

**FEDERAL WAY PUBLIC SCHOOLS  
2012  
CAPITAL FACILITIES PLAN**

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FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**TABLE OF CONTENTS**

	TABLE OF CONTENTS	1
	INTRODUCTION	2-3
SECTION 1	THE CAPITAL FACILITIES PLAN	
	Introduction	4
	Inventory of Educational Facilities	5
	Inventory of Non-Instructional Facilities	6
	Needs Forecast - Existing Facilities	7
	Needs Forecast - New Facilities	8
	Six Year Finance Plan	9
SECTION 2	MAPS OF DISTRICT BOUNDARIES	
	Introduction	11
	Map - Elementary Boundaries	12
	Map - Middle School Boundaries	13
	Map - High School Boundaries	14
SECTION 3	SUPPORT DOCUMENTATION	
	Introduction	15
	Building Capacities	16-17
	Portable Locations	18-19
	Student Forecast	20-22
	Capacity Summaries	23-27
	King County Impact Fee Calculations	28-30
SECTION 4	SUMMARY OF CHANGES FROM THE 2011 PLAN	31-33

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB)2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.3260 effective March 1996, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its 2012 Capital Facilities Plan as of May 2011.

This Plan is scheduled for adoption by King County, the City of Kent, City of Federal Way and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is also included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council four Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction, which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently, the District plans to replace Federal Way High School and to increase capacity by approximately 200 students. Federal Way High School was built in 1938. It has been added onto at least 10 times and currently has an almost maze-like layout. Based on a 2006 bond estimated construction cost, the estimated cost to rebuild Federal Way High School is \$81 million. Final construction costs are under consideration by the Board for the February 2012 bond election. Plans to replace Decatur High School and to increase capacity by approximately 200 students are planned in a later phase. None of the cost to replace Decatur High School is included in the Impact Fee calculation in this Plan.

The non-instructional projects included in the plan will consolidate support services operations at a single location. The current Transportation and Maintenance facility cannot continue to meet the District needs in the future. Nutrition services and other administrative functions will also relocate to this centralized location.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools. One such factor is SHB 2776, which will phase in full-day kindergarten for all students and decrease K-3 class size from 20 to 17. This is proposed to be fully funded by 2017-18. Using current enrollment, the decrease in class size would create the need for an additional 69 classes for K-3 students. This number would

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

significantly increase by 2017-18. The District will follow this bill as it progresses and assess the facility impact this bill will create. Another factor would be the inclusion of a Program of Early Learning for at risk children within the overall Program of Basic Education. The District will also continue to follow the changes in legislation surrounding the Running Start program. Changes in availability and cost to parents of this program could result in the return of high school students to our schools.

We will also continue to study school boundaries as new housing and fluctuating populations impact specific schools. Some shifts in boundaries may be required in the coming years. We currently have three areas under review for boundary changes. The maps included in this Plan reflect our current boundaries.

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

### **SECTION 1 - THE CAPITAL FACILITIES PLAN**

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**  
**INVENTORY OF EDUCATIONAL FACILITIES**

**ELEMENTARY SCHOOLS**

Adelaide	1635 SW 304 <sup>th</sup> St	Federal Way	98023
Brigadoon	3601 SW 336 <sup>th</sup> St	Federal Way	98023
Camelot	4041 S 298 <sup>th</sup> St	Auburn	98001
Enterprise	35101 5 <sup>th</sup> Ave SW	Federal Way	98023
Green Gables	32607 47 <sup>th</sup> Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308 <sup>th</sup> St	Auburn	98001
Lake Grove	303 SW 308 <sup>th</sup> St	Federal Way	98023
Lakeland	35827 32 <sup>nd</sup> Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300 <sup>th</sup> St	Auburn	98001
Mirror Lake	625 S 314 <sup>th</sup> St	Federal Way	98003
Nautilus (K-8)	1000 S 289 <sup>th</sup> St	Federal Way	98003
Olympic View	2626 SW 327 <sup>th</sup> St	Federal Way	98023
Panther Lake	34424 1 <sup>st</sup> Ave S	Federal Way	98003
Rainier View	3015 S 368 <sup>th</sup> St	Federal Way	98003
Sherwood Forest	34600 12 <sup>th</sup> Ave SW	Federal Way	98023
Silver Lake	1310 SW 325 <sup>th</sup> Pl	Federal Way	98023
Star Lake	4014 S 270 <sup>th</sup> St	Kent	98032
Sunnycrest	24629 42 <sup>nd</sup> Ave S	Kent	98032
Twin Lakes	4400 SW 320 <sup>th</sup> St	Federal Way	98023
Valhalla	27847 42 <sup>nd</sup> Ave S	Auburn	98001
Wildwood	2405 S 300 <sup>th</sup> St	Federal Way	98003
Woodmont (K-8)	26454 16 <sup>th</sup> Ave S	Des Moines	98198

**MIDDLE SCHOOLS**

Federal Way Public Academy (6-10)	34620 9 <sup>th</sup> Ave S	Federal Way	98003
Illahee	36001 1 <sup>st</sup> Ave S	Federal Way	98003
Kilo	4400 S 308 <sup>th</sup> St	Auburn	98001
Lakota	1415 SW 314 <sup>th</sup> St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Saghalie	33914 19 <sup>th</sup> Ave SW	Federal Way	98023
Sequoyah	3450 S 360 <sup>th</sup> ST	Auburn	98001
Totem	26630 40 <sup>th</sup> Ave S	Kent	98032
TAF Academy (6-12)	26630 40 <sup>th</sup> Ave S	Kent	98032

**HIGH SCHOOLS**

Decatur	2800 SW 320 <sup>th</sup> St	Federal Way	98023
Federal Way	30611 16 <sup>th</sup> Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288 <sup>th</sup> St	Auburn	98001
Todd Beamer	35999 16 <sup>th</sup> Ave S	Federal Way	98003
Career Academy at Truman	31455 28 <sup>th</sup> Ave S	Federal Way	98003

**ALTERNATIVE SCHOOLS**

Merit School	36001 1 <sup>st</sup> Ave S	Federal Way	98003
Internet Academy	31455 28 <sup>th</sup> Ave S	Federal Way	98003
Employment Transition Program	33250 21 <sup>st</sup> Ave SW	Federal Way	98023

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES**

**Developed Property**

Administrative Building	31405 18 <sup>th</sup> Ave S	Federal Way	98003
MOT Site	1066 S 320 <sup>th</sup> St	Federal Way	98003
Central Kitchen	1344 S 308 <sup>th</sup> St	Federal Way	98003
Federal Way Memorial Field	1300 S 308 <sup>th</sup> St	Federal Way	98003
Northwest Center	33330 8 <sup>th</sup> Ave S	Federal Way	98003

**Leased Space**

Community Resource Center	1813 S Commons	Federal Way	98003
Student Support Annex	32020 1 <sup>st</sup> Ave S	Federal Way	98003

**Notes:**

In November 2011, the Administrative Building, Community Resource Center, and Student Support Annex will be relocated to the Northwest Corporate Center. The leases for the Community Resource Center and the Student Support Annex will end in November 2011. In 2010, construction began on Site 81. The MOT Site & Central Kitchen will be relocated to this site in late 2011. The Administration Building and MOT Site have been surplus and will be marketed for sale.

**Undeveloped Property**

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335 <sup>th</sup> Streets - 10.04 Acres
73	N of SW 320 <sup>th</sup> and east of 45 <sup>th</sup> PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 <sup>st</sup> Way S and S 342 <sup>nd</sup> St – Minimal acreage
96	S 308 <sup>th</sup> St and 14 <sup>th</sup> Ave S – .36 Acres
81	S 332 <sup>nd</sup> St and 9 <sup>th</sup> Ave S – 20 Acres

**Notes:**

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

NEEDS FORECAST - EXISTING FACILITIES

EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
Federal Way High School	Replace Existing Building, Increase Capacity	Future bond authorization
Decatur High School	Replace Existing Building, Increase Capacity	Future bond authorization.

The District is also replacing some non-instructional facilities. The District has purchased 20 acres (Site #81) for construction of consolidated facilities for support services functions. Transportation, Nutrition Services, Maintenance and other non-instructional functions will be housed at this centralized location.

As part of the multi-phase plan, the District intends to increase capacity for high school students with expansion at the Federal Way High School site. Increased capacity at Federal Way High and Decatur High in later phases supplant the need for construction of a fifth comprehensive high school.



FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS
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No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$357,360
Land Sale Funds (2)	(\$6,582,427)
Bond Funds (3)	\$33,683,554
State Match (4)	\$5,623,215
<b>TOTAL</b>	<b>\$53,082,702</b>

Projected Revenue

Sources	
State Match (5)	\$20,000,000
Bond or Levy Funds (6)	\$103,000,000
Land Fund Sales (7)	\$10,000,000
Impact Fees (8)	\$800,000
<b>TOTAL</b>	<b>\$133,800,000</b>

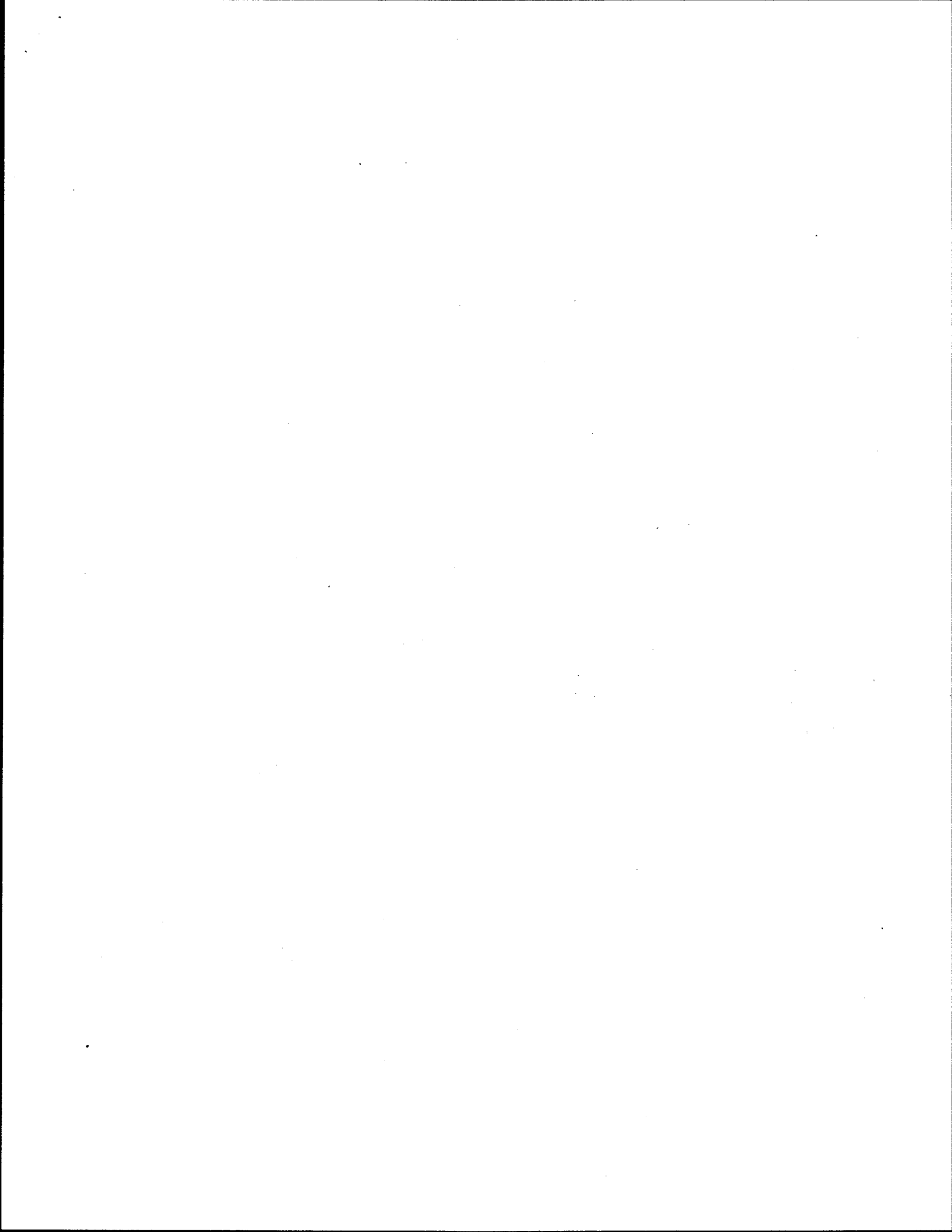
Total Secured Funding and Projected Revenue \$186,882,702

Actual and Planned Expenditures

NEW SCHOOLS	Current and Prior Years	Budget		2012		2013		2014		2015		2016		2017		Total	Total Cost
		2011-12	2012-13	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2011-2017							
MODERNIZATION AND EXPANSION																	
Federal Way High School (9)			\$26,625,000		36,250,000	18,135,000										\$81,000,000	
SITE ACQUISITION																	
Norman Center (Employment Transition Program) (10)	\$190,000	\$195,000	200,000	200,000	205,000	215,000	220,000	225,000								\$1,460,000	
TEMPORARY FACILITIES																	
Portables (11)	\$190,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000	
<b>TOTAL</b>		\$395,000	\$7,025,000	\$36,650,000	\$18,530,000	\$18,530,000	\$215,000	\$220,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$83,450,000	

NOTES:

- These fees are currently being held in a King County, City of Federal Way and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/10.
- These funds are expected to come from the sale of the current ESC and MOT sites. This is year end balance on 12/31/10.
- This is the 12/31/10 balance of bond funds. This figure includes interest earnings.
- This represents the balance of State Match Funds for Valhalla, Panther Lake, Lakeland, and Sunnyside Elementaries and Lakota Middle School. Work on specific building upgrades is occurring. This is the balance on 12/31/10.
- This is anticipated State Match for projects attached to current bond issues. This is based on December 2010 OSPI approved awards. State Match funds are being used for high priority repairs, upgrades and system improvements to existing buildings. These improvements include HVAC, and other structural improvements are not related to capacity increase.
- These include \$2m of voter approved, but not issued and \$81m scheduled for voter approval in February 2012.
- Projected sale of surplus properties. These funds will be used to retire debt incurred for the acquisition of a replacement Educational Support Center.
- These are projected fees based upon known residential developments in the District over the next six years. This figure assumes \$25,000 per month for the next six years. This figure has been adjusted to reflect the current economy.
- Pending Board approval and voter authorization in February 2012.
- Norman Center was purchased in 2010 to house the Employment Transition Program. The \$2.1m purchase has been financed through a state approved local program through 2020.
- These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.



**SECTION 2 - MAPS OF DISTRICT BOUNDARIES**

Federal Way Public Schools has twenty-one elementary schools (grades K-5), two schools with a K-8 grade configuration, seven middle school schools (grades 6-8), four high schools (grades 9-12) and three small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The TAF Academy serves students in grades 6-12 who reside in the Totem Middle School service area. The Career Academy at Truman High School serves students in grades 9-12. The Internet Academy serves grades K-12.

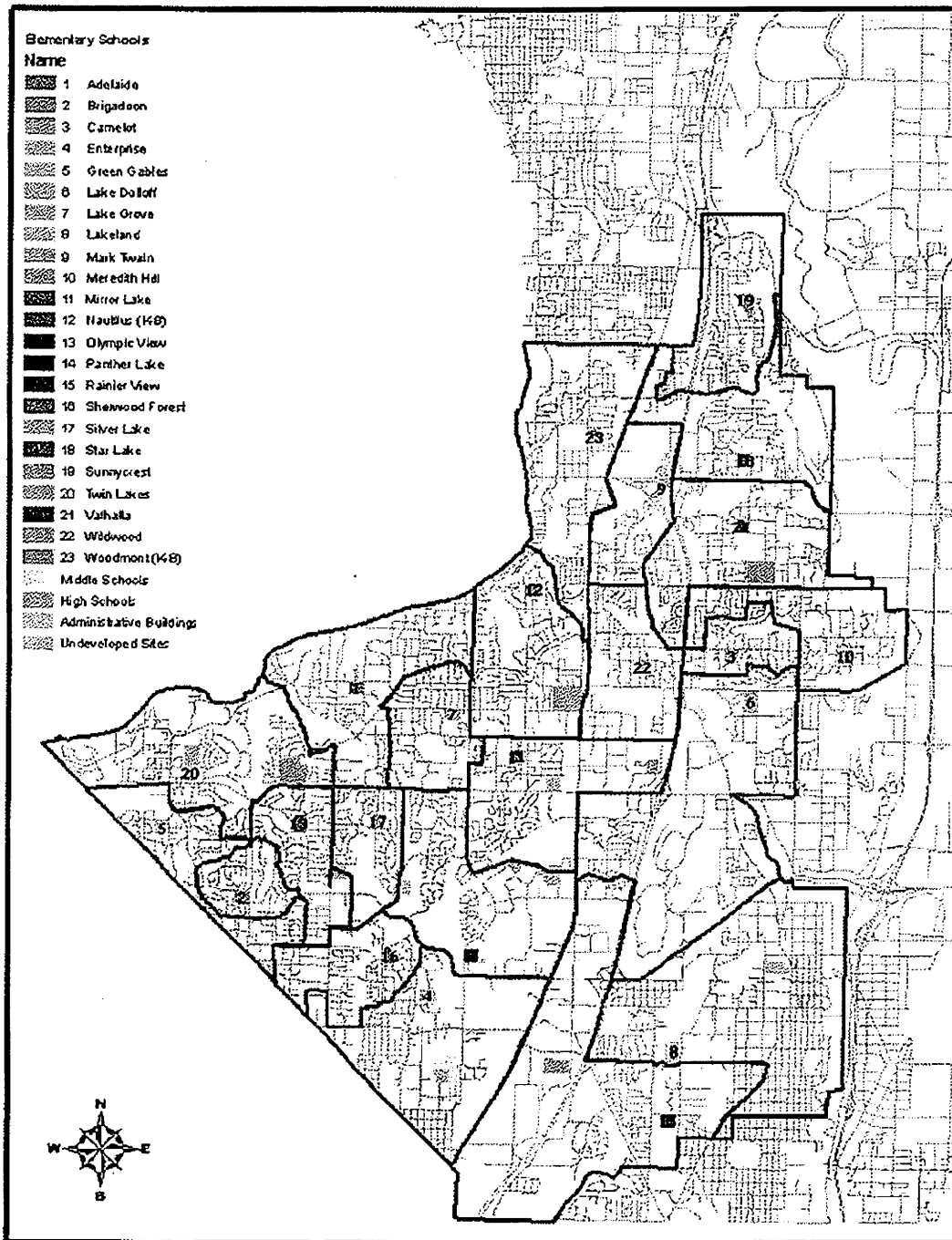
The following maps show the service area boundaries for each school, by school type. (Career Academy at Truman High School, Merit School, Internet Academy and Federal Way Public Academy serve students from throughout the District). The identified boundaries are reviewed annually. Any change in grade configuration or adoption of programs that affect school populations may necessitate a change in school service areas.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to that development. School Districts are different. If the District does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

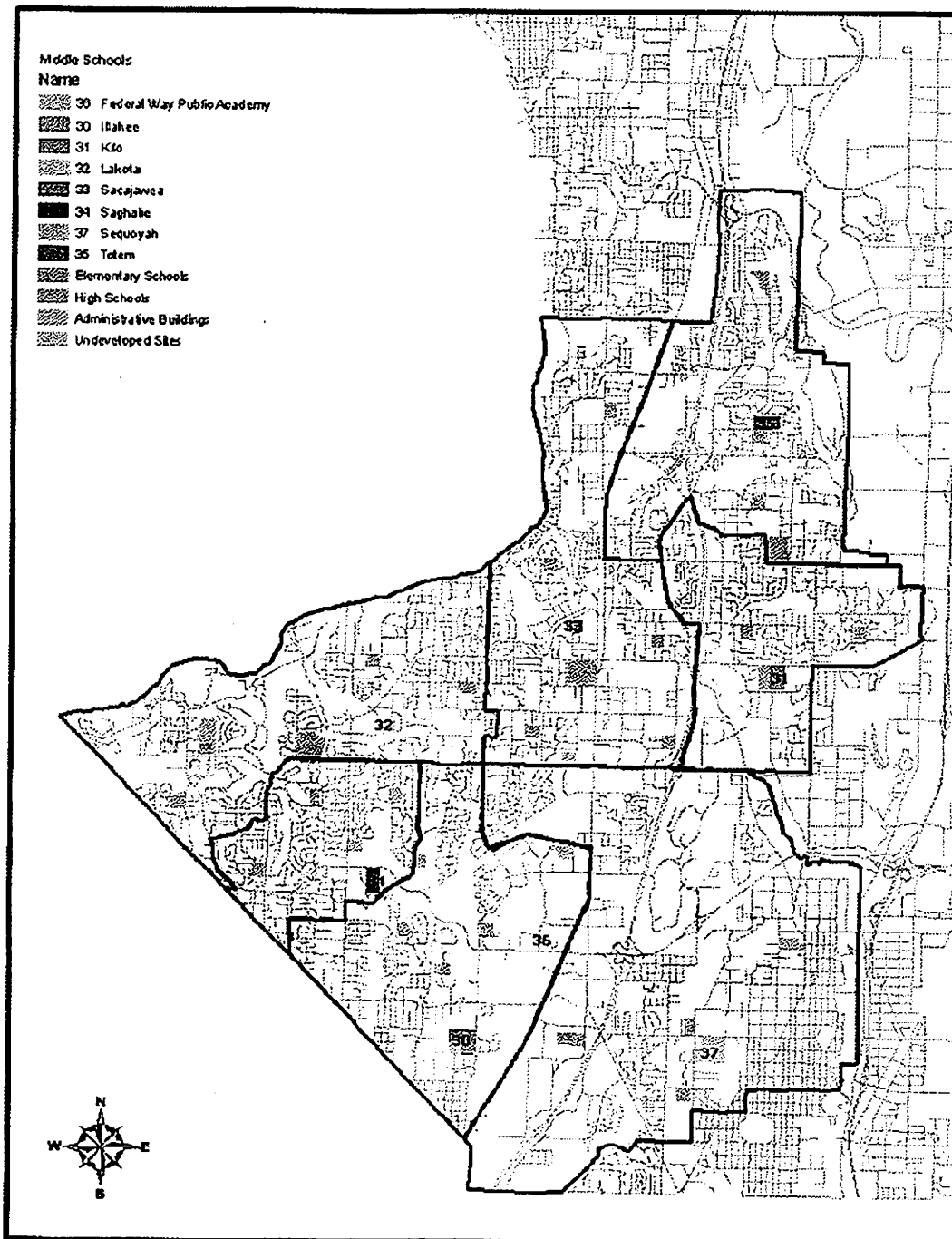
Adjusting boundaries requires careful consideration by the District and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school. We currently have 3 areas under consideration for boundary changes.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

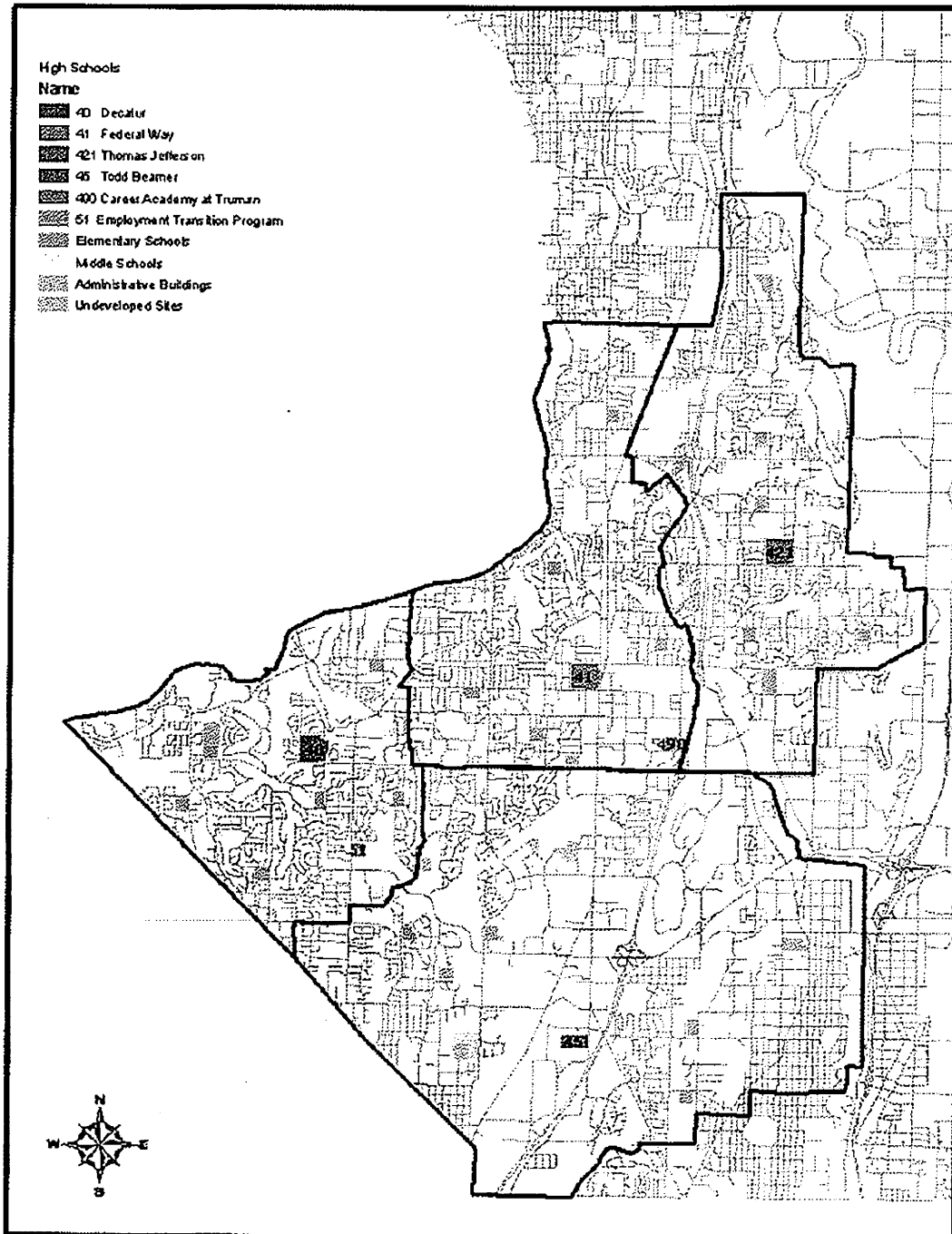
# ELEMENTARY SCHOOL BOUNDARIES



## MIDDLE SCHOOL BOUNDARIES



## HIGH SCHOOL BOUNDARIES



**SECTION 3 - SUPPORT DOCUMENTATION**

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2012 through 2018

Capacity Summaries

King County Impact Fees - Single and Multi-Family Units



## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### Building Capacities

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 2 should be 20 students. In grades 3-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Using the OSPI square footage calculation as a base line, the District has calculated a program capacity for all schools. A recent Study & Survey was the basis for changes to the OSPI building report. The following list clarifies the adjustments to the OSPI calculation.

#### **Music Rooms:**

Each elementary school requires a standard classroom for music instruction.

#### **All Day Kindergarten:**

Every elementary school operates at least one all day Kindergarten program. These all day Kindergarten programs require additional capacity because the standard classroom is available for one all day session rather than two half day sessions. The District will operate 52 sections of all day Kindergarten in 2011-12.

#### **Special Education Resource Rooms:**

Each elementary and middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

#### **English as a Second Language Programs:**

Each elementary, middle school and high school requires the use of a standard classroom for students learning English as a second language.

#### **Middle School Computer Labs:**

Each middle school has computer labs, except Totem Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

#### **High School Career Development and Learning Center (Resource) Room:**

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

#### **Preschool/ECEAP/Headstart:**

Our district currently offers preschool programs for both special needs & typically developing students at 8 elementary schools. We also have the ECEAP and Headstart program at 6 schools (3 elementary & 3 high schools). These programs decrease capacity at those sites.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**BUILDING PROGRAM CAPACITIES**

**ELEMENTARY BUILDING  
PROGRAM CAPACITY**

School Name	Headcount
Adelaide	372
Brigadoon	319
Camelot	269
Enterprise	458
Green Gables	437
Lake Dolloff	433
Lake Grove	323
Lakeland	406
Mark Twain	287
Meredith Hill	453
Mirror Lake	325
Nautilus (K-8)	367
Olympic View	348
Panther Lake	434
Rainier View	432
Sherwood Forest	423
Silver Lake	410
Star Lake	361
Sunnycrest	382
Twin Lakes	297
Valhalla	442
Wildwood	297
Woodmont (K-8)	346
<b>2011 TOTAL</b>	<b>8,621</b>

<b>Elementary Average</b>	<b>375</b>
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**MIDDLE SCHOOL BUILDING  
PROGRAM CAPACITY**

School Name	Headcount	FTE
Illahee	855	864
Kilo	829	837
Lakota	707	714
Sacajawea	655	662
Saghalie	804	812
Sequoyah	569	575
Totem	739	746
Federal Way Public Academy	209	211
Technology Access Foundation Academy**		
<b>2011 TOTAL</b>	<b>5,367</b>	<b>5,421</b>

<b>*Middle School Average</b>	<b>737</b>	<b>744</b>
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**HIGH SCHOOL BUILDING  
PROGRAM CAPACITY**

School Name	Headcount	FTE
Decatur	1249	1,336
Federal Way	1538	1,645
Thomas Jefferson	1349	1,443
Todd Beamer	1123	1,201
Career Academy at Truman	163	174
Federal Way Public Academy	109	117
Employment Transition Program	48	51
Technology Access Foundation Academy**		
<b>2011 TOTAL</b>	<b>5,579</b>	<b>5,967</b>

<b>*High School Average</b>	<b>1,315</b>	<b>1,406</b>
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Notes:

\* Federal Way Public Academy, Career Academy at Truman High School and Employment Transition Program are non-boundary schools. These schools are not used in the calculated averages.

\*\* Technology Access Foundation Academy is housed entirely in portables on the Totem Middle School site.

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

### Portable Locations

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as temporary facilities or interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide temporary housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or child care programs, or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables. It is the practice and philosophy of Federal Way Public Schools that portables are not acceptable as permanent facilities.

The following page provides a list of the location of the portable facilities, used for temporary educational facilities by Federal Way Public Schools.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**PORTABLE LOCATIONS**

**PORTABLES LOCATED AT ELEMENTARY SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Adelaide	1	2
Brigadoon		1
Camelot	1	
Enterprise	2	1
Green Gables		1
Lake Dolloff	1	1
Lake Grove	1	1
Lakeland		
Mark Twain	2	1
Meredith Hill	1	2
Mirror Lake	4	
Nautilus	1	
Olympic View	1	1
Panther Lake		
Rainier View	1	2
Sherwood Forest	3	1
Silver Lake	1	3
Star Lake	4	
Sunnycrest		
Twin Lakes		3
Valhalla		
Wildwood	4	
Woodmont	3	
TOTAL	31	20

**PORTABLES LOCATED AT HIGH SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	9	
Federal Way	2	1
Thomas Jefferson	10	
Todd Beamer	9	
TAF Academy	8	1
TOTAL	38	2

**PORTABLES LOCATED AT SUPPORT FACILITIES**

MOT	1
TDC	5
TOTAL	6

**HEAD START PORTABLES AT DISTRICT SITES**

Sherwood Forest	1
Total	1

**PORTABLES LOCATED AT MIDDLE SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		3
Kilo	7	
Lakota		
Sacajawea	7	
Saghalie	2	2
Sequoyah	1	1
Totem		
Merit	3	
TAF Academy	8	1
TOTAL	28	7

Student Forecast

Student enrollment projections are a basic component of budget development. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made on the basis of projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts, and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

The first method is a statistical cohort analysis that produces ten distinct forecasts. These are forecast of enrollment for one year. The projections vary depending on the number of years of historical information and how they are weighted.

A second method is a projection using an enrollment projection software package that allows the user to project independently at school or grade level and to aggregate these projections for the district level. The Enrollment Master™ software provides statistical methods including trend line, standard grade progression (cohort) and combinations of these methods. This software produces a five-year projection of school enrollment.

In December 2006, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in January 2007. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County. Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2017. This model produces a projection that is between 23,000 and 24,000 when applied to the low, medium and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. Current economic conditions do appear to be affecting enrollment. This is reflected in the District's projections. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

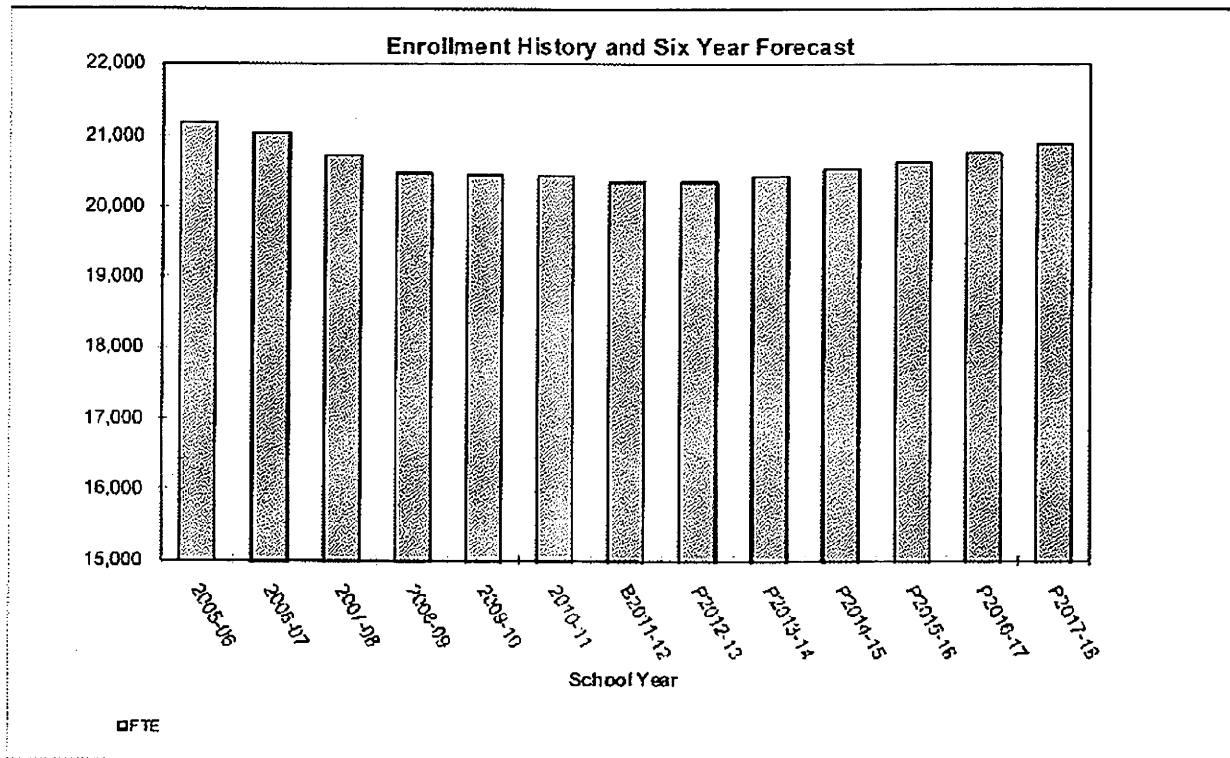
**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**Full Time Equivalent Enrollment History and Projections**

Simplified FTE (K Headcount = .5 FTE; Middle School FTE=.99 Headcount; High School FTE = .935 Headcount)

Calendar Yr	School Year	Elementary	Middle School	High School	Total K-12 FTE	Percent Change
2006	2005-06	9,105	5,309	6,770	21,184	
2007	2006-07	9,022	5,261	6,754	21,037	-0.7%
2008	2007-08	8,912	5,167	6,637	20,716	-1.5%
2009	2008-09	8,865	5,155	6,456	20,476	-1.2%
2010	2009-10	8,738	5,119	6,594	20,451	-0.1%
2011	2010-11	8,753	5,142	6,544	20,439	-0.1%
2012	<i>B2011-12</i>	<i>8,759</i>	<i>5,166</i>	<i>6,425</i>	<i>20,350</i>	<i>-0.4%</i>
2013	<i>P2012-13</i>	<i>8,848</i>	<i>5,118</i>	<i>6,385</i>	<i>20,351</i>	<i>0.0%</i>
2014	<i>P2013-14</i>	<i>8,948</i>	<i>5,093</i>	<i>6,396</i>	<i>20,437</i>	<i>0.4%</i>
2015	<i>P2014-15</i>	<i>9,034</i>	<i>5,138</i>	<i>6,363</i>	<i>20,535</i>	<i>0.5%</i>
2016	<i>P2015-16</i>	<i>9,111</i>	<i>5,215</i>	<i>6,320</i>	<i>20,646</i>	<i>0.5%</i>
2017	<i>P2016-17</i>	<i>9,215</i>	<i>5,258</i>	<i>6,284</i>	<i>20,757</i>	<i>0.5%</i>
2018	<i>P2017-18</i>	<i>9,310</i>	<i>5,286</i>	<i>6,294</i>	<i>20,890</i>	<i>0.6%</i>

*Elementary K-5 Middle School 6-8 High School 9-12*



## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

### Capacity Summaries

#### All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The information is organized in spreadsheet format, with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.



**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ALL GRADES**

CAPACITY	Budget		-- Projected --					
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
BUILDING PROGRAM HEADCOUNT CAPACITY	19,567	19,667	19,667	19,667	19,867	19,867	19,867	19,867
FTE CAPACITY	20,009	20,109	20,109	20,109	20,309	20,309	20,309	20,309
Add or subtract changes to capacity								
Increase Capacity - Lakeland and Sunnycrest	100							
Increase Capacity at Federal Way HS				200				
Adjusted Program Headcount Capacity	19,667	19,667	19,667	19,867	19,867	19,867	19,867	19,867
Adjusted Program FTE Capacity	20,109	20,109	20,109	20,309	20,309	20,309	20,309	20,309

**ENROLLMENT**

Basic FTE Enrollment	20,350	20,351	20,437	20,535	20,646	20,757	20,890
Internet Academy Enrollment (AAFTE)	(315)	(315)	(315)	(315)	(315)	(315)	(315)
Basic FTE Enrollment without Internet Academy	20,035	20,036	20,122	20,220	20,331	20,442	20,575

SURPLUS OR (UNHOUSED)								
PROGRAM FTE CAPACITY		74	73	(13)	89	(22)	(133)	(266)

**RELOCATABLE CAPACITY**

Current Portable Capacity	2,300	2,325	2,325	2,325	2,275	2,275	2,275
Deduct Portable Capacity	(25)			(50)			
Add New Portable Capacity	50						
Adjusted Portable Capacity	2,325	2,325	2,325	2,275	2,275	2,275	2,275

SURPLUS OR (UNHOUSED)								
PROGRAM AND RELOCATABLE CAPACITY		2,399	2,398	2,312	2,364	2,253	2,142	2,009

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ELEMENTARY SCHOOLS**

CAPACITY	Budget		-- Projected --					
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>BUILDING PROGRAM</b>								
<b>HEAD COUNT CAPACITY</b>		8,621	8,721	8,721	8,721	8,721	8,721	8,721
<b>FTE CAPACITY</b>		8,621	8,721	8,721	8,721	8,721	8,721	8,721
1. Increase Capacity Lakeland and Sunnycrest		100						
<b>Adjusted Program Headcount Capacity</b>		8,721	8,721	8,721	8,721	8,721	8,721	8,721
<b>Adjusted Program FTE Capacity</b>		8,721	8,721	8,721	8,721	8,721	8,721	8,721

**ENROLLMENT**

Basic FTE Enrollment	8,759	8,848	8,948	9,034	9,111	9,215	9,310
2. Internet Academy (AAFTE)	(36)	(36)	(36)	(36)	(36)	(36)	(36)
<b>Basic FTE Enrollment without Internet Academy</b>	<b>8,723</b>	<b>8,812</b>	<b>8,912</b>	<b>8,998</b>	<b>9,075</b>	<b>9,179</b>	<b>9,274</b>

SURPLUS OR (UNHOUSED)								
<b>PROGRAM CAPACITY</b>		(2)	(91)	(191)	(277)	(354)	(458)	(553)

**RELOCATABLE CAPACITY 3.**

Current Portable Capacity	775	800	800	800	800	800	800
Subtract single portable from Mirror Lake	(25)						
Add double portable to Mirror Lake	50						
<b>Adjusted Portable Capacity</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>

SURPLUS OR (UNHOUSED)								
<b>PROGRAM AND RELOCATABLE CAPACITY</b>		<b>798</b>	<b>709</b>	<b>609</b>	<b>523</b>	<b>446</b>	<b>342</b>	<b>247</b>

**NOTES:**

1. Increase Capacity at Lakeland, and Sunnycrest
2. Internet Academy students are included in projections but do not require full time use of school facilities.
3. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - MIDDLESCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>BUILDING PROGRAM HEADCOUNT CAPACITY</b>		5,367	5,367	5,367	5,367	5,367	5,367	5,367
<b>FTE CAPACITY</b>		5,421	5,421	5,421	5,421	5,421	5,421	5,421
Add or subtract changes in capacity								
<b>Adjusted Program Headcount Capacity</b>		5,367	5,367	5,367	5,367	5,367	5,367	5,367
<b>Adjusted Program FTE Capacity</b>		5,421	5,421	5,421	5,421	5,421	5,421	5,421

**ENROLLMENT**

Basic FTE Enrollment	5,166	5,118	5,093	5,138	5,215	5,258	5,286
1. Internet Academy (AAFTE)	(74)	(74)	(74)	(74)	(74)	(74)	(74)
<b>Basic FTE Enrollment without Internet Academy</b>	<b>5,092</b>	<b>5,044</b>	<b>5,019</b>	<b>5,064</b>	<b>5,141</b>	<b>5,184</b>	<b>5,212</b>

<b>SURPLUS OR (UNHOUSED)</b>							
<b>PROGRAM CAPACITY</b>	<b>329</b>	<b>377</b>	<b>402</b>	<b>357</b>	<b>280</b>	<b>237</b>	<b>209</b>

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	575	575	575	575	575	575	575
Add/Subtract portable capacity							
<b>Adjusted Portable Capacity</b>	<b>575</b>	<b>575</b>	<b>575</b>	<b>575</b>	<b>575</b>	<b>575</b>	<b>575</b>

<b>SURPLUS OR (UNHOUSED)</b>							
<b>PROGRAM AND RELOCATABLE CAPACITY</b>	<b>904</b>	<b>952</b>	<b>977</b>	<b>932</b>	<b>855</b>	<b>812</b>	<b>784</b>

**NOTES:**

1. Internet Academy students are included in projections but do not require full time use of school facilities.
2. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - HIGH SCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
BUILDING PROGRAM HEADCOUNT CAPACITY	5,579	5,579	5,579	5,579	5,779	5,779	5,779	5,779
FTE CAPACITY	5,967	5,967	5,967	5,967	6,167	6,167	6,167	6,167
Add or subtract changes in capacity Add capacity to Federal Way HS				200				
Adjusted Program Headcount Capacity	5,579	5,579	5,579	5,779	5,779	5,779	5,779	5,779
Adjusted Program FTE Capacity	5,967	5,967	5,967	6,167	6,167	6,167	6,167	6,167

**ENROLLMENT**

Basic FTE Enrollment	6,425	6,385	6,396	6,363	6,320	6,284	6,294
1. Internet Academy (AAFTE)	(205)	(205)	(205)	(205)	(205)	(205)	(205)
Basic Ed without Internet Academy	6,220	6,180	6,191	6,158	6,115	6,079	6,089

SURPLUS OR (UNHOUSED)								
PROGRAM CAPACITY		(253)	(213)	(224)	9	52	88	78

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	950	950	950	950	900	900	900
Add/Subtract portable capacity							
Subtract portable capacity at Federal Way HS				(50)			
Adjusted Portable Capacity	950	950	950	900	900	900	900

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE								
3. CAPACITY		697	737	726	909	952	988	978

**NOTES:**

1. Internet Academy students are included in projections but do not require full time use of school facilities.
2. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.
3. Capacity for unhousted students will be accommodated with traveling teachers and no planning time in some classrooms.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

King County, the City of Federal Way, and the City of Kent Impact Fee Calculations

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.

To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Federal Way and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

- STUDENT GENERATION FACTOR ANALYSIS

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2012 Capital Facilities Plan were derived using actual generation factors from single-family units that were constructed in the last five (5) years.

- IMPACT FEE CALCULATION

Following the calculations for the student generation factor is a copy of the Impact Fee Calculation for single family and multi-family units based on King County Code 21A and the Growth Management Act.

- Temporary Facility Cost is the average cost of a portable purchased within the last 12 months.

	Plan Year 2012	<i>Plan Year 2011</i>
Single Family Units*	<b>\$4,014</b>	<i>\$4,014</i>
Multi-Family Units	<b>\$1,253</b>	<i>\$2,172</i>

\*Due to current economic conditions, Federal Way Public Schools has made the decision to retain the impact fee for Single Family Units at the 2011 rate instead of the updated 2012 rate of \$4,461.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

STUDENT GENERATION  
NEW CONSTRUCTION IN PRIOR 5 YEARS

Single Family Student Generation

DEVELOPMENT	Number of Single Family Dwellings	Number of Multi-Family Dwellings	Number of Elementary Students	Number of Middle School Students	Number of High School Students	Elementary Student Factor	Middle School Student Factor	High School Student Factor	Total Student Factor
(11) Brighton Park	15	0	9	2	2	0.6000	0.1333	0.1333	0.8666
(11) The Green	13	0	8	3	1	0.6154	0.2308	0.0769	0.9231
(10) Creekside Lane	34	0	10	3	8	0.2941	0.0882	0.2353	0.6176
(10) Grandc Vista	27	0	12	9	6	0.4444	0.3333	0.2222	0.9999
(09) Lakota Crest	43	0	12	7	3	0.2791	0.1628	0.0698	0.5117
(09) Tuscany	22	0	9	3	3	0.4091	0.1364	0.1364	0.6819
(08) Northlake Ridge IV	92	0	28	14	20	0.3043	0.1522	0.2174	0.6739
(08) Collingtree Park	41	0	21	9	7	0.5122	0.2195	0.1707	0.9024
(07) Colella Estates	87	0	33	14	23	0.3793	0.1609	0.2644	0.8046
(07) Woodbrook	175	0	40	27	42	0.2286	0.1543	0.2400	0.6229
<b>Total</b>	<b>549</b>	<b>0</b>	<b>182</b>	<b>91</b>	<b>115</b>				
<b>Student Generation*</b>						<b>0.3315</b>	<b>0.1658</b>	<b>0.2095</b>	<b>0.7067</b>

\* Student Generation rate is based on totals.

Multi-Family Student Generation

	Elementary	Middle School	High School	Total
Auburn	0.124	0.056	0.052	0.232
Issaquah	0.073	0.025	0.042	0.140
Kent	0.331	0.067	0.124	0.522
Lake Washington	0.062	0.019	0.016	0.097
<b>Average</b>	<b>0.148</b>	<b>0.042</b>	<b>0.059</b>	<b>0.248</b>

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**IMPACT FEE**

**School Site Acquisition Cost:**

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary				0.3315	0.1480	\$0	\$0
Middle School				0.1658	0.0420	\$0	\$0
High School	4.85	\$216,718	51	0.2095	0.0590	\$4,313	\$1,215
<b>TOTAL</b>						<b>\$4,313</b>	<b>\$1,215</b>

**School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.90%			0.3315	0.1480	\$0	\$0
Middle School	94.76%			0.1658	0.0420	\$0	\$0
High School	96.53%	\$10,530,000	200	0.2095	0.0590	\$10,647	\$2,999
<b>TOTAL</b>						<b>\$10,647</b>	<b>\$2,999</b>

**Temporary Facility Cost:**

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.10%	\$199,832	25	0.3315	0.1480	\$109	\$49
Middle School	5.24%			0.1658	0.0420		
High School	3.47%			0.2095	0.0590		
<b>TOTAL</b>						<b>\$109</b>	<b>\$49</b>

**State Matching Credit Calculation:**

	Construction Cost Allocation/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$180.17			0.3315	0.1480	\$0	\$0
Middle School	\$180.17			0.1658	0.0420	\$0	\$0
High School	\$180.17	130	62.53%	0.2095	0.0590	\$3,068	\$864
<b>Total</b>						<b>\$3,068</b>	<b>\$864</b>

**Tax Payment Credit Calculation**

	SFR	MFR
Average Assessed Value (March 2011)	\$257,849	\$74,692
Capital Bond Interest Rate (March 2011)	4.91%	4.91%
Net Present Value of Average Dwelling Years Amortized	\$1,999,773	\$579,281
Property Tax Levy Rate	10	10
Present Value of Revenue Stream	\$1.54	\$1.54
	\$3,079	\$892

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 4,313	\$ 1,215
Permanent Facility Cost	\$ 10,647	\$ 2,999
Temporary Facility Cost	\$ 109	\$ 49
State Match Credit	\$ (3,068)	\$ (864)
Tax Payment Credit	\$ (3,079)	\$ (892)
Sub-Total	\$ 8,922	\$ 2,506
50% Local Share	\$ 4,461	\$ 1,253
<b>Calculated Impact Fee</b>	<b>\$ 4,461</b>	<b>\$ 1,253</b>
<b>2012 Impact Fee</b>	<b>\$ 4,014</b>	<b>\$ 1,253</b>

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**SECTION 4  
SUMMARY OF CHANGES FROM THE 2011 CAPITAL FACILITIES PLAN**

The 2012 Capital Facilities Plan is an updated document, based on the 2011 Capital Facilities Plan. The changes between the 2011 Plan and the 2012 Plan are listed below.

**SECTION I - THE CAPITAL FACILITIES PLAN**

**SIX-YEAR FINANCE PLAN**

The Six Year Finance Plan has been rolled forward to reflect 2012-2018

**SECTION III - SUPPORT DOCUMENTATION**

**CAPACITY**

Elementary capacity includes space for All Day Kindergarten programs at every elementary school. Changes to the Building Program Capacities calculation are found on page 17.

**PORTABLES**

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on page 19.

**STUDENT FORECAST**

The Student Forecast now covers 2012 through 2018. Enrollment history and projections are found on page 22.

**CAPACITY SUMMARY**

The changes in the Capacity Summary are a reflection of the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 24-27.

**IMPACT FEE CALCULATION - KING COUNTY CODE 21A**

The Impact Fee Calculations have changed due to changes in several factors. The adjustment made in the Impact Fee Calculation, causing a change in the Impact Fee between the 2011 Capital Facilities Plan and the 2012 Capital Facilities Plan can be found on page 32 and 33.



FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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**IMPACT FEE CALCULATION CHANGES FROM 2011 TO 2012**

STUDENT GENERATION FACTORS

Student Generation factors are based on rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation. The changes in student Generation factors between the 2011 Capital Facilities Plan and the 2012 Capital Facilities Plan are due to developments that were deleted or added based upon the age of the developments and the year placed in the survey. The Student Generation worksheet is found on page 29.

SCHOOL CONSTRUCTION COSTS

*The anticipated cost based on 2006 estimates for replacing Federal Way High is \$81,000,000. The replacement will add 200 additional seats. The current capacity of Federal Way High is 1538. The addition of 200 seats will increase capacity by 13%.*

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*Total Cost* *\$81,000,000 x .13 = \$10,533,000*

SCHOOL ACQUISITION COSTS

*The district purchased the Norman Center to house the Employment Transition Program and at a later date the ECEAP program. The purchase and use of this site increased our high school capacity by 51 students.*

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*Total Cost* *\$2,100,000 / 2 = \$1,050,000*

The District will use the above formulas created as a base for the 2012 Capital Facilities Plan. The capacity of Federal Way High may vary from year to year as programs are added or changed and construction cost may increase over time.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**IMPACT FEE CALCULATION CHANGES FROM 2011 TO 2012**

IMPACT FEE

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	95.71% to 95.16%	Report #3 OSPI
Percent Temporary Facilities	4.29% to 4.84%	Updated portable inventory
Average Cost of Portable Classroom	\$183,996 to \$199,832	Updated average of portables purchased and placed in 2010
Construction Cost Allocation	\$180.17 to \$180.17	Change effective July 2010
State Match	61.86% to 62.53%	Change effective July 2011
Average Assessed Value	SFR – \$267,668 to \$257,849 MFR – \$84,429 to \$74,692	Per Puget Sound Educational Service District (ESD 121)
Capital Bond Interest Rate	4.33% to 4.91%	Market Rate
Property Tax Levy Rate	\$1.72 to \$1.54	King County Treasury Division
Single Family Student Yield		Updated Housing Inventory
Elementary	.3507 to .3315	
Middle School	.1701 to .1658	
High School	.2236 to .2095	
Multi-Family Student Yield		Updated County-Wide Average
Elementary	.1650 to .148	
Middle School	.0530 to .042	
High School	.0640 to .059	
Impact Fee	SFR – \$4,014 to \$4,014 (Calculated 2012 SFR \$4,461) MFR – \$2,172 to \$1,253	Due to current economic conditions, SFR retained at 2011 rate.  MFR based on the updated calculation