on file in the office of the Secretary of the Board and are open to public inspection.

BONITA UNIFIED SCHOOL DISTRICT

RIMD ZONES



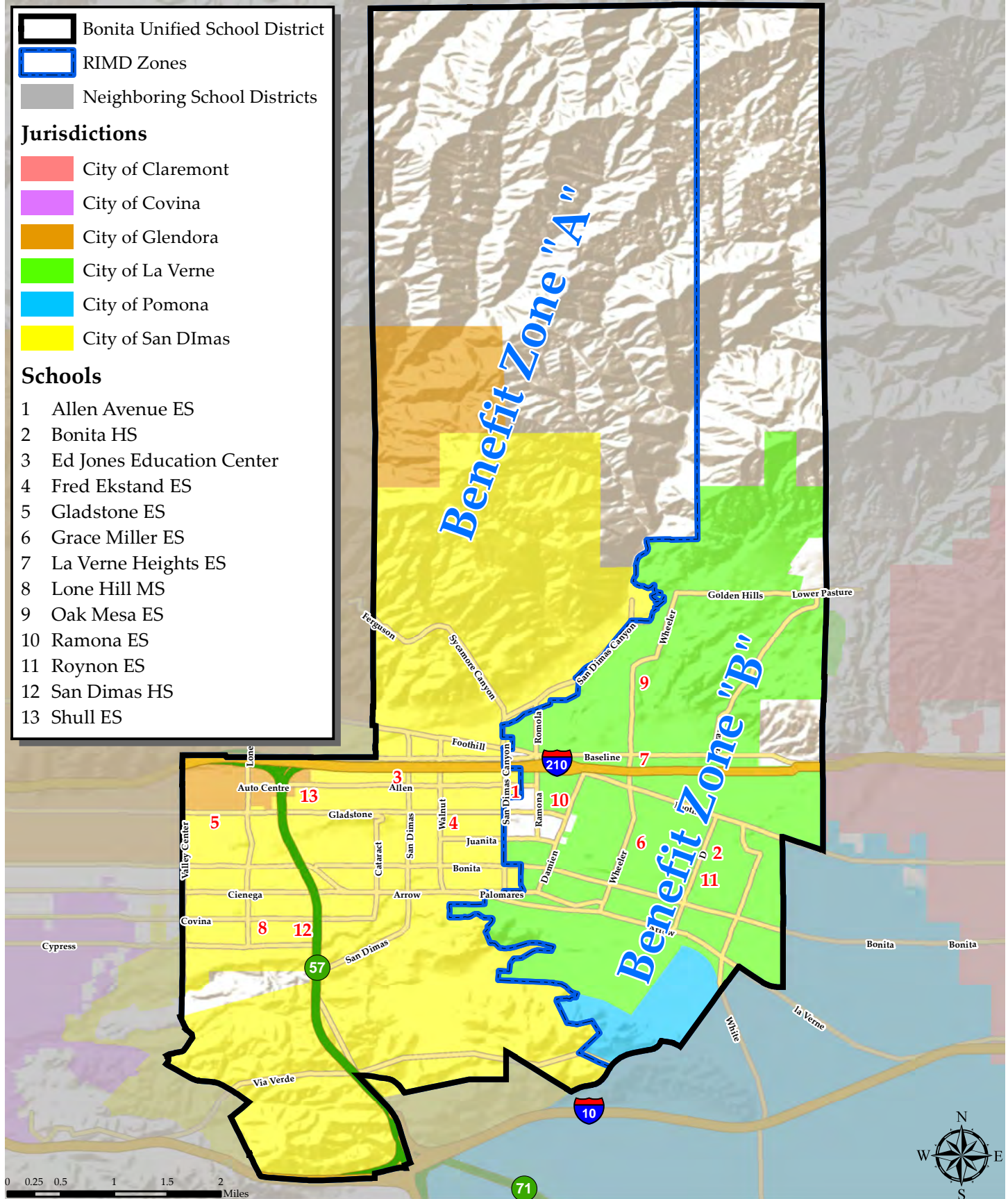
- Bonita Unified School District
- RIMD Zones
- Neighboring School Districts

Jurisdictions

- City of Claremont
- City of Covina
- City of Glendora
- City of La Verne
- City of Pomona
- City of San Dimas

Schools

- 1 Allen Avenue ES
- 2 Bonita HS
- 3 Ed Jones Education Center
- 4 Fred Ekstand ES
- 5 Gladstone ES
- 6 Grace Miller ES
- 7 La Verne Heights ES
- 8 Lone Hill MS
- 9 Oak Mesa ES
- 10 Ramona ES
- 11 Roynon ES
- 12 San Dimas HS
- 13 Shull ES



III. BENEFIT ANALYSIS

Proposition 218 provides that "only special benefits are assessable, and an agency must separate the general benefits from the special benefits conferred on a parcel." The guiding principle and primary criteria for determining special benefit to property within the Assessment District is potential for use. This section explains the methodology used to determine special benefit in the aggregate, while Section V describes the methodology used for calculating special benefit to individual parcels.

A. Educational and Recreational Functions

The recreational facilities at the school sites are not available for public use 100 percent of the time. The first priority of these school facilities is educational use (e.g., the days and hours that school is in session). It is therefore necessary to allocate the costs of the Improvements between the functions of education and recreation. To allocate the use, Cooperative Strategies measured the number of hours that the school facilities are used exclusively by the School District and the hours that the school facilities are available to the public. Daylight hours for each day of the year were calculated based on sunrise and sunset data provided by the U.S. Naval Observatory. Hours of educational use was calculated based on data provided by the School District. (Educational use was assumed to begin at 7:30 AM and end at 3:30 PM on weekdays.) Hours of recreational use was calculated as the difference between daylight hours and hours of educational use. The percent of total daylight hours allocable to educational use, which was found to be 32.38 percent, is the portion of the improvement costs allocated to educational improvements. The percent of total daylight hours allocable to recreational use, which was found to be 67.62 percent, is the portion of the improvement costs allocable to recreational improvements. Table 3 shows the average daylight, educational, and recreational hours per month and the aggregate allocation between the functions of education and recreation.

Table 3
Allocation of Improvements to Educational and Recreational Use
Fiscal Year 2019/2020

Month	Monthly Daylight Hours	School Days/ Month^[1]	Educational Hours	Recreational Hours
July	439.18	0	0.00	439.18
August	415.08	10	80.00	335.08
September	371.25	20	160.00	211.25
October	350.88	22	176.00	174.88
November	311.95	14	112.00	199.95
December	307.77	15	120.00	187.77
January	315.38	19	152.00	163.38
February	307.03	18	144.00	163.03
March	372.40	16	128.00	244.40
April	392.22	22	176.00	216.22
May	432.78	20	160.00	272.78
June	431.85	4	32.00	399.85
Total ^[2]	4,447.78	180.00	1,440.00	3,007.78
Proportions	100.00%	100.00%	32.38%	67.62%

[1] School days per month were provided by the School District for 2019/2020.
[2] Numbers may not sum due to rounding.

B. Benefit Zones

While all of the recreational facilities are available to each resident or employee within the boundaries of the School District, Cooperative Strategies recognizes that individuals typically select a school site with recreational facilities for two (2) reasons. The most obvious of these two (2) reasons is the proximity of the school site to their residence or place of employment. The second reason involves the tendency of community members to identify themselves with a given school or schools within the School District. In other words, community members who attend a given school or whose children attend or attended a given school are more likely to conduct their recreational activities at that school site than at another school site.

Together, these two (2) reasons suggest that a discrepancy may exist between the special benefit actually received by two (2) parcels of the same property class in different geographical parts of the Assessment District. It was therefore determined that two (2) benefit zones ("Benefit Zones") would be established to account for the differences in special benefit received as a result of these two (2) factors. In accordance with both these factors, the boundaries of Benefit Zone A were established to be coterminous with the boundaries of the San Dimas High School attendance area and the boundaries of Benefit Zone B were established to be coterminous with the boundaries of the Bonita High School attendance area. Table 4 lists the school sites located in each Benefit Zone.

Table 4
School Sites by Benefit Zone

School Level	Benefit Zone A	Benefit Zone B
Elementary School	Fred Ekstrand Gladstone Shull	Allen Avenue La Verne Heights Miller Oak Mesa Roynon
Middle School	Lone Hill	Ramona
High School	Ed Jones San Dimas	Bonita

C. General and Special Benefit Determination

The recreational improvements in a given Benefit Zone are available to residents and employees in that Benefit Zone, as well as residents and employees in the other Benefit Zone or another school district. There are no restrictions on public use based on geography. The proportionate potential for use of any recreational improvement by residents or employees from inside the Benefit Zone is the portion of the benefit allocable to special benefit. Similarly, the proportionate potential for use of any recreational improvement by residents or employees from outside the Benefit Zone is the portion of the benefit allocable to general benefit.

To determine the respective portions of general and special benefit, Cooperative Strategies conducted visitor surveys at four (4) school sites: Ekstrand Elementary School, Grace Miller Elementary School, Lone Hill Middle School, and San Dimas High School. Respondents were asked to provide home address and work address. Responses were analyzed to determine which respondents were generated by property within the Benefit Zone.

For example, for a school site located in Benefit Zone A: if the respondent's home address was located inside Benefit Zone A, the respondent was considered to be generated by property inside Benefit Zone A. If the respondent's home address was located outside Benefit Zones A and B, but his work address was located inside Benefit Zone A, the respondent was considered to be generated by property inside Benefit Zone A. If the respondent's home address was located in Benefit Zone B, the respondent was considered to be generated by property outside Benefit Zone A. Finally, if neither the respondent's home address nor his work address was located inside Benefit Zone A, the respondent was considered to be generated by property outside Benefit Zone A.

The percent of visitors generated by property inside the Benefit Zone was taken to be the relative proportion of special benefit. The percent of visitors generated by property outside the Benefit Zone was taken to be the relative proportion of general benefit. The results of the survey and the analysis are shown in Table 5 below ^[1].

Table 5
General and Special Benefit Proportions by School Level

School Level	General Benefit	Special Benefit	Total Benefit
Elementary School	7%	93%	100%
Middle School	23%	77%	100%
High School	55%	45%	100%

[1] For purposes of general benefit and special benefit computations, Ed Jones Education Center has been treated as an elementary school because its recreational facilities more closely resemble those of an elementary school than of a middle school or high school.

IV. IMPROVEMENT COSTS

As defined in Section 22569 of the Streets and Highways Code, the cost estimates for the Improvements shall include the following:

1. The total costs of constructing, installing, maintaining, and servicing all existing and proposed facilities for Fiscal Year 2019/2020.
2. The incidental expenses:
 - Engineer and Attorney Professional Services
 - Los Angeles County Assessment Collection
 - Preparation of the Engineer's Report
 - Printing, Publishing and Mailing of Notices
3. The total cost shall be decreased by any outside contributions and increased or decreased by any deficit or surplus from previous assessments. The net amount to be assessed shall be the total cost after adjustments.

The total cost estimate, incidental expenses, and net amount to be assessed are outlined in the following sections.

A. Maintenance Costs

Total maintenance costs for Fiscal Year 2019/2020 were calculated by adjusting the estimated Fiscal Year 2018/2019 costs contained in the Fiscal Year 2018/2019 Engineer's Report by the actual rates experienced. The estimated Fiscal Year 2019/2020 maintenance costs attributable to personnel were increased by 2.5 percent from the adjusted Fiscal Year 2018/2019 maintenance costs to reflect increased costs expected to occur in Fiscal Year 2019/2020. The portion of the estimated Fiscal Year 2019/2020 maintenance costs attributable to material and equipment repair/replacement was inflated by 2.00 percent from Fiscal Year 2018/2019. Total maintenance costs were allocated to individual school sites based on school site public recreational acreage. Table 6 below shows the allocation of the maintenance costs to individual school sites.

Table 6
Maintenance Costs by School Site

School Site	Acres	Maintenance Costs	Benefit Zone
Allen Avenue Elementary	7.04	\$45,573	B
Fred Ekstrand Elementary	8.74	\$56,578	A
Gladstone Elementary	8.81	\$57,031	A
Grace Miller Elementary	7.29	\$47,192	B
La Verne Heights Elementary	5.49	\$35,539	B
Oak Mesa Elementary	3.83	\$24,793	B
Roynon Elementary	11.13	\$72,050	B
Shull Elementary	8.85	\$57,290	A
Lone Hill Middle	15.98	\$103,446	A
Ramona Middle	18.18	\$117,688	B
Bonita High	35.40	\$229,161	B
Ed Jones Education Center	0.89	\$5,761	A
San Dimas High	36.72	\$237,706	A
Total	168.35	\$1,089,808	N/A
Total Benefit Zone A	79.99	\$517,812	N/A
Total Benefit Zone B	88.36	\$571,996	N/A

Note: Numbers may not sum due to rounding.

B. Utility Costs

Utility costs are comprised of electricity costs and water costs. Electricity costs are based on actual electricity costs for Fiscal Year 2017/2018 and were deflated to reflect Fiscal Year 2018/2019 estimated costs. Based on information provided by the School District, there was an average cost decrease of 9.21 percent in Fiscal Year 2018/2019 due to the continued installation of solar panels at school facilities throughout the School District. Based on conversations with Southern California Edison, it is estimated that the School District will experience a rate increase of 0.7 percent for electricity costs during Fiscal Year 2019/2020. Electricity costs for Bonita High School and San Dimas High School include the costs of field lighting and security lighting. Electricity costs for all other school sites include the costs of security lighting only. Field lighting costs were derived from actual costs of lighting the fields at Bonita High School and San Dimas High School. Security lighting costs were calculated at 3 percent of total non-field electricity usage at each school site.

Water costs for Zone A are based on actual water costs for Fiscal Year 2017/2018 and were decreased by 33.92 percent to reflect Fiscal Year 2018/2019 estimated costs based on information provided by the School District for Zone A. Furthermore, based on information from the Golden State Water Company, it is estimated each school within Zone A will experience a rate increase of 3.00 percent during Fiscal Year 2019/2020. Water costs for Zone B are based on actual water costs for Fiscal Year 2017/2018 and were decreased by 16.72 percent to reflect Fiscal Year 2018/2019 estimated costs based on information provided by the School District. In addition, for Fiscal Year 2019/2020, a 1.5 percent rate increase is expected to occur based on information from the Metropolitan Water District, which supplies the La Verne Water Company serving the schools located in Zone B. Table 7 shows utility costs by school site.

Table 7
Utility Costs by School Site

School Site	Electricity Costs	Water Costs	Benefit Zone
Allen Avenue Elementary ^[1]	\$581	\$21,658	B
Fred Ekstrand Elementary	\$812	\$12,646	A
Gladstone Elementary	\$690	\$19,378	A
Grace Miller Elementary	\$840	\$12,631	B
La Verne Heights Elementary	\$579	\$5,892	B
Oak Mesa Elementary	\$365	\$9,239	B
Roynon Elementary	\$896	\$16,765	B
Shull Elementary	\$720	\$21,793	A
Lone Hill Middle	\$1,975	\$37,915	A
Ramona Middle	\$2,647	\$23,909	B
Bonita High	\$19,144	\$47,075	B
Ed Jones Education Center	\$607	\$6,176	A
San Dimas High	\$30,678	\$57,421	A
Total	\$60,534	\$292,498	N/A
Total Benefit Zone A	\$35,482	\$155,329	N/A
Total Benefit Zone B	\$25,052	\$137,169	N/A

Note: Numbers may not sum due to rounding.
[1] Allen Avenue Elementary is located within the Zone B Benefit Zone but is under the jurisdiction of the Golden State Water Company, therefore the water costs were decreased by 33.92 percent for Fiscal Year 2018/2019 and increased by 3.00 percent for Fiscal Year 2019/2020.

C. Capital Improvement Costs

As discussed in Section II.C., Cooperative Strategies prepared a school facility assessment checklist and evaluated the 13 school sites listed in Table 1. Table 8 provides a summary of these costs by school site while Exhibit A contains the detailed checklists.

Table 8
Capital Improvement Costs by School Site

School Site	Capital Improvement Costs	Benefit Zone
Allen Avenue Elementary	\$34,267	B
Fred Ekstrand Elementary	\$10,690	A
Gladstone Elementary	\$25,288	A
Grace Miller Elementary	\$14,018	B
La Verne Heights Elementary	\$3,049	B
Oak Mesa Elementary	\$11,517	B
Roynon Elementary	\$3,978	B
Shull Elementary	\$39,172	A
Lone Hill Middle	\$37,257	A
Ramona Middle	\$6,682	B
Bonita High	\$24,072	B
Ed Jones Education Center	\$3,002	A
San Dimas High	\$58,594	A
Total	\$271,586	N/A
Total Benefit Zone A	\$174,003	N/A
Total Benefit Zone B	\$97,583	N/A

Note: Numbers may not sum due to rounding.

D. Incidental Expenses

Table 9 provides a summary of the incidental expenses. These expenses have been allocated to each Benefit Zone in proportion to the maintenance, utility and capital improvement costs in each Benefit Zone in Fiscal Year 2019/2020.

Table 9
Incidental Expenses by Benefit Zone

Incidental Expenses	Benefit Zone A	Benefit Zone B	Total
Assessment Engineering	\$19,414	\$19,097	\$38,511
L.A. County Auditor-Controller	\$2,477	\$2,436	\$4,913
Legal Services	\$2,621	\$2,579	\$5,200
Public Notices	\$30	\$30	\$60
Contingencies	\$2,075	\$2,041	\$4,116
Total	\$26,618	\$26,183	\$52,800
<i>Note: Numbers may not sum due to rounding.</i>			

E. Total Expenses

Table 10 provides a summary of all the expenses proposed for Fiscal Year 2019/2020 by school level and Benefit Zone. This table shows expenses before allocations for educational and recreational use, or for general and special benefit. For purposes of this analysis, as discussed in Section III.C., the costs associated with Ed Jones Education Center have been included in the elementary school category.

Table 10
Fiscal Year 2019/2020 Expenses by School Level and Benefit Zone

School Level	Improvement	Benefit Zone A	Benefit Zone B	Total
Elementary	Maintenance	\$176,661	\$225,147	\$401,808
	Utility	\$62,822	\$69,447	\$132,269
	Capital Improvements	\$75,149	\$66,828	\$141,977
Middle	Maintenance	\$103,446	\$117,688	\$221,134
	Utility	\$39,889	\$26,556	\$66,445
	Capital Improvements	\$37,257	\$6,682	\$43,939
High	Maintenance	\$237,706	\$229,161	\$466,867
	Utility	\$88,099	\$66,219	\$154,318
	Capital Improvements	\$61,596	\$24,072	\$85,668
N/A	Incidental	\$26,618	\$26,183	\$52,800
N/A	Total costs	\$909,243	\$857,983	\$1,767,225
<i>Note: Numbers may not sum due to rounding.</i>				

F. Assessable Expenses

Not all of the expenses shown in Table 10 are assessable. Based upon the methodologies described in detail in Section III and on calculations shown in detail in Exhibit B, a portion of the costs shown above will be allocated to educational use and a portion of the remaining costs will be allocated to general benefit. Neither the costs allocated to educational use nor the costs allocated to general benefit are assessable. Table 11 shows the amount that is assessable for Fiscal Year 2019/2020.

Table 11
Assessable Expenses for Fiscal Year 2019/2020

Item	Benefit Zone A	Benefit Zone B	Total
Non-Assessable Expenses			
Total Improvements	\$882,625	\$831,800	\$1,714,425
Educational Use	(\$285,794)	(\$269,337)	(\$555,131)
General Benefit	(\$187,058)	(\$159,388)	(\$346,446)
Assessable Expenses			
Special Benefit	\$409,773	\$403,075	\$812,848
Incidental Expenses	\$26,618	\$26,183	\$52,800
Total Assessable Expenses	\$436,391	\$429,258	\$865,649
<i>Note: Numbers may not sum due to rounding.</i>			

V. SPECIAL BENEFIT TO PARCELS

Different classes of property benefit differently from the Improvements. In general, as discussed above, the special benefit allocated to any parcel is based upon the extent to which the Improvements are available to that parcel. However, benefit will only be realized by a parcel to the extent to which the parcel generates potential school facility users. This section describes the methodology used to determine the relative level of special benefit received by each class of property based upon this guiding principle.

A. Assignment to Land Use Classes

Each parcel in the Assessment District has been assigned to a land use class. Based upon the different numbers and categories of people (i.e., residents, employees) generated by property in the Assessment District, it was determined that a total of 13 distinct land use classes were required and justified in order to account for these differences adequately. The 13 land use classes, their designations, and the numbers of parcels within each class by Benefit Zone, are listed in Table 12.

**Table 12
Land Use Classes**

Land Use Class	Designation	Benefit Zone A Parcels	Benefit Zone B Parcels	Total Parcels
Single Family Detached	SF	5,754	7,458	13,212
Multi-family Attached	MF	1,926	1,746	3,672
Mobile Home	MH	3	25	28
Commercial/Governmental (less than 0.5 acre)	CG1	220	150	370
Commercial/Governmental (between 0.5 and 1.0 acre)	CG2	144	91	235
Commercial/Governmental (greater than 1.0 acre)	CG3	176	134	310
Undeveloped Single Family	USF	246	165	411
Undeveloped Multi-family	UMF	21	1	22
Undeveloped Mobile Home	UMH	0	0	0
Undeveloped Commercial/ Governmental (less than 0.5 acre)	UCG1	62	87	149
Undeveloped Commercial/ Governmental (between 0.5 and 1.0 acre)	UCG2	12	5	17
Undeveloped Commercial/ Governmental (greater than 1.0 acre)	UCG3	13	12	25
Exempt	EX	611	589	1,200
Total	NA	9,188	10,463	19,651

Parcels were assigned to land use classes based on land use data provided by the Los Angeles County Assessor. Only parcels which do not now, nor will ever, generate people of any category, (i.e., residents, employees) were reclassified as exempt. Examples of such exempt property include flood plains, right of ways, and utility easements.

B. Equivalent Benefit Units

Availability of use is measured in this analysis in terms of equivalent benefit units ("Equivalent Benefit Units" or "EBUs"). The level of availability of use to a single-family detached unit has been assigned a value of 1.00 EBU. The number of EBUs assigned to all other classes of property reflects the intensity of potential use to such property relative to the intensity of potential use to a single-family detached unit. More specifically, the number of EBUs assigned to any class of property reflects the relative number of "man-hours" the school facilities are available for use by people generated by such property. Section V.C. below describes the methodologies used to calculate the EBUs for each land use class.

C. Calculation of EBUs by Land Use Class

The following outlines the assumptions used in computing total hours of potential usage per week of recreational facilities in the School District.

Allocation of Average Hourly Facilities Usage To District Residents and Employees

Total hours available for recreation (when school is in session)	4
Total hours available for recreation (when school is not in session)	12
Weeks school is in session	36
Hours per work day that a non-working resident can potentially use School District facilities (when school is in session)	4
Hours per work day that a non-working resident can potentially use School District facilities (when school is not in session)	12
Hours per work day that a working resident can potentially use School District facilities	2
Hours per work day that a non-resident employee can potentially use School District facilities	2
Hours per weekend day that a working or non-working resident or non-resident employee can potentially use School	12

<u>Constants/Variables</u>	<u>Amount/Number</u>
P = Persons per Household ^[1]	
Single Family Detached	3.250
Multi-family Attached	2.350
Mobile Home	1.630
A = Square Feet per Acre	43,560
E = Employees per 1,000 Square Feet ^[1]	2.499
W = Employed Persons per Household ^[2]	
Single Family Detached	1.720
Multi-family Attached	1.240
Mobile Home	0.860
F = Floor-to-Area Ratio ^[3]	0.400
R = Percentage of Employees in School District Who Also Live in the School District ^[1]	21%

[1] Based on information taken from the 1990 Census.

[2] Based on surveys conducted by David Taussig and Associates, Inc. for the Bonita Unified School District in 1995. The results of the surveys were used in the School District's Commercial/Industrial Development School Fee Justification Study.

[3] Based on information provided by the Planning Department of the City of San Dimas.

1. Computing Total Hours of Potential Recreational Facilities Usage per Week for Residential Land Uses

To calculate the total hours of potential recreational facilities use per week for each of the three (3) residential land uses (i.e., single family detached, multi-family attached, and mobile homes), Cooperative Strategies separated the types of persons per household into two categories (i.e., non-working and working).

Non-working Residents: This group consists of students and non-student non-working residents. As shown above, non-working residents on average can potentially use School District facilities approximately 4 hours a day during the workweek when school is in session; approximately 12 hours a day during the workweek when school is not in session; and approximately 12 hours a day during the weekend days. For a single-family detached unit ("SF"), this equals:

$$(1) \text{ Hours of Potential Use } = (P-W)*[((4 \text{ hours/day} * 5 \text{ days/week}) * 36/52 \text{ weeks}) + ((12 \text{ hours/day} * 5 \text{ days/week}) * 16/52 \text{ weeks}) + ((12 \text{ hours/day}) * 2 \text{ days/week})]$$

For a SF, this equation equals:

$$(3.25 - 1.72)*[((4*5)*36/52) + ((12*5)*16/52) + (12*2)]$$

The result of this calculation for a SF is 86.15.

Working Residents: Working residents on average can potentially use School District facilities 2 hours a day during the workweek and 12 hours a day during the weekend days. For a SF, this equals:

$$(2) \text{ Hours of Potential Use } = W*[(2 \text{ hours} * 5 \text{ days}) + (12 \text{ hours} * 2 \text{ days})]$$

For a SF, this equation equals:

$$1.72*[(2*5) + (12*2)]$$

The result of this calculation for a SF is 58.48.

Therefore, total hours of recreational facilities usage per week for a SF

$$= (1) + (2) = 144.63 \text{ Hours}$$

The same steps identified above were employed to calculate the total hours of potential recreation facilities usage per week for an average multi-family attached unit ("MF") and mobile home ("MH"). The only differences between these three (3) residential land use categories are the number of persons per household (P) and the number of employed persons per household (W).

2. Computing Total Hours of Potential Recreational Facilities Usage per Week for Commercial/Government Land Uses

Commercial/Government ("CG") properties were categorized into three (3) separate classes depending on the parcel size [(i) less than 0.5 acre, to which parcels the acreage of 0.25 acre is assigned; (ii) between 0.5 and 1.0 acre, to which parcels the acreage of 0.75 acre is assigned; and (iii) greater than 1.0 acre, to which parcels the actual acreage is assigned]. The numbers of employees per acre typical for these land use categories were based on an employer survey conducted by Cooperative Strategies, coupled with average floor-to-area ratios provided by the Cities of San Dimas and La Verne.

(1) Number of non-resident employees = $A/1,000 \times \text{acres} \times F \times E \times (1-R)$

For a CG1 property, this equation equals:

$$\text{ROUND}[(43,560/1,000 \times 0.25 \times 0.40 \times 2.499), 0] \times (1-0.21)$$

The result of this calculation for a CG1 is 8.69.

(2) Hours of Potential Weekday Use = $2 \text{ hours} \times 5 \text{ days}$

For a CG1, this equation equals:

$$2 \times 5$$

The result of this calculation for a CG1 is 10.

(3) Hours of Potential Weekend Use = $12 \text{ hours} \times 2 \text{ days}$

For a CG1, this equation equals:

$$12 \times 2$$

The result of this calculation for a CG1 is 24.

Rounded to the nearest whole hour, total hours of recreational facilities usage per week for a CG1 =

$$(1) * [(2)+(3)] = 295 \text{ Hours}$$

The same steps identified above were employed to calculate the total hours of recreation facilities usage per week for average CG properties between 0.5 and 1.0 acre, as well as for CG properties greater than 1.0 acre.

3. Computing Total Hours of Potential Recreational Facilities Usage per Week for Undeveloped Land Uses

As a result of maintenance and utility costs being computed annually, property that is currently undeveloped will not receive special benefit from these expenditures and may therefore not be assessed for such costs. In addition, a portion of the capital improvements has a usable life of less than five (5) years and will therefore benefit currently undeveloped property either minimally or not at all. For the sake of determining costs assessable to currently undeveloped property, it is therefore necessary to segregate the capital improvements between temporary capital improvements (capital improvements with a usable life of less than five (5) years) and permanent capital improvements (capital improvements with a usable life of five (5) years or more). Table 13 shows this segregation by Benefit Zone, as well as the percent of total improvement costs that the permanent capital improvements constitute in each Benefit Zone.

Table 13
Capital Improvements by Usable Life

Capital Improvements	Benefit Zone A	Benefit Zone B	Total
Temporary	\$75,681	\$4,075	\$79,756
Permanent	\$98,321	\$93,506	\$191,827
Total Capital Improvements	\$174,002	\$97,582	\$271,583
Total FY 2019/2020 Improvements	\$882,625	\$831,800	\$1,714,425
Percent Permanent Improvements	11.14%	11.24%	N/A

Note: Numbers may not sum due to rounding.

The EBUs assigned to each parcel of undeveloped property equal the product of the applicable percent of Improvements and the EBUs assigned to the applicable developed class of property. For example, a parcel of undeveloped single family detached property in Benefit Zone A would be assigned EBUs equal to the product of 11.14 percent and the number of EBUs assigned to a parcel of developed single family detached property, i.e., 1.00 EBU.

Using the methodologies listed above, Cooperative Strategies has calculated EBUs for each land use class in the Assessment District. These EBUs are listed in Table 14.

Table 14
EBU Factors by Land Use Class

Land Use Class	Residents or Employees per Assessment Unit	Total Hours of Potential Recreational Usage per Week	EBUs	
			Benefit Zone A	Benefit Zone B
SF	1.000	1.000 per unit	1.000	1.000 per unit
MF	0.724	0.724 per unit	0.724	0.724 per unit
MH	0.502	0.502 per unit	0.502	0.502 per unit
CG1	2.077	2.077 per parcel	2.077	2.077 per parcel
CG2	6.230	6.23 per parcel	6.230	6.23 per parcel
CG3	8.307	8.307 per acre	8.307	8.307 per acre
USF	0.111	0.111 per unit	0.112	0.112 per unit
UMF	0.081	0.081 per unit	0.081	0.081 per unit
UMH	0.056	0.056 per unit	0.056	0.056 per unit
UCG1	0.231	0.231 per parcel	0.233	0.233 per parcel
UCG2	0.694	0.694 per parcel	0.700	0.7 per parcel
UCG3	0.925	0.925 per acre	0.934	0.934 per acre
EX	0.000	0 per parcel	0.000	0 per parcel

D. Special Benefit by Land Use Class

Special benefit to parcels was calculated by allocating the costs of Improvements for each Benefit Zone to parcels within each Benefit Zone based on each parcel's EBU. The special benefit allocations for Benefit Zone A are listed in Table 15 while the special benefit allocations for Benefit Zone B are listed in Table 16.

Table 15
Special Benefit Allocation for Benefit Zone A

Land Use Class	EBUs	Units or Acres	EBU Units or Acres	Percent of Total Assessment	Costs	Assessment
SF	1.000	5,754	5,754.00	35.28%	\$153,977	\$26.76 per unit
MF	0.724	3,554	2,573.10	15.78%	\$68,877	\$19.38 per unit
MH	0.502	692	347.38	2.13%	\$9,300	\$13.44 per unit
CG1	2.077	220	456.94	2.80%	\$12,230	\$55.59 per parcel
CG2	6.230	144	897.12	5.50%	\$24,011	\$166.74 per parcel
CG3	8.307	740	6,147.18	37.70%	\$164,524	\$222.33 per acre
USF	0.111	246	27.40	0.17%	\$733	\$2.98 per unit
UMF	0.081	23	1.85	0.01%	\$50	\$2.16 per unit
UMH	0.056	0	0.00	0.00%	\$0	\$1.50 per unit
UCG1	0.231	62	14.34	0.09%	\$384	\$6.19 per parcel
UCG2	0.694	12	8.33	0.05%	\$223	\$18.57 per parcel
UCG3	0.925	84	77.73	0.48%	\$2,081	\$24.77 per acre
Total	N/A	11,531	16,305.38	100.00%	\$436,389	N/A

Note: Numbers may not sum due to rounding; total costs may not match Net Assessment listed in Table 1 due to rounding.

Table 16
Special Benefit Allocations for Benefit Zone B

Land Use Class	EBUs	Units or Acres	EBU Units or Acres	Percent of Total Assessment	Costs	Assessment
SF	1.000	7,458	7,458.00	46.63%	\$200,173	\$26.84 per unit
MF	0.724	3,246	2,350.10	14.69%	\$63,070	\$19.43 per unit
MH	0.502	1,738	872.48	5.45%	\$23,411	\$13.47 per unit
CG1	2.077	150	311.55	1.95%	\$8,361	\$55.74 per parcel
CG2	6.230	91	566.93	3.54%	\$15,215	\$167.20 per parcel
CG3	8.307	516	4,286.41	26.80%	\$115,037	\$222.94 per acre
USF	0.112	165	18.55	0.12%	\$498	\$3.02 per unit
UMF	0.081	2	0.16	0.00%	\$4	\$2.18 per unit
UMH	0.056	0	0.00	0.00%	\$0	\$1.51 per unit
UCG1	0.233	87	20.31	0.13%	\$545	\$6.27 per parcel
UCG2	0.700	5	3.50	0.02%	\$94	\$18.80 per parcel
UCG3	0.934	114	106.46	0.67%	\$2,857	\$25.06 per acre
Total	N/A	13,572	15,994.45	100.00%	\$429,266	N/A

Note: Numbers may not sum due to rounding; total costs may not match Net Assessment listed in Table 1 due to rounding.

VI. ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for the Assessment District as required by Section 22572 of the Streets and Highways Code, based on the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for Fiscal Year 2019/2020 and shows the Fiscal Year 2019/2020 assessment, assessment number, assessor's parcel number, Benefit Zone, and land use designation for each parcel in the Assessment District. The Assessment Roll is shown in Attachment 1 (under separate cover) and is incorporated herein by this reference. Reference is made to the Los Angeles County Assessment Roll for a description of the lots or parcels within the Assessment District.

VII. ASSESSMENT PAYMENTS

A. Introduction

As set forth in Section 22662.5 of the Streets and Highways Code, the Board may, by resolution, determine, and declare that bonds shall be issued to finance the estimated cost of proposed facilities, excluding costs of maintenance and servicing, in accordance with the Improvement Bond Act of 1915 or the Improvement Act of 1911. The Board has not resolved to issue improvement bonds during Fiscal Year 2019/2020.

B. Projected Annual Payments

Projected annual payments are composed of annual assessments for the construction, installation, maintenance, and service of improvements.

1. Annual Assessments

The net annual assessments for Fiscal Year 2019/2020 for the construction and installation of proposed facilities and the maintenance and service of existing and proposed facilities are shown by land use class for Benefit Zones A and B in Tables 17 and 18, respectively.

2. Bonded Assessments

No improvement bonds have been issued.

Table 17
Preliminary Annual Assessment Payments for Benefit Zone A
Fiscal Year 2019/2020

Land Use Class	Proposed Annual Assessment FY 2019/2020	Bonded Assessment Installment FY 2019/2020	Proposed Total Annual Assessment Payment FY 2019/2020
SF	\$26.76 per unit	\$0.00 per unit	\$26.76 per unit
MF	\$19.38 per unit	\$0.00 per unit	\$19.38 per unit
MH	\$13.44 per unit	\$0.00 per unit	\$13.44 per unit
CG1	\$55.59 per parcel	\$0.00 per parcel	\$55.59 per parcel
CG2	\$166.74 per parcel	\$0.00 per parcel	\$166.74 per parcel
CG3	\$222.33 per acre	\$0.00 per acre	\$222.33 per acre
USF	\$2.98 per unit	\$0.00 per unit	\$2.98 per unit
UMF	\$2.16 per unit	\$0.00 per unit	\$2.16 per unit
UMH	\$1.50 per unit	\$0.00 per unit	\$1.50 per unit
UCG1	\$6.19 per parcel	\$0.00 per parcel	\$6.19 per parcel
UCG2	\$18.57 per parcel	\$0.00 per parcel	\$18.57 per parcel
UCG3	\$24.77 per acre	\$0.00 per acre	\$24.77 per acre
EX	\$0.00 per acre	\$0.00 per acre	\$0.00 per acre

Table 18
Preliminary Annual Assessment Payments for Benefit Zone B
Fiscal Year 2019/2020

Land Use Class	Proposed Annual Assessment FY 2019/2020	Bonded Assessment Installment FY 2019/2020	Proposed Total Annual Assessment Payment FY 2019/2020
SF	\$26.84 per unit	\$0.00 per unit	\$26.84 per unit
MF	\$19.43 per unit	\$0.00 per unit	\$19.43 per unit
MH	\$13.47 per unit	\$0.00 per unit	\$13.47 per unit
CG1	\$55.74 per parcel	\$0.00 per parcel	\$55.74 per parcel
CG2	\$167.20 per parcel	\$0.00 per parcel	\$167.20 per parcel
CG3	\$222.94 per acre	\$0.00 per acre	\$222.94 per acre
USF	\$3.02 per unit	\$0.00 per unit	\$3.02 per unit
UMF	\$2.18 per unit	\$0.00 per unit	\$2.18 per unit
UMH	\$1.51 per unit	\$0.00 per unit	\$1.51 per unit
UCG1	\$6.27 per parcel	\$0.00 per parcel	\$6.27 per parcel
UCG2	\$18.80 per parcel	\$0.00 per parcel	\$18.80 per parcel
UCG3	\$25.06 per acre	\$0.00 per acre	\$25.06 per acre
EX	\$0.00 per acre	\$0.00 per acre	\$0.00 per acre

VIII. CERTIFICATIONS

1. I, the Secretary of the Board of Education of the Bonita Unified School District, California, hereby certify that the foregoing assessment, in the amounts set forth in Column 1 of the Assessment Roll, with the diagram attached to it, was filed with me on May 1, 2019.

Mr. Carl J. Coles
Superintendent

2. I have prepared this Engineer's Report and do hereby certify that the amounts set forth in Table 1 under Engineer's Cost Estimate on page 2, and the individual assessment amounts in Column 1 of the Assessment Roll included with this Report, have been computed in accordance with the order of the Board of Education of the Bonita Unified School District, as expressed by its Resolution No. 2019-11, duly adopted by the Board of Education on March 6, 2019.

Dated: April 23, 2019.



Stephen A. Runk, P.E.
License Number: C23473

3. I, the Secretary of the Board of Education of the Bonita Unified School District, California, hereby certify that the foregoing assessment, in the amounts set forth in Column 2 of the Assessment Roll, unless Column 2 is blank, in which event the amounts in Column 1 apply, with the diagram attached to the assessment, was approved and confirmed by the Board of Education of the Bonita Unified School District on May 1, 2019.

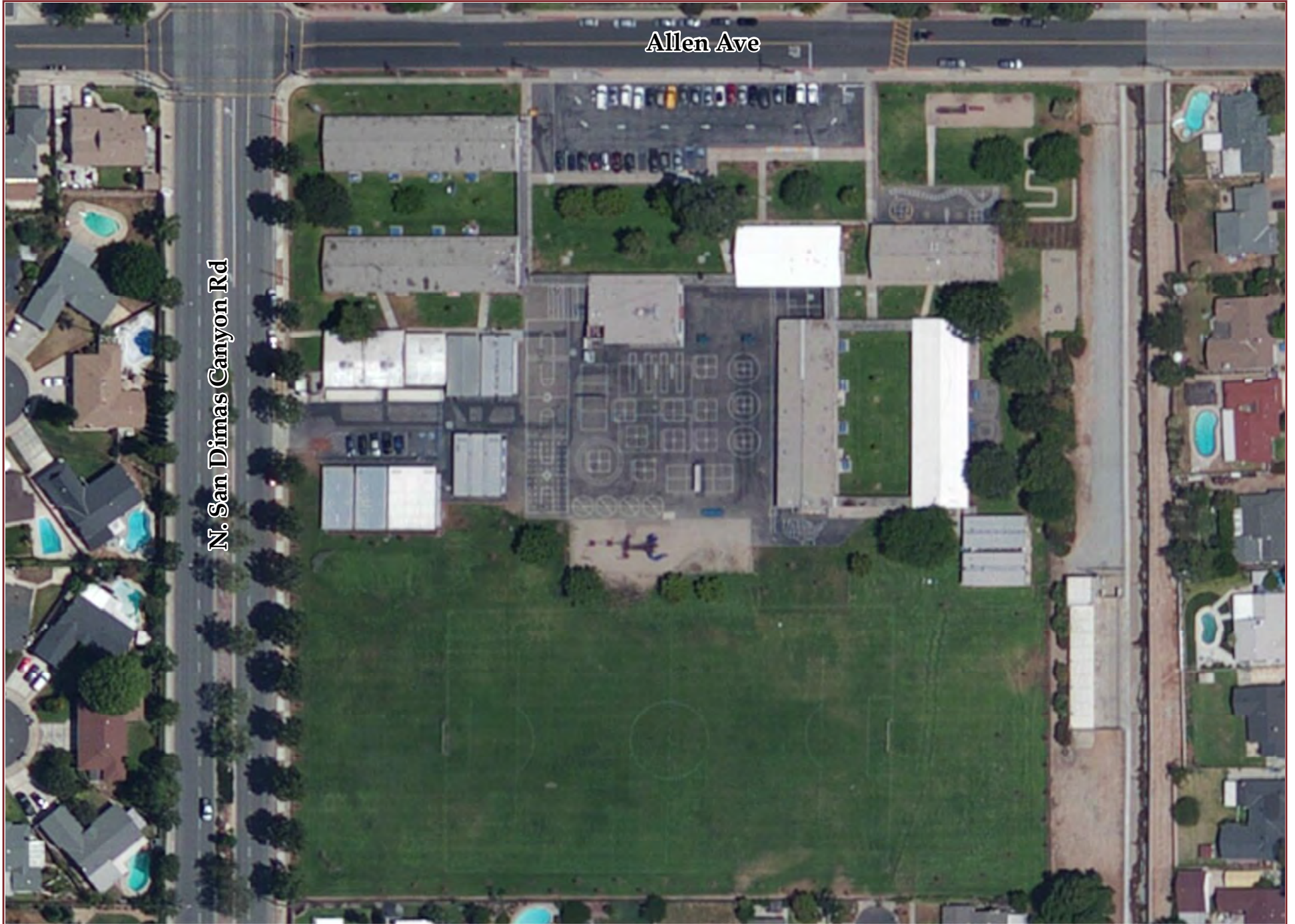
Mr. Carl J. Coles
Superintendent

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EXHIBIT A

Capital Improvements

ALLEN AVENUE ELEMENTARY SCHOOL



Allen Ave

N. San Dimas Canyon Rd

BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Allen Avenue Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating			X	30	Add/Replace Damaged Benches	Near playground	5	\$400.00	\$2,000.00
Trash Receptacles	X								\$0.00
Tables			X	6	Add/Replace Concrete Table	Around Campus	5	\$1,000.00	\$5,000.00
Full Access	X								\$0.00
Security Lighting			X	50	Upgrade Lighting	Lights face fields	1	\$5,000.00	\$5,000.00
Gates/Fencing			X	25	Replace Fencing - (Linear Feet)	Repair/replace campus perimeter fence	2,500	\$12.00	\$30,000.00
Other		X							\$0.00
Sports Facilities									
Basketball Courts									
Court Paving			X	91	Entire Blacktop (Square Feet)	Playground area	34,000	\$5.00	\$170,000.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)		34,000	\$1.00	\$34,000.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other			X	81	Reroute Drainage	Fix drainage and rain gutter by cafeteria	1	\$2,000.00	\$2,000.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops			X	130	Add/Replace Backstop		2	\$500.00	\$1,000.00
Brick dust	X								\$0.00
Other			X	12	Add Concrete Trash Can Holders	Sports fields	2	\$600.00	\$1,200.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other			X	143	Add/Replace Tetherball Pole		2	\$100.00	\$200.00
Play Equipment Area									
Drainage		X							\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X								\$0.00
Slides	X								\$0.00
Rings	X								\$0.00
Spring Toys	X								\$0.00
Other	X								\$0.00
Safety Surfacing	X								\$0.00
Full Access	X								\$0.00
Other			X	81	Reroute Drainage	Near sandbox	1	\$2,000.00	\$2,000.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Allen Avenue Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Benches			X	30	Add/Replace Damaged Benches	Campuswide	10	\$400.00	\$4,000.00
Other:		X							\$0.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$256,400.00

FRED EKSTRAND ELEMENTARY SCHOOL



N. Walnut Ave

Juanita Ave

BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Fred Ekstrand Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain			X	2	Additional H.C. Drinking Fountain		1	\$2,000.00	\$2,000.00
Benches for Seating	X								\$0.00
Trash Receptacles			X	12	Add Concrete Trash Can Holders	Around baseball fields	6	\$600.00	\$3,600.00
Tables			X	6	Add/Replace Concrete Table	Replace tables around campus	1	\$1,000.00	\$1,000.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	40	Addition of Walkway (Square Foot)	ADA Access to fields/Marchant Park	2,000	\$2.00	\$4,000.00
Other			X	91	Entire Blacktop (Square Feet)	Repave driveway at front of school	4,000	\$5.00	\$20,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	94	Relevel Blacktop		10,000	\$1.00	\$10,000.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)		10,000	\$1.00	\$10,000.00
Backboards	X								\$0.00
Nets/Rims			X	112	Add/Replace Nylon Net		7	\$10.00	\$70.00
Other		X							\$0.00
Sports Fields									
Drainage	X		X	81	Reroute Drainage	Baseball fields	1	\$2,000.00	\$2,000.00
Finish Grading	X		X	100	Level - (Square Footage)	Kindergarten Area	3,500	\$1.00	\$3,500.00
Turf			X	101	Dethatch, Aerate, Level, Seed - (Square Feet)	Around playgrounds	10,000	\$0.50	\$5,000.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops	X								\$0.00
Dugouts	X								\$0.00
Brickdust			X	134	Add/Replace Brick Dust (Tons)	Baseball Fields	5	\$90.00	\$450.00
Other			X	12	Add Concrete Trash Can Holders	Around baseball fields	6	\$600.00	\$3,600.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall			X	92	Seal and Stripe - (Linear Feet)		500	\$1.00	\$500.00
Other	X								\$0.00
Play Equipment Area									
Drainage	X								\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X								\$0.00
Slides	X								\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other	X								\$0.00
Safety Surfacing			X	104	Add/Replace Sand - (Tons)		10	\$500.00	\$5,000.00
Full Access	X								\$0.00
Other		X							\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Fred Ekstrand Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Rain Gutters			X	16	Galvanized Steel Rain Gutters (10 Linear Feet)		100	\$10.00	\$1,000.00
Other: Outdoor Light Sensors			X	52	Security Light w/ Motion Sensor	Around Campus	20	\$50.00	\$1,000.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$72,720.00

GLADSTONE ELEMENTARY SCHOOL



W. Gladstone St

N. Shellman Ave

BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Gladstone Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables	X								\$0.00
Full Access		X							\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	81	Reroute Drainage	Near class. 6, port. 23, and cafeteria	3	\$2,000.00	\$6,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	92	Seal and Stripe - (Linear Feet)	Reseal blacktop	40,000	\$1.00	\$40,000.00
Court Surface/Striping	X								\$0.00
Backboards	X								\$0.00
Nets/Rims			X	112	Add/Replace Nylon Net		3	\$10.00	\$30.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading			X	42	Add/Replace Concrete (Square Foot)	Concrete pads for bleachers	2,000	\$2.00	\$4,000.00
Turf			X	101	Dethatch, Aerate, Level, Seed - (Square Feet)		120,000	\$0.50	\$60,000.00
Backstops	X								\$0.00
Goals	X								\$0.00
Fencing	X								\$0.00
Dugouts		X							\$0.00
Benches/Bleachers	X								\$0.00
Bat Holders		X							\$0.00
Brickdust	X								\$0.00
Other: Trash Receptacles	X								\$0.00
Other: Sidewalks/Access			X	42	Add/Replace Concrete (Square Foot)	Sidewalk extension/Dugout access	1,000	\$2.00	\$2,000.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other	X								\$0.00
Play Equipment Area									
Drainage			X	81	Reroute Drainage		2	\$2,000.00	\$4,000.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X								\$0.00
Slides	X								\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other		X							\$0.00
Safety Surfacing			X	103	Add/Replace Spectra Turf		5,000	\$12.00	\$60,000.00
Full Access	X								\$0.00
Other			X	71	Install Permanent Shade Structure	Playground	1	\$15,000.00	\$15,000.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Gladstone Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Rain Gutters			X	16	Galvanized Steel Rain Gutters (10 Linear Feet)	Rain gutters on building to help drainage	100	\$10.00	\$1,000.00
Other: Blacktop			X	91	Entire Blacktop (Square Feet)	Kindergarten area	3,000	\$5.00	\$15,000.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$207,030.00

GRACE MILLER ELEMENTARY SCHOOL



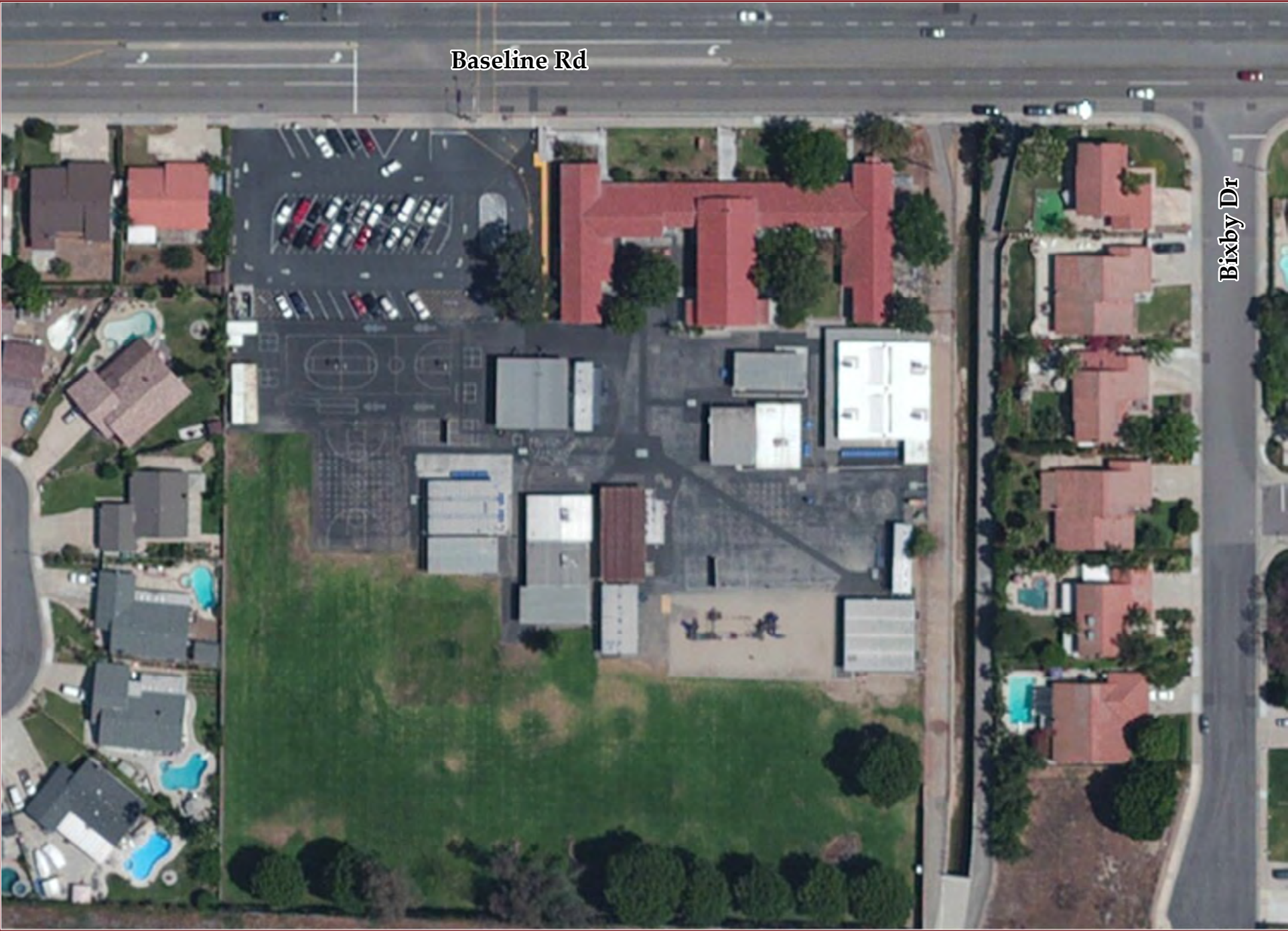
BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Grace Miller Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating			X	30	Add/Replace Damaged Benches	Around campus	10	\$400.00	\$4,000.00
Trash Receptacles	X								\$0.00
Tables			X	5	Add/Replace Coated Tables	Upgrade to coated tables	15	\$650.00	\$9,750.00
Full Access	X								\$0.00
Security Lighting			X	50	Upgrade Lighting	Security Lighting - G Building/Cafeteria	5	\$5,000.00	\$25,000.00
Gates/Fencing			X	25	Replace Fencing - (Linear Feet)	Add fencing around campus	2,500	\$12.00	\$30,000.00
Other			X	3	Add Drinking Fountain/Water Bottle Filling Station	Around Campus	2	\$1,000.00	\$2,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	94	Relevel Blacktop		48,000	\$1.00	\$48,000.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)		48,000	\$1.00	\$48,000.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other	X								\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops			X	130	Add/Replace Backstop	Backstops need painting	3	\$500.00	\$1,500.00
Brickdust	X								\$0.00
Other			X	30	Add/Replace Damaged Benches	New spectator baseball benches	6	\$400.00	\$2,400.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping			X	92	Seal and Stripe - (Linear Feet)		10,000	\$1.00	\$10,000.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other		X							\$0.00
Play Equipment Area									
Drainage	X								\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X								\$0.00
Slides	X								\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other		X							\$0.00
Safety Surfacing			X	104	Add/Replace Sand - (Tons)		4	\$500.00	\$2,000.00
Full Access		X							\$0.00
Other			X	103	Add/Replace Spectra Turf	SDC play structure	200	\$12.00	\$2,400.00
Other	X								\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Grace Miller Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Shade Structure			X	70	Install Retractable Shade Structures	Blacktop east of cafeteria/daycare	3	\$10,000.00	\$30,000.00
Other: Concrete			X	42	Add/Replace Concrete (Square Foot)	Extend sidewalk around airconditioners	500	\$2.00	\$1,000.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$216,050.00

LA VERNE HEIGHTS ELEMENTARY SCHOOL



Baseline Rd

Bixby Dr

BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For La Verne Heights Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables	X								\$0.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	71	Install Permanent Shade Structure	Lunch area	2	\$15,000.00	\$30,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	94	Relevel Blacktop		42,500	\$1.00	\$42,500.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)	Cracking/Releveling	42,500	\$1.00	\$42,500.00
Backboards	X								\$0.00
Nets/Rims	X		X	112	Add/Replace Nylon Net		1	\$10.00	\$10.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops	X								\$0.00
Brick dust	X								\$0.00
Other		X							\$0.00
Playcourts (Volleyball and Tetherball)									
Paving		X							\$0.00
Striping		X							\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other		X							\$0.00
Play Equipment Area									
Drainage	X								\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X								\$0.00
Slides	X								\$0.00
Rings	X								\$0.00
Spring Toys	X								\$0.00
Other	X								\$0.00
Safety Surfacing	X								\$0.00
Full Access	X								\$0.00
Other		X							\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For La Verne Heights Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Shade Structure			X	71	Install Permanent Shade Structure	Near gym restrooms	1	\$15,000.00	\$15,000.00
Other:		X							\$0.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$130,010.00

OAK MESA ELEMENTARY SCHOOL



BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Oak Mesa Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables			X	5	Add/Replace Coated Tables	Upgrade to coated tables	5	\$650.00	\$3,250.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	73	Walkway Shade Covers (50ft)	Cover walkways around campus	6	\$1,000.00	\$6,000.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping	X								\$0.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other		X							\$0.00
Sports Fields									
Drainage			X	81	Reroute Drainage		2	\$2,000.00	\$4,000.00
Finish Grading	X								\$0.00
Turf			X	101	Dethatch, Aerate, Level, Seed - (Square Feet)		20,000	\$0.50	\$10,000.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops	X								\$0.00
Brick dust	X								\$0.00
Other	X								\$0.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other			X	42	Add/Replace Concrete (Square Foot)	Concrete work around campus	1,000	\$2.00	\$2,000.00
Play Equipment Area									
Drainage			X	81	Reroute Drainage	Next to classrooms	1	\$2,000.00	\$2,000.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings		X							\$0.00
Climbers		X							\$0.00
Slides		X							\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other	X								\$0.00
Safety Surfacing			X	104	Add/Replace Sand - (Tons)	Replace Sand	6	\$500.00	\$3,000.00
Full Access	X								\$0.00
Other			X	65	Rebuild Slope and Landscape	By daycare	1	\$50,000.00	\$50,000.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Oak Mesa Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Shade Structure			X	71	Install Permanent Shade Structure	Lunch area and walkways	2	\$15,000.00	\$30,000.00
Other: Concrete			X	42	Add/Replace Concrete (Square Foot)	Concrete slab at front and back of school	800	\$2.00	\$1,600.00
Other: Utilities			X	LS	Add Electricity Source	Need electricity in front of school	LS	\$1,500.00	\$1,500.00
Total Required Recreation Improvements									\$113,350.00

ROYNON ELEMENTARY SCHOOL



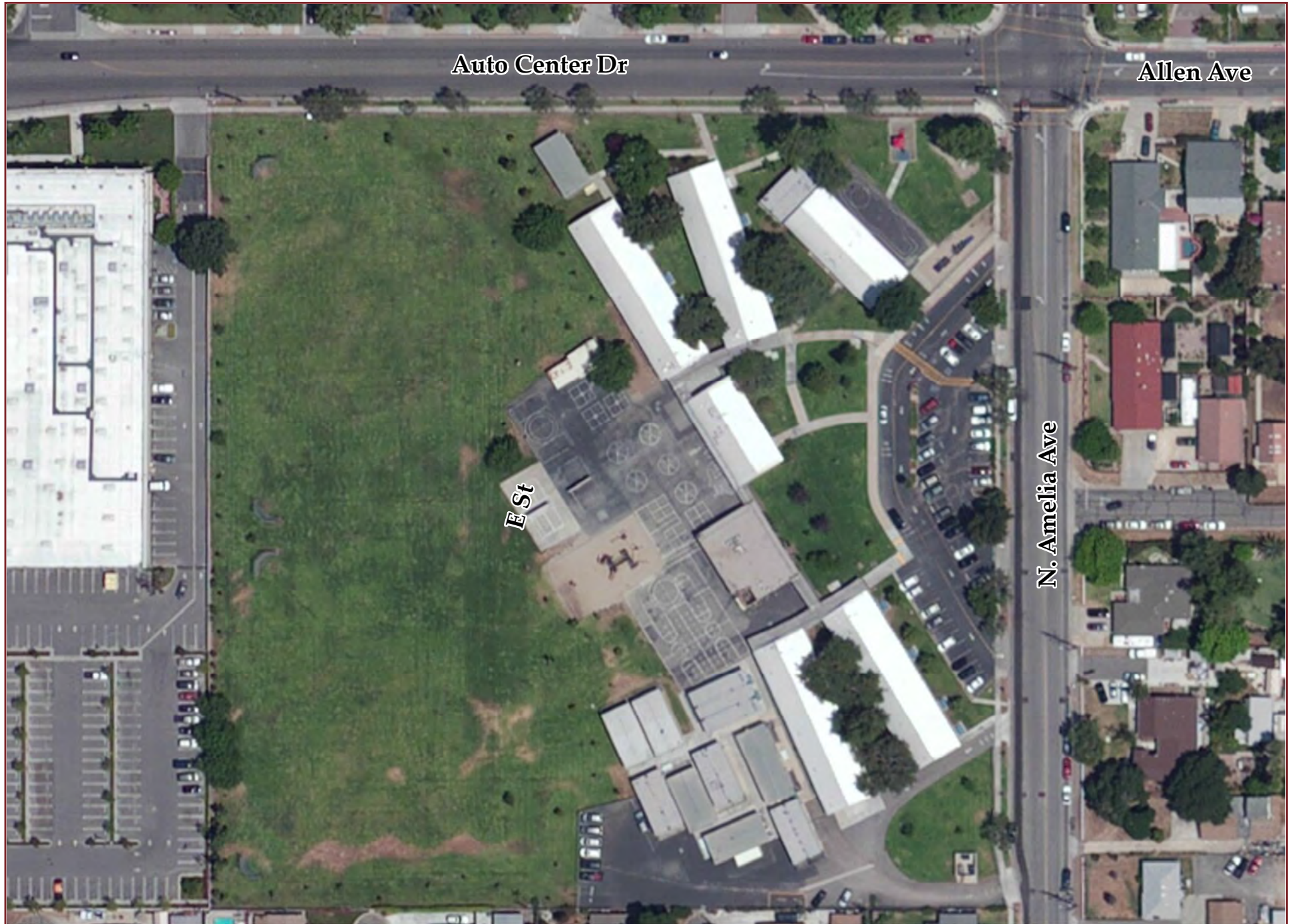
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Roynon Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables			X	6	Add/Replace Concrete Table	Upgrade to coated tables	20	\$1,000.00	\$20,000.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	71	Install Permanent Shade Structure	Kinder area		\$15,000.00	\$15,000.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)	Campuswide	60,000	\$1.00	\$60,000.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops			X	130	Add/Replace Backstop	Fence rusted	4	\$500.00	\$2,000.00
Brickdust	X								\$0.00
Other		X							\$0.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other	X								\$0.00
Play Equipment Area									
Drainage	X								\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings		X							\$0.00
Climbers		X							\$0.00
Slides		X							\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other		X							\$0.00
Safety Surfacing			X	104	Add/Replace Sand - (Tons)		4	\$500.00	\$2,000.00
Full Access		X							\$0.00
Other		X							\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Roynon Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other:		X							\$0.00
Other:		X							\$0.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$99,000.00

SHULL ELEMENTARY SCHOOL



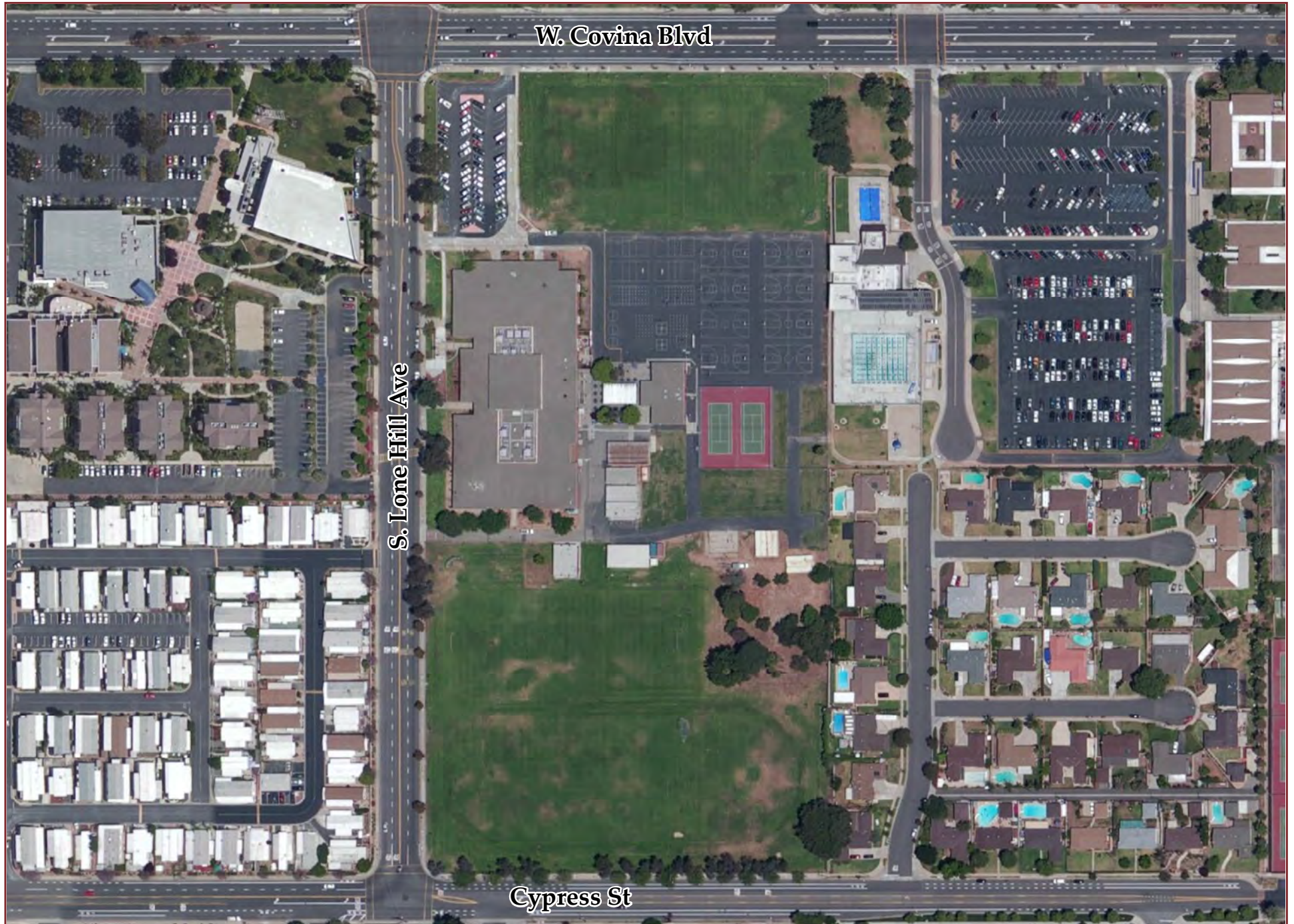
BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Shull Elementary School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain			X						\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles			X	10	Add/Replace Trash Receptacles		4	\$300.00	\$1,200.00
Tables			X	6	Add/Replace Concrete Table	Cement picnic tables	20	\$1,000.00	\$20,000.00
Full Access	X								\$0.00
Security Lighting		X							\$0.00
Gates/Fencing	X								\$0.00
Other			X	81	Reroute Drainage	Front of school and CR wings	5	\$2,000.00	\$10,000.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)	Blacktop	25,000	\$1.00	\$25,000.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading			X	100	Level - (Square Footage)	Dark areas and pooling throughout	1,000	\$1.00	\$1,000.00
Turf			X	101	Dethatch, Aerate, Level, Seed - (Square Feet)	Main field and kinder area	185,000	\$0.50	\$92,500.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops	X								\$0.00
Brickdust		X							\$0.00
Other			X	100	Level - (Square Footage)	Kinder area	6,500	\$1.00	\$6,500.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other		X							\$0.00
Play Equipment Area									
Drainage	X								\$0.00
Curb/Retaining Wall			X	45	Add/Replace Curb	Raise curb 4 ft on two sides near grass	200	\$26.00	\$5,200.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Swings	X								\$0.00
Climbers	X		X	152	Add/Replace Climber	Kinder playground	1	\$20,000.00	\$20,000.00
Slides			X	154	Add/Replace Slides	Kinder playground	1	\$6,000.00	\$6,000.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other			X	158	Install Compliant Playground Equipment	Replace damaged spinning wheel toy	1	\$500.00	\$500.00
Safety Surfacing			X	103	Add/Replace Spectra Turf	Main and Kinder playgrounds	4,000	\$12.00	\$48,000.00
Full Access	X								\$0.00
Other			X	104	Add/Replace Sand - (Tons)	Main and Kinder playgrounds		\$500.00	\$500.00

**Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Shull Elementary School**

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System			X	83	Add/Replace Irrigation	Beds between buildings need sprinklers	2	\$500.00	\$1,000.00
Other									
Other: Cement			X	42	Add/Replace Concrete (Square Foot)	Under Solar Panels	1,000	\$2.00	\$2,000.00
Other: Rain Gutters			X	16	Galvanized Steel Rain Gutters (10 Linear Feet)		100	\$10.00	\$1,000.00
Other:	X								\$0.00
Total Required Recreation Improvements									\$240,400.00

LONE HILL MIDDLE SCHOOL



BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Lone Hill Middle School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Public Telephone	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables			X	6	Add/Replace Concrete Table	Upgrade to coated tables	35	\$1,000.00	\$35,000.00
Full Access	X								\$0.00
Security Lighting			X	50	Upgrade Lighting	Security lighting in the parking lot	LS	\$20,000.00	\$20,000.00
Gates/Fencing	X								\$0.00
Other	X								\$0.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping		X							\$0.00
Backboards	X								\$0.00
Nets/Rims			X	112	Add/Replace Nylon Net		10	\$10.00	\$100.00
Other		X							\$0.00
Volleyball Courts									
Drainage	X								\$0.00
Court Surface/Striping	X								\$0.00
Fencing/Gates	X								\$0.00
Nets	X								\$0.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf			X	101	Dethatch, Aerate, Level, Seed - (Square Feet)		120,000	\$0.50	\$60,000.00
Lighting		X							\$0.00
Goals	X								\$0.00
Fencing/Backstops	X								\$0.00
Concrete Mow Strip @ Fencing	X								\$0.00
Brickdust	X								\$0.00
Turf Renovation	X								\$0.00
Other			X	33	Install New Bleachers		10	\$3,000.00	\$30,000.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall	X								\$0.00
Other	X								\$0.00
Play Equipment Area (Exercise Equipment)									
Safety Surfacing	X								\$0.00
Curb/Retaining Wall	X								\$0.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Other		X							\$0.00

**Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Lone Hill Middle School**

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Skate Brackets			X	17	Skate Stopper Brackets (750 Linear Feet Kit)	Around campus, steps, and planters	9	\$1,500.00	\$13,500.00
Other: Concrete			X	42	Add/Replace Concrete (Square Foot)	replace/level concrete campus wide	10,000	\$2.00	\$20,000.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$178,600.00

RAMONA MIDDLE SCHOOL



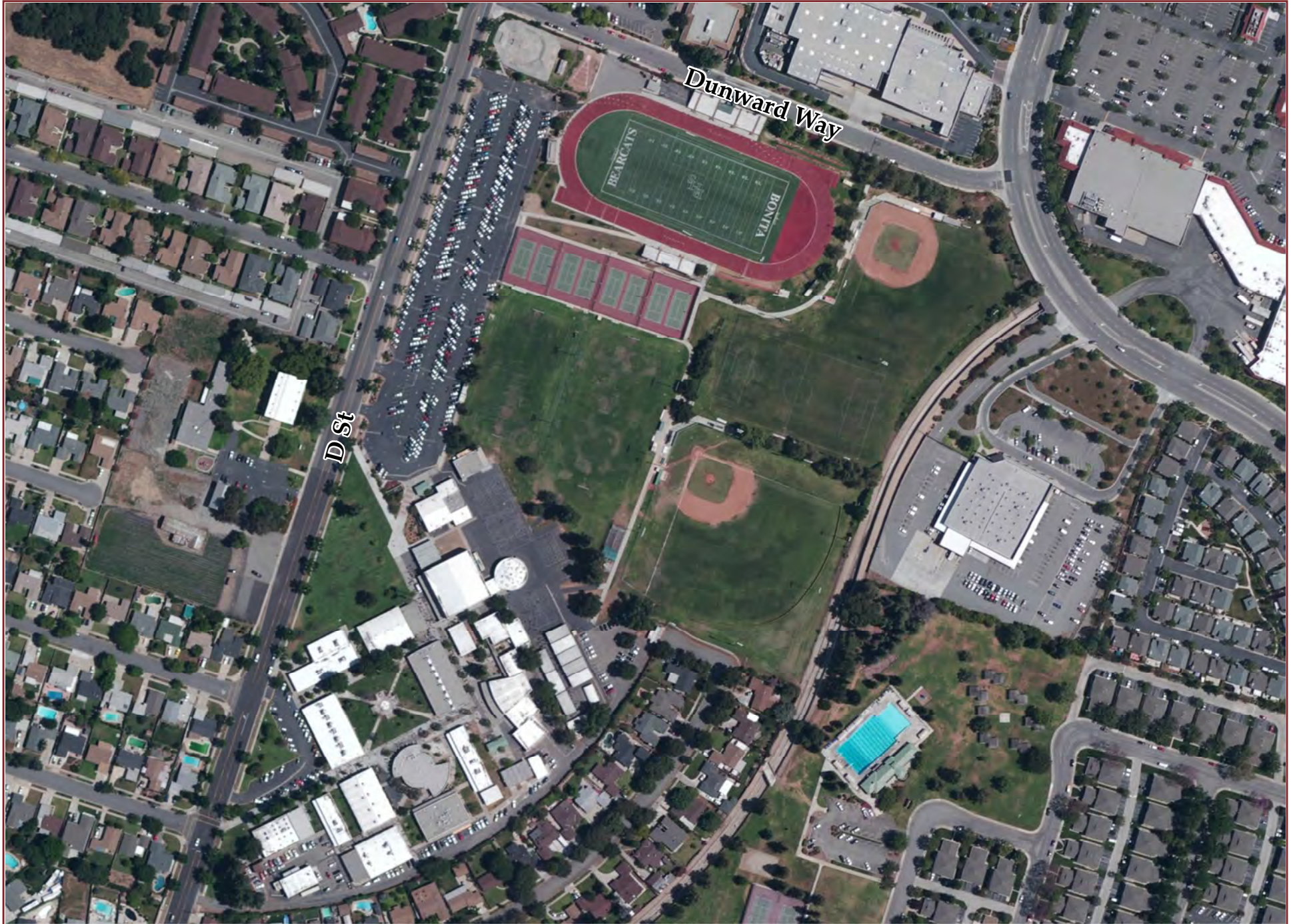
BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Ramona Middle School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Public Telephone	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables	X								\$0.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	91	Entire Blacktop (Square Feet)	Parking Lot	33,400	\$5.00	\$167,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	94	Relevel Blacktop		40,000	\$1.00	\$40,000.00
Court Surface/Striping			X	92	Seal and Stripe - (Linear Feet)		40,000	\$1.00	\$40,000.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other		X							\$0.00
Paddle Courts									
Drainage	X								\$0.00
Court Surface/Striping	X								\$0.00
Fencing/Gates	X								\$0.00
Nets	X								\$0.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Fencing/Backstops			X	130	Add/Replace Backstop		3	\$500.00	\$1,500.00
Concrete Mow Strip @ Fencing	X								\$0.00
Brick dust		X							\$0.00
Turf Renovation	X								\$0.00
Other			X	33	Install New Bleachers		2	\$3,000.00	\$6,000.00
Playcourts (Volleyball and Tetherball)									
Paving	X								\$0.00
Striping	X								\$0.00
Equipment	X								\$0.00
Ball Wall			X	142	Replace/Install Ball Wall	6th grade area	1	\$9,800.00	\$9,800.00
Other			X	42	Add/Replace Concrete (Square Foot)	HC ramp and mat for sand box	LS	\$3,500.00	\$3,500.00
Play Equipment Area									
Safety Surfacing			X	104	Add/Replace Sand - (Tons)	Long jump area	1	\$500.00	\$500.00
Curb/Retaining Wall	X		X	42	Add/Replace Concrete (Square Foot)	Walkway to long jump and pull up	200	\$2.00	\$400.00
Safety Clearances	X								\$0.00
Equipment	X								\$0.00
Other		X							\$0.00

**Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Ramona Middle School**

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Concrete			X	42	Add/Replace Concrete (Square Foot)	Around campus	5,000	\$2.00	\$10,000.00
Other: Drainage			X	81	Reroute Drainage	Around campus	5	\$2,000.00	\$10,000.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$288,700.00

BONITA HIGH SCHOOL



BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Bonita High School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain			X	1	Regular Drinking Fountains to H.C. Accessible		2	\$2,400.00	\$4,800.00
Public Telephone	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables			X	5	Add/Replace Coated Tables	Upgrade to coated tables	10	\$650.00	\$6,500.00
Full Access	X								\$0.00
Lighting	X								\$0.00
Gates/Fencing			X	27	Wrought-Iron Fencing	Gates at entrance	3	\$500.00	\$1,500.00
Other			X	25	Replace Fencing - (Linear Feet)	Campus Service Road	500	\$12.00	\$6,000.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping	X								\$0.00
Backboards	X								\$0.00
High Strength Rims	X								\$0.00
Nets	X								\$0.00
Rollers	X								\$0.00
Other		X							\$0.00
Tennis Courts									
Drainage	X								\$0.00
Court Surface/Striping			X	42	Add/Replace Concrete (Square Foot)	Replace two courts with concrete	24,000	\$2.00	\$48,000.00
Fencing/Gates			X	25	Replace Fencing - (Linear Feet)	8 courts rusted fencing	1,000	\$12.00	\$12,000.00
Nets			X	170	Add/Replace Tennis Net		8	\$150.00	\$1,200.00
Other		X							\$0.00
Sports Fields									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Turf	X								\$0.00
Shade Trees	X								\$0.00
Goals			X	120	Add/Replace Goal	Plastic field hockey goals	2	\$1,125.00	\$2,250.00
Lighting	X								\$0.00
Bleachers	X								\$0.00
Team Benches			X	31	Add/Replace Aluminum Sports Bench		12	\$400.00	\$4,800.00
Fencing/Backstops			X	130	Add/Replace Backstop		4	\$500.00	\$2,000.00
Concrete Mow Strip @ Fencing	X								\$0.00
Brick dust	X								\$0.00
Turf Renovation	X								\$0.00
Other			X	25	Replace Fencing - (Linear Feet)	Increase fence height	LS	\$3,500.00	\$3,500.00
Track									
Surfacing			X	103	Add/Replace Spectra Turf	Replace aging track surface	33,730	\$12.00	\$404,760.00
Striping	X								\$0.00
Field Event Areas	X								\$0.00
Drainage	X								\$0.00
Other	X								\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Bonita High School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Stadium									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Renovate Turf	X								\$0.00
Goals	X								\$0.00
Lighting	X								\$0.00
Bleachers			X	33	Install New Bleachers	Grandstands	LS	\$80,000.00	\$80,000.00
Team Benches			X	31	Add/Replace Aluminum Sports Bench		4	\$400.00	\$1,600.00
Fencing/Backstops			X	130	Add/Replace Backstop	Baseball field	4	\$500.00	\$2,000.00
Concrete Mow Strip @ Fencing	X								\$0.00
Scoreboards	X								\$0.00
Brick dust	X								\$0.00
Shade Trees	X								\$0.00
Landscaping	X								\$0.00
Roadway	X								\$0.00
Walkways	X								\$0.00
Other		X							\$0.00
Gym									
Floor	X								\$0.00
Other		X							\$0.00
Irrigation System									
Irrigation System (pipes)			X	83	Add/Replace Irrigation	On field	4	\$500.00	\$2,000.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Shade Structure			X	71	Install Permanent Shade Structure		1	\$15,000.00	\$15,000.00
Other: Sports field Maintenance			X	LS	Joint Use	District's Portion of Joint Use	LS	\$25,000.00	\$25,000.00
Other: Sports field Maintenance			X	LS	Joint Use	District's Portion of Joint Use	LS	\$30,000.00	\$30,000.00
Other: Skate Stoppers		X							\$0.00
Total Required Recreation Improvements									\$652,910.00

SAN DIMAS HIGH SCHOOL



BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For San Dimas High School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain			X						\$0.00
Public Telephone	X								\$0.00
Benches for Seating			X	31	Add/Replace Aluminum Sports Bench		20	\$400.00	\$8,000.00
Trash Receptacles			X	10	Add/Replace Trash Receptacles	Around campus	30	\$300.00	\$9,000.00
Tables	X								\$0.00
Full Access			X	27	Wrought-Iron Fencing	Complete fence at NE corner	5	\$500.00	\$2,500.00
Security Lighting			X	50	Upgrade Lighting	Access road	2	\$5,000.00	\$10,000.00
Gates/Fencing			X	25	Replace Fencing - (Linear Feet)	Fencing repairs around campus	1,000	\$12.00	\$12,000.00
Other			X	42	Add/Replace Concrete (Square Foot)	Concret fill old planters	500	\$2.00	\$1,000.00
Other			X	81	Reroute Drainage	Quad area	2	\$2,000.00	\$4,000.00
Sports Facilities									
Basketball Courts									
Court Paving			X	92	Seal and Stripe - (Linear Feet)		80,000	\$1.00	\$80,000.00
Court Surface/Striping	X								\$0.00
Backboards	X								\$0.00
High Strength Rims	X								\$0.00
Nets			X	112	Add/Replace Nylon Net		26	\$10.00	\$260.00
Rollers	X								\$0.00
Other			X	50	Upgrade Lighting	Security lighting around campus	6	\$5,000.00	\$30,000.00
Tennis Courts									
Drainage	X								\$0.00
Court Surface/Striping	X								\$0.00
Fencing/Gates	X								\$0.00
Nets	X								\$0.00
Other			X	31	Add/Replace Aluminum Sports Bench		8	\$400.00	\$3,200.00
Sports Fields									
Drainage			X	80	Crown To Improve Drainage	By baseball field	LS	\$10,000.00	\$10,000.00
Finish Grading	X								\$0.00
Turf		X							\$0.00
Shade Trees	X								\$0.00
Goals	X								\$0.00
Lighting	X								\$0.00
Bleachers	X								\$0.00
Team Benches			X	31	Add/Replace Aluminum Sports Bench	All Dugouts	20	\$400.00	\$8,000.00
Fencing/Backstops			X	25	Replace Fencing - (Linear Feet)	Increase height of baseball fence	LS	\$3,000.00	\$3,000.00
Concrete Mow Strip @ Fencing	X								\$0.00
Brickdust	X								\$0.00
Turf Renovation	X								\$0.00
Other		X							\$0.00
Track									
Surfacing	X								\$0.00
Striping	X								\$0.00
Field Event Areas	X								\$0.00
Drainage	X								\$0.00
Other	X								\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For San Dimas High School

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Stadium									
Drainage	X								\$0.00
Finish Grading	X								\$0.00
Renovate Turf	X								\$0.00
Goals	X								\$0.00
Lighting	X								\$0.00
Bleachers	X								\$0.00
Team Benches			X	31	Add/Replace Aluminum Sports Bench		4	\$400.00	\$1,600.00
Fencing/Backstops	X								\$0.00
Concrete Mow Strip @ Fencing	X								\$0.00
Scoreboards	X								\$0.00
Brickdust	X								\$0.00
Shade Trees	X								\$0.00
Landscaping	X								\$0.00
Roadway	X								\$0.00
Walkways	X								\$0.00
Other	X								\$0.00
Gym									
Floor	X								\$0.00
Other			X	31	Add/Replace Aluminum Sports Bench	Outside behind gym	6	\$400.00	\$2,400.00
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Drainage			X	81	Reroute Drainage		LS	\$5,000.00	\$5,000.00
Other: Sportsfield Maintenance			X	LS	Joint Use	District's Portion of Joint Use	LS	\$23,000.00	\$23,000.00
Other: Sportsfield Maintenance			X	LS	Joint Use	District's Portion of Joint Use	LS	\$30,000.00	\$30,000.00
Total Required Recreation Improvements									\$242,960.00

ED JONES EDUCATION CENTER



BONITA UNIFIED SCHOOL DISTRICT
Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Ed Jones Education Center

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Site Amenities									
Drinking Fountain	X								\$0.00
Benches for Seating	X								\$0.00
Trash Receptacles	X								\$0.00
Tables			X	6	Add/Replace Concrete Table	Additional tables in lunch area	5	\$1,000.00	\$5,000.00
Full Access	X								\$0.00
Security Lighting	X								\$0.00
Gates/Fencing	X								\$0.00
Other			X	16	Galvanized Steel Rain Gutters (10 Linear Feet)	Around campus	100	\$10.00	\$1,000.00
Other			X	81	Reroute Drainage	NE Corner of campus	1	\$2,000.00	\$2,000.00
Sports Facilities									
Basketball Courts									
Court Paving	X								\$0.00
Court Surface/Striping	X								\$0.00
Backboards	X								\$0.00
Nets/Rims	X								\$0.00
Other			X	81	Reroute Drainage	Basketball Courts	1	\$2,000.00	\$2,000.00
Sports Fields									
Drainage		X							\$0.00
Finish Grading		X							\$0.00
Turf		X							\$0.00
Shade Trees		X							\$0.00
Goals		X							\$0.00
Fencing/Backstops		X							\$0.00
Brickdust		X							\$0.00
Other		X							\$0.00
Playcourts (Volleyball and Tetherball)									
Paving		X							\$0.00
Striping		X							\$0.00
Equipment		X							\$0.00
Ball Wall		X							\$0.00
Other		X							\$0.00
Play Equipment Area									
Drainage		X							\$0.00
Curb/Retaining Wall		X							\$0.00
Safety Clearances		X							\$0.00
Equipment		X							\$0.00
Swings		X							\$0.00
Climbers		X							\$0.00
Slides		X							\$0.00
Rings		X							\$0.00
Spring Toys		X							\$0.00
Other		X							\$0.00
Safety Surfacing		X							\$0.00
Full Access		X							\$0.00
Other		X							\$0.00

Recreation Improvement and Maintenance District
Facility Assessment Checklist for Fiscal Year 2019/2020
For Ed Jones Education Center

Area Description	OK	NA	Replace/ Add	Code	Description	Notes	Quantity	Unit Amount	Total Cost
Irrigation System									
Irrigation System (pipes)	X								\$0.00
Irrigation System (time clocks)	X								\$0.00
Sprinkler System	X								\$0.00
Other									
Other: Drainage		X							\$0.00
Other:		X							\$0.00
Other:		X							\$0.00
Total Required Recreation Improvements									\$10,000.00

EXHIBIT B

Assessment Calculations

BONITA UNIFIED SCHOOL DISTRICT

Recreational Improvement and Maintenance District ("RIMD")

Assessment Calculations Fiscal Year 2019/2020

Table 1
Maintenance Costs

Level	Zone A	Zone B	Total
Elementary School	\$176,661	\$225,147	\$401,808
Middle School	\$103,446	\$117,688	\$221,134
High School	\$237,706	\$229,161	\$466,867
Total	\$517,813	\$571,996	\$1,089,809

Table 2
Utility Costs

Level	Zone A	Zone B	Total
Elementary School	\$62,822	\$69,447	\$132,269
Middle School	\$39,889	\$26,556	\$66,445
High School	\$88,099	\$66,219	\$154,318
Total	\$190,810	\$162,222	\$353,032

Table 3
Capital Improvement Costs

Level	Zone A	Zone B	Total
Elementary School	\$75,149	\$66,828	\$141,977
Middle School	\$37,257	\$6,682	\$43,939
High School	\$61,596	\$24,072	\$85,668
Total	\$174,002	\$97,582	\$271,584

Table 4
Improvement Costs

Level	Zone A	Zone B	Total
Elementary School	\$314,632	\$361,422	\$676,054
Middle School	\$180,592	\$150,926	\$331,518
High School	\$387,401	\$319,452	\$706,853
Total	\$882,625	\$831,800	\$1,714,425

Table 5
Educational Costs

Level	Zone A	Zone B	Total
Educational %	32.38%	32.38%	N/A
Elementary School	(\$101,878)	(\$117,028)	(\$218,906)
Middle School	(\$58,476)	(\$48,870)	(\$107,346)
High School	(\$125,440)	(\$103,439)	(\$228,879)
Total	(\$285,794)	(\$269,337)	(\$555,131)

BONITA UNIFIED SCHOOL DISTRICT

Recreational Improvement and Maintenance District ("RIMD")

Assessment Calculations Fiscal Year 2019/2020

Table 6
Recreational Costs

Level	Zone A	Zone B	Total
Elementary School	\$212,754	\$244,394	\$457,148
Middle School	\$122,116	\$102,056	\$224,172
High School	\$261,961	\$216,013	\$477,974
Total	\$596,831	\$562,463	\$1,159,294

Table 7
General Benefit Percentage

Level	Zone A	Zone B	Total
Elementary School	7%	7%	N/A
Middle School	23%	23%	N/A
High School	55%	55%	N/A

Table 8
General Benefit

Level	Zone A	Zone B	Total
Elementary School	(\$14,893)	(\$17,108)	(\$32,000)
Middle School	(\$28,087)	(\$23,473)	(\$51,560)
High School	(\$144,079)	(\$118,807)	(\$262,886)
Total	(\$187,058)	(\$159,388)	(\$346,446)

Table 9
Special Benefit

Level	Zone A	Zone B	Total
Elementary School	\$197,861	\$227,286	\$425,148
Middle School	\$94,029	\$78,583	\$172,612
High School	\$117,882	\$97,206	\$215,088
Total	\$409,773	\$403,075	\$812,848

Table 10
Incidental Costs

Level	Zone A	Zone B	Total
Elementary School	\$12,853	\$14,764	\$27,617
Middle School	\$6,108	\$5,105	\$11,213
High School	\$7,657	\$6,314	\$13,972
Total	\$26,618	\$26,183	\$52,801

BONITA UNIFIED SCHOOL DISTRICT

Recreational Improvement and Maintenance District ("RIMD")

Assessment Calculations Fiscal Year 2019/2020

Table 11
Gross Assessment

Level	Zone A	Zone B	Total
Elementary School	\$210,714	\$242,051	\$452,764
Middle School	\$100,137	\$83,688	\$183,825
High School	\$125,540	\$103,520	\$229,060
Total	\$436,391	\$429,258	\$865,649

Table 12
Units

Unit Type	Zone A	Zone B	Total
SF	5,754	7,458	13,212
MF	3,554	3,246	6,800
MH	692	1,738	2,430
CG1	220	150	370
CG2	144	91	235
CG3	740	516	1,256
USF	246	165	411
UMF	23	2	25
UMH	0	0	0
UCG1	62	87	149
UCG2	12	5	17
UCG3	84	114	198
UD	0	0	0
EX	0	0	0
Total	11,531	13,572	25,103

BONITA UNIFIED SCHOOL DISTRICT

Recreational Improvement and Maintenance District ("RIMD")

Assessment Calculations Fiscal Year 2019/2020

Table 13**EBUs**

Units Type	Zone A	Zone B	1997/1998
SF ^[1]	1.000	1.000	1.000
MF ^[1]	0.724	0.724	0.724
MH ^[1]	0.502	0.502	0.502
CG1 ^[1]	2.077	2.077	2.077
CG2 ^[1]	6.230	6.230	6.230
CG3 ^[1]	8.307	8.307	8.307
USF ^[2]	0.111	0.112	0.113
UMF ^[2]	0.081	0.081	0.082
UMH ^[2]	0.056	0.056	0.057
UCG1 ^[2]	0.231	0.233	0.234
UCG2 ^[2]	0.694	0.700	0.702
UCG3 ^[2]	0.925	0.934	0.936
199/1998			
[2] Undeveloped EBUs are calculated annually and are linked to other associated files			

Table 14**EBU Units**

Unit Type	Zone A	Zone B	Total
SF	5,754.00	7,458.00	13,212.00
MF	2,573.10	2,350.10	4,923.20
MH	347.38	872.48	1,219.86
CG1	456.94	311.55	768.49
CG2	897.12	566.93	1,464.05
CG3	6,147.18	4,286.41	10,433.59
USF	27.40	18.55	45.95
UMF	1.85	0.16	2.02
UMH	0.00	0.00	0.00
UCG1	14.34	20.31	34.66
UCG2	8.33	3.50	11.83
UCG3	77.73	106.46	184.19
Total	16,305.38	15,994.45	32,299.84

BONITA UNIFIED SCHOOL DISTRICT

Recreational Improvement and Maintenance District ("RIMD")

Assessment Calculations Fiscal Year 2019/2020

Table 15
Assessment Per EBU

Item	Zone A	Zone B	Total
Net assessment	\$436,390.99	\$429,258.39	\$865,649
Total EBUs	16,305.38	15,994.45	32,299.84
Assessment per EBU	\$26.76	\$26.84	N/A

Table 16
Assessment By Land Use Class

Unit Type	Zone A	Zone B	Total
SF	\$26.76	\$26.84	N/A
MF	\$19.38	\$19.43	N/A
MH	\$13.44	\$13.47	N/A
CG1	\$55.59	\$55.74	N/A
CG2	\$166.74	\$167.20	N/A
CG3	\$222.33	\$222.94	N/A
USF	\$2.98	\$3.02	N/A
UMF	\$2.16	\$2.18	N/A
UMH	\$1.50	\$1.51	N/A
UCG1	\$6.19	\$6.27	N/A
UCG2	\$18.57	\$18.80	N/A
UCG3	\$24.77	\$25.06	N/A

Table 17
Aggregate Assessment By Land Use Class

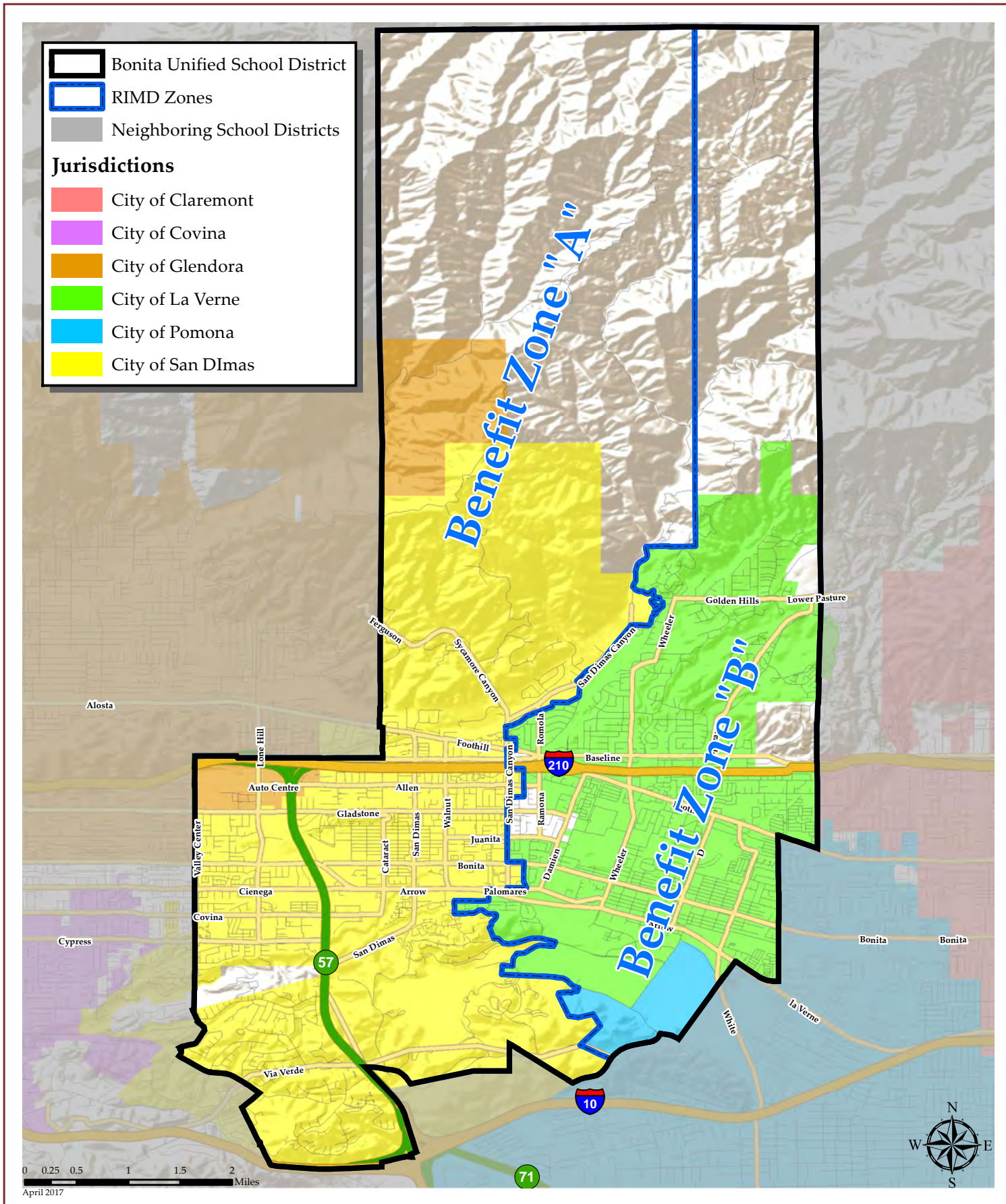
Unit Type	Zone A	Zone B	Total
SF	\$153,977	\$200,173	\$354,150
MF	\$68,877	\$63,070	\$131,946
MH	\$9,300	\$23,411	\$32,711
CG1	\$12,230	\$8,361	\$20,591
CG2	\$24,011	\$15,215	\$39,226
CG3	\$164,524	\$115,037	\$279,561
USF	\$733	\$498	\$1,231
UMF	\$50	\$4	\$54
UMH	\$0	\$0	\$0
UCG1	\$384	\$545	\$929
UCG2	\$223	\$94	\$317
UCG3	\$2,081	\$2,857	\$4,938
Total	\$436,389	\$429,266	\$865,654

EXHIBIT C

Assessment Diagram

BONITA UNIFIED SCHOOL DISTRICT

RIMD ZONES



ATTACHMENT 1

(Under Separate Cover)

Assessment Roll

The Preliminary Assessment Roll, which is contained in this attachment, consists of a list of all assessor's parcels in the Assessment District, based on data supplied by the Los Angeles County Office of the Assessor. Parcels are listed in order from smallest parcel number to largest parcel number, i.e. ranging from 8370-001-001 to 8678-074-031. In addition to the assessor's parcel number, the assessment number, land use designation, and net annual assessment for Fiscal Year 2019/2020 are shown for each parcel.