

CAPITAL FACILITIES PLAN

2013 to 2018

**Tahoma School District
No. 409**

Adopted: July 23, 2013

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TAHOMA SCHOOL DISTRICT NO. 409
2013
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 9100 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." An ongoing Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District has recently experienced healthy enrollment gains in each of the last six years. In 2007, the total student headcount was 7,155 and in October 2012 the count is 7,570 (7,232 FTE), an increase of 5.8 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the Summit Pit area of the District (which is currently located in unincorporated King County but planned for annexation by City of Maple Valley in the near future). At one time, a large residential development of 1,500 units was planned. It has been the District's recent experience that new houses being built in the District tend to yield the largest number of students five or six years after the initial occupancy.

Over the past several years, the District has completed a number of activities to accommodate capacity needs throughout the District. At the elementary level, the completion of Rock Creek Elementary School provided 25 new classrooms and the expansion of Cedar River added 3 additional specialized classrooms. In addition, Glacier Park Elementary School was complete in the fall of 1994, with 12 additional classrooms added in 1997. With the successful passage of the bond issue in 1997 and the construction of an addition at the High School and a new secondary school, Glacier Park was reconfigured to serve grades K through 6 for the 2000-2001 school year. The middle school students at Glacier Park were then moved to Cedar River. Then, following the reopening of Tahoma Junior High School, the District reconfigured grade levels and moved all sixth graders to the middle schools, creating additional elementary school capacity at existing schools. Some students are housed in relocatable facilities, which will continue to be used until permanent facilities are constructed.

Even with these actions, the District must construct or reconfigure additional capacity at all grade levels in order to provide adequate space to accommodate the six-year projected

enrollment. This Plan includes the capacity projects planned by the District during this planning period.

SIX-YEAR ENROLLMENT PROJECTION

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI). The projections are based on the “Cohort Survival Method” which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year’s enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2012 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,232 (October 2012 FTE) is projected to increase to 8,227 (FTE) in 2018 – an increase of 13.8 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, enrollment increases will occur due to residential development in the District. In particular, large residential development in the Summit Pit area development will only add to the enrollment projections contained in this Plan. The District intends to monitor the future activities related to this land and will include updated information in future updates to this Plan.

Appendix A includes the District’s enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 9100 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size. Enrollment and spaces occupied by the Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

Standards of Service for Elementary School Students:

1. Class size for grades K-5 averages 25.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Shadow Lake Elementary.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle/Junior High School Students:

1. Class sizes for both the middle/junior high school average 23 and class sizes for the senior high average 24.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

Lake Wilderness	K-5	Is over capacity by 232 students in permanent facilities and 140 students over capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 11 students in permanent facilities and 57 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 150 students in permanent facilities and 11 under capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 101 students in permanent facilities and 83 students under capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 76 students in permanent facilities and is 24 students under capacity when considering relocatable facilities.
Tahoma Middle	6-7	Is under capacity by 10 students in permanent facilities.
Tahoma Junior High	8-9	Is over capacity by 27 students in permanent facilities and under capacity by 51 students when considering relocatable facilities.
High School	10-12	Is over capacity by 246 students in permanent facilities and under capacity by 105 students when considering relocatable facilities.

The District also operates an alternative school, Russell Ridge Center (K-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 50 for Russell Ridge Center. Because of these District limits, neither the enrollment nor capacity of Russell Ridge Center are considered in the calculations and conclusions in this document.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 12 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	969
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	493
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	708	161	858
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	708	184	809
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	589
Tahoma Middle School	6-7	24425 S.E. 216 th Maple Valley, 98038	629	0	619
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1170
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,413	351	1659
Russell Ridge (Alternative School)	K-12	26615 Sweeney Road SE Maple Valley, 98038	50		50

Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

NOTE: Russell Ridge Center is not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. Note that the District uses relocatable capacity as a temporary remedy only.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. It is anticipated that the continued building of single family residences in the District will cause the need to build a new high school to accommodate new 9-12 grade configuration. Reconfiguration will also occur at the elementary and middle school grade levels to utilize existing school facilities. Relocatable capacity may also be added at all grade levels. The District may also purchase land for a future school site. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that may be necessary to serve development in the Summit Pit area.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	2,656	2,656	2,656	2,656	3,550***	3,550***	3,550***
Additional Relocatables							
Total Relocatable Capacity	345	345	345	345	347	347	347
Total Capacity	3,001	3,001	3,001	3,001	3,897	3,897	3,897
Projected Enrollment	**3,160	*3,131	*3,146	*3,214	*3,664	*3,710	*3,753
Available Capacity (Temp. & Perm. Facilities)	(159)	(130)	(145)	(213)	233	187	144
Available Capacity (Permanent Facilities)	(504)	(475)	(490)	(442)	(144)	(160)	(203)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment – OSPI

***New configuration

Middle/Junior High School (6-9)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	2,285	2,285	2,285	2,285	2,228***	2,228***	2,228***
Middle/Junior High Addition							
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,228	2,228	2,228
Additional Relocatables							
Total Relocatable Capacity	381	381	381	381	0	0	0
Total Capacity	2,666	2,666	2,666	2,666	2,228	2,228	2,228
Projected Enrollment	**2,405	*2,437	*2,501	*2,474	*1,928	*1,929	*2,020
Available Capacity (Temp. & Perm. Facilities)	261	229	165	192	300	299	208
Available Capacity (Permanent Facilities)	(120)	(152)	(216)	(189)	300	299	208

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment - OSPI

***New configuration

High School (10-12)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	1,413	1,413	1,413	1,413	2,351***	2,351***	2,351***
High School Addition							
Total Permanent Capacity	1,413	1,413	1,413	1,413	2,351	2,351	2,351
Additional Relocatables							
Total Relocatable Capacity	162	162	162	162	0	0	0
Total Capacity	1,575	1,575	1,575	1,575	2,351	2,351	2,351
Projected Enrollment	**1,667	*1,698	*1,707	*1,719	*2,379	*2,479	*2,454
Available Capacity (Temp. & Perm. Facilities)	(92)	(123)	(132)	(144)	(28)	(128)	(103)
Available Capacity (Permanent Facilities)	(254)	(285)	(294)	(306)	(28)	(129)	(103)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment - OSPI

***New high school construction - changing configuration from grades 10-12 to 9-12

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facility needs, the District is planning, pending voter approval of bond funding, the following projects: a new high school (grades 9-12) and rebuild of Lake Wilderness Elementary School. In addition, the District plans to reconfigure portables across District schools to relieve interim growth needs. Additional portables may be added in the District during the six years of this Plan. Finally, the District is considering the purchase of land for a new school site.

The District also plans non-capacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Lake Wilderness – rebuild – 550 kids – k-5 configuration
- Glacier Park Elementary: miscellaneous building upgrades. K-5 configuration
- Rock Creek Elementary: miscellaneous building upgrades. K-5 configuration
- Cedar River Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Junior High School: miscellaneous building upgrades. 6-8 reconfiguration
- Tahoma High School: miscellaneous building upgrades. 6-8 reconfiguration
- New high school construction: 9-12 configuration

These projects would be completed over the course of the six years of this Plan. The Financial Plan reflects costs based on current architectural projections and revenue based on the present District match ratio and impact fees projections.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement (Net New Seats)	2014	2016	24216 Witte Road SE	550	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,255,000
New High School	2014	2016	TBD	2351	100%	State Match, Bonds, Impact Fees	TBD	\$152,250,000
Land Purchase	2012	2014	40 acres – location TBD		100%	Impact Fees, Capital Funds	TBD	
TOTAL							TBD	\$167,505,000

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Rock Creek Elementary Improvements	2014	2016	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	\$1,577,000
Glacier Park Elementary Improvements	2014	2016	23700 SE 280 th	Bonds	Previously purchased	\$1,617,000
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	\$5,878,000
Tahoma Middle School Improvements	2015	2016	24425 SE 216th	Bonds	Previously Purchased	\$5,517,000
Tahoma Junior High Improvements	2014	2016	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$1,275,000
Tahoma High School Improvements	2015	2017	18200 SE 240th	State Match, Bonds	Previously purchased	\$8,379,000
TOTAL						\$24,243,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

** The District anticipates presenting a bond proposal to the voters to fund the stated projects.

*** Site and Building cost estimates provided by DLR Group.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2013.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need. For the 2013 Plan, the Tahoma School District has voluntarily increased this discount rate.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,719 and multi-family housing will yield a fee of \$3,219.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts.

STUDENT FACTOR RATES

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total	0.441	0.858	0.862	0.593	0.688

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total	0.338	0.229	0.508	0.079	0.289

APPENDIX A – ENROLLMENT PROJECTIONS

STATE OF WASHINGTON
 SUPERINTENDENT OF PUBLIC INSTRUCTION
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS
 SCHOOL YEAR 2012-2013

King/Tahoma(17409)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2007	2008	2009	2010	2011	2012		2013	2014	2015	2016	2017	2018
Kindergarten	471	498	465	503	493	525		522	530	539	547	555	564
Grade 1	545	528	553	493	550	571	110.86%	582	579	588	598	606	615
Grade 2	534	547	547	567	522	584	103.70%	592	604	600	610	620	628
Grade 3	551	560	571	562	588	548	104.13%	608	616	629	625	635	646
Grade 4	510	563	568	577	551	623	101.72%	557	618	627	640	636	646
Grade 5	597	539	561	588	583	573	102.77%	640	572	635	644	658	654
Grade 6	555	605	556	562	597	606	102.02%	585	653	584	648	657	671
K-6 Sub-Total	3,763	3,840	3,821	3,852	3,884	4,030		4,086	4,172	4,202	4,312	4,367	4,424
Grade 7	581	568	616	562	569	616	101.92%	618	596	666	595	660	670
Grade 8	566	601	580	641	577	582	102.90%	634	636	613	685	612	679
7-8 Sub-Total	1,147	1,169	1,196	1,203	1,146	1,198		1,252	1,232	1,279	1,280	1,272	1,349
Grade 9	614	575	646	595	640	597	102.99%	599	653	655	631	705	630
Grade 10	598	587	553	622	576	625	96.50%	576	578	630	632	609	680
Grade 11	542	553	582	532	561	538	94.28%	589	543	545	594	596	574
Grade 12	491	526	531	546	503	545	95.71%	515	564	520	522	569	570
9-12 Sub-Total	2,245	2,241	2,312	2,295	2,280	2,305		2,279	2,338	2,350	2,379	2,479	2,454
DISTRICT K-12 TOTAL	7,155	7,250	7,329	7,350	7,310	7,533		7,617	7,742	7,831	7,971	8,118	8,227

Notes: Specific subtotaling on this report will be driven by District Grade spans.

APPENDIX B – IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tahoma SD #409						
YEAR	2012						
School Site Acquisition Cost:							
[(AcresxCost per Acre)/Facility Capacity]xStudent Generation Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$	800	0.403	0.171	\$0	\$0
Middle	35.00	\$	800	0.128	0.049	\$0	\$0
High	50.00	\$	1,400	0.157	0.069	\$0	\$0
						\$0	\$0
School Construction Cost:							
[(Facility Cost/Facility Capacity)xStudent Generation Factor]x(permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 34,915,918	800	0.403	0.171	\$25,984	\$10,856
Middle	0.00%	\$ 4,714,310	800	0.128	0.049	\$0	\$0
High	100.00%	\$ 182,250,000	1,400	0.157	0.069	\$10,167	\$4,468
						\$35,751	\$15,324
Temporary Facility Cost:							
[(Facility Cost/Facility Capacity)xStudent Generation Factor]x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft.	Cost	Size	SFR	MFR		
Elementary	0.00%	\$	23	0.403	0.171	\$0	\$0
Middle	100.00%	\$	28	0.128	0.049	\$0	\$0
High	0.00%	\$	27	0.157	0.069	\$0	\$0
						TOTAL	\$0 \$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
				Student	Student		
	Boeckh	SPI	District	Factor	Factor	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 188.55	90	60.42%	0.403	0.171	\$4,269	\$1,811
Junior	\$ 188.55	117	62.42%	0.128	0.049	\$1,763	\$675
Sr. High	\$ 188.55	130	62.42%	0.157	0.069	\$2,402	\$1,056
						TOTAL	\$8,433 \$3,542
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$301,867	\$147,078
Capital Bond Interest Rate						5.50%	3.84%
Net Present Value of Average Dwelling						\$2,468,030	\$1,202,493
Years Amortized						10	10
Property Tax Levy Rate						\$1.40	\$1.40
Present Value of Revenue Stream						\$3,455	\$1,683
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$35,751	\$15,324		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$8,433)	(\$3,542)		
Tax Payment Credit				(\$3,455)	(\$1,683)		
FEE (AS CALCULATED)				\$23,862	\$10,099		
FEE (AS DISCOUNTED)				\$11,931.23	\$5,049		
FEE (AS ADJUSTED BY DISTRICT)				\$7,818	\$3,071		
FINAL FEE				\$7,818	\$3,071		