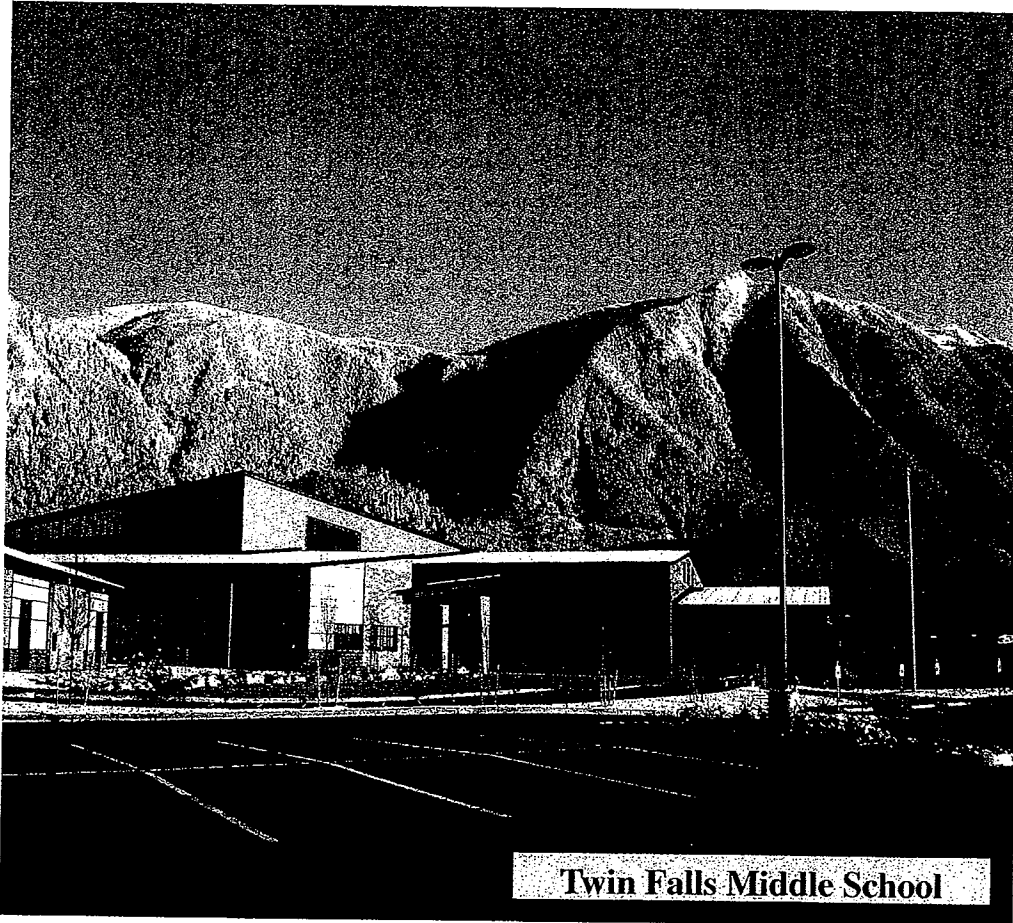


16698-

**SNOQUALMIE VALLEY SCHOOL DISTRICT 410**

**CAPITAL FACILITIES PLAN 2009**



**Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.**

**Adopted on June 25, 2009**

ATTACHMENT E

**2009-579**

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**  
**(425) 831-8000**

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
Rudy Edwards	1	1/1/06 – 12/31/09
Caroline Loudenback	2	1/1/08 – 12/31/11
Craig Husa	3	2/12/09 – 12/31/09
Marci Busby	4	1/1/06 – 12/31/09
Dan Popp	5	12/11/08 – 12/31/09

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Director of Instructional Technology	Jeff Hogan
Director of Business Services	J. Ronald Ellis

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**

**Administration Building**  
8001 Silva Ave S.E., P.O. Box 400  
Snoqualmie, WA 98065  
(425) 831-8000  
G. Joel Aune, Superintendent

**Mount Si High School**  
8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
(425) 831-8100  
Randy Taylor, Principal

**Cascade View Elementary**  
34816 SE Ridge Street  
Snoqualmie, WA 98065  
(425) 831-4100  
Tim Nootenboom, Principal

**Two Rivers School**  
330 Ballarat Ave.  
North Bend, WA 98045  
(425) 831-4200  
Tom Athanases, Principal

**Fall City Elementary**  
33314 S.E. 42nd  
Fall City, WA 98027  
(425) 831-4000  
Dan Schlotfeldt, Principal

**Chief Kanim Middle School**  
32627 S.E. Redmond-Fall City Rd.  
P.O. Box 639  
Fall City, WA 98024  
(425) 831-4000  
Kirk Dunckel, Principal

**North Bend Elementary**  
400 East Third Street  
North Bend, WA 98045  
(425) 831-8400  
Jim Frazier, Principal

**Snoqualmie Middle School**  
9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
(425) 831-8450  
Vernie Newell, Principal

**Opstad Elementary**  
1345 Stilson Avenue S.E.  
North Bend, WA 98045  
(425) 831-8300  
John Jester, Principal

**Twin Falls Middle School**  
46910 SE Middle Fork Road  
North Bend, WA 98045  
(425) 831-4150  
Ruth Moen, Principal

**Snoqualmie Elementary**  
39801 S.E. Park Street  
Snoqualmie, WA 98065  
(425) 831-8050  
Cori Pflug, Principal

**SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410**

**2009  
SIX-YEAR CAPITAL FACILITIES PLAN**

**TABLE OF CONTENTS**

<b>Section:</b>	<b>Page Number:</b>
i Board of Directors and Administration	i
ii Schools	ii
iii. Table of Contents	iii
1. Introduction	1
2. Current District "Standard of Service"	2
3. Inventory and Capacity of Existing Schools	3
4. Six-Year Enrollment Projections	5
5. Relocatable Classrooms	8
6. Financing Plan/Construction Forecast	9
7. Impact Fee Schedules	12
8. Appendix A-Student Factors	A

## INTRODUCTION

The 2009 Six-Year Capital Facilities Plan has been prepared by the Snoqualmie Valley School District as the District's facilities planning document, in compliance with the requirements of Washington's Growth Management Act and the King County Code Title 21A.43.

The King County Council adopted the District's first Capital Facilities Plan in September of 1992. As a result impact fees began to be collected in 1993. In order for impact fees to continue to be collected, the District must do an annual update to its Capital Facilities Plan. The annual update must be approved by both the School District's Board of Directors, and the King County Council. This document incorporates updated information regarding the District's plans for future facilities as of May 2009.

The King County Code Title 21A.43 provides for impact fees to be collected in unincorporated portions of the District. This Capital Facilities Plan explains the need for and establishes the amount of those impact fees. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend. The cities of Snoqualmie and North Bend have each issued a Comprehensive Plan, which incorporates this Capital Facilities Plan by reference. Both cities have enacted school-impact-fee ordinances. Each city will need to adopt the updated Plan and the fees contained in the Plan.

## STANDARD OF SERVICE

In order to determine the capacity of the District's facilities, the King County Code Title 21A.43 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District, which would in the District's judgment, best serve its student population.

For the purpose of this plan, the standard of service of the Snoqualmie Valley School District is 23 students per classroom for kindergarten through grade 5, 25 students per classroom for grades 6 through 8, and 27 students per classroom for grades 9 through 12. The passage of Initiative 728 provided some of the monies needed to support this standard of service. The District will monitor recent legislative cuts to Initiative 728 funding and may make classroom size adjustments as appropriate. The standard of service described above determines the Program Capacity at each school listed later in this plan.

Currently, rooms designed for special use are not counted as classrooms. Students may be provided music instruction and physical education in a separate classroom or facility. Students may have scheduled time in a special computer lab and special education programs for students with disabilities may be provided in a self-contained classroom. There is a pull-out program at some elementary schools for reading and for highly capable programs. Portable classrooms are considered interim housing for student programs.

Historically, a new school has been constructed in the District when funding became available through locally approved bonds, state construction match funds, and developer impact fees. The District's third middle school, Twin Falls Middle School, recently opened in September 2008. Twin Falls was funded primarily with the remaining proceeds of bonds approved by voters in May 2003. In March 2009, the District's voters approved bonds to fund temporary classrooms at Mount Si High School as well as upgrades to most of the District's facilities.

The enrollment projections included in this plan confirm the need for additional housing at all grade levels (most of which are necessary to accommodate students generated from new residential development). The District has identified an immediate need during the six years of this Plan for new high school capacity. The District will need to present a bond proposal to the voters for this purpose. In addition, in the near future, the District may need to add new elementary school capacity. This would also be subject to voter approval of a construction bond.

## INVENTORY OF SCHOOLS

### AND

## PROGRAM CAPACITY INFORMATION

An inventory of current permanent district facilities indicates a capacity to house 5,120 students, with an inventory of relocatable capacity to house 1,500 additional students. The October enrollment for the 2008-2009 School Year was 5,528 full-time-equivalent students. Enrollment forecasts are included in the next section of this plan.

Program capacity is determined by a school facility's design and how it is used to educate students. Program capacity is the maximum level of students that can be served educationally at each school.

In developing the program capacity information for Snoqualmie Valley School District, a survey of facilities was conducted. Each school principal described how teaching spaces were being used, i.e., the type of program offered, the numbers of students in each program, and the number of times the class was taught each day and the number and type of classrooms available. Supplemental program needs were also identified; such as special education, highly capable, music and computer instruction. This data enabled the District to develop definitions, numbers and types of teaching stations and programs. Due to changes in the instructional program, there has been a reduction in the number of classrooms available at some schools.

Although the age of school buildings in Snoqualmie Valley School District covers fifty years, a goal of the program capacity survey was to achieve a balance between the variety of school facilities' designs and the current education program. Each school building's original design was based on elements which included the community's expectations and available funding at the time of design. With this in mind, today's education program decisions are tied to school facility design decisions made in the past.

Recently, using the proceeds from a May 2003 bond authorization, impact fees and mitigation payments, the District completed several projects that added new classrooms and square footage. These projects included major construction at the following locations: Mount Si High School, Cascade View Elementary School, Chief Kanim Middle School, and Fall City Elementary School. Bond monies also funded a District-wide fiber-optic communications network. The District's third middle school, Twin Falls Middle School, was recently completed with proceeds from the 2003 bond authorization. It was occupied in September of 2008.

In March 2009, the District's voters approved a \$27.5 million bond to fund critical repairs and upgrades at District schools and to fund 12 new relocatable classrooms at Mount Si High School. The District's Board of Directors will be working on a ballot proposition to present to voters in the near future to address the facilities needs outlined in this plan.

**Inventory of Permanent School Facilities and Related Program Capacity  
2009**

<b>ELEMENTARY</b>				
Facility	Address	Grade Span	Program Capacity	** Building Sq Feet
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K-5	530	59,000
FALL CITY	33314 SE 42nd Place Fall City, Washington	K-5	440	48,557
NORTH BEND	400 E 3rd Street North Bend, Washington	K-5	410	53,419
OPSTAD	1345 Stilson Av SE North Bend, Washington	K-5	550	57,436
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K-5; Preschool	460	48,717
<b>TOTAL ELEMENTARY CAPACITY</b>			<b>2,390</b>	<b>267,129</b>
<b>MIDDLE SCHOOL</b>				
Facility	Address	Grade Span	Program Capacity	** Building Sq Feet
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	530	93,291
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	330	63,702
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	600	87,600
<b>TOTAL MIDDLE SCHOOL CAPACITY</b>			<b>1,450</b>	<b>244,593</b>
<b>HIGH SCHOOL</b>				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9, 10, 11 & 12	1,110	219,117
TWO RIVERS SCHOOL	330 Ballarat North Bend, Washington	7 thru 12	160	10,853
<b>TOTAL HS CAPACITY</b>			<b>1,270</b>	<b>229,970</b>
<b>TOTAL DISTRICT CAPACITY</b>			<b>5,120</b>	<b>741,692</b>

\*\* Based upon the most recent OSPI-funded Study & Survey of the District conducted in 2003.



## ENROLLMENT

### PROJECTIONS

For this plan, the District has projected student enrollment counts over the next six years using a modified Cohort-Survival method. This method moves students through the grades using actual grade transition ratios for each grade level from the recent past.

Following a period of significant enrollment growth (7.03% between 2004 and 2005 and 6.45% between 2005 and 2006), enrollment slowed somewhat during the years of 2006 through 2008. However, enrollment growth continues. Between October 2007 and October 2008, actual enrollment in the district grew by 1.93%. Even though neighboring districts in King County are experiencing either a slowing or a decline in enrollment numbers, our district continues to experience enrollment growth due to an inventory of unoccupied homes in the Snoqualmie Ridge I & II developments and some moderately priced homes in North Bend and Snoqualmie. Currently, we expect student enrollment in the District to continue growing by an average of 5.93% over the next six years due, in part, to ongoing home construction in the Snoqualmie Ridge II development and emerging growth in the City of North Bend.

Phase One of the Snoqualmie Ridge Development is almost at build out. Currently the developer estimates that 2,230 of 2,268 planned housing units in phase one are completed. To date, approximately 600 homes have been constructed out of a planned total of between 1,850 and 2,150 housing units in Phase Two of Snoqualmie Ridge development.

Recent water availability and proposed sewer infrastructure increases in the City of North Bend are being monitored for potential future impacts. Several other large developments surrounding the cities of Snoqualmie and North Bend are continuing to move forward in the planning stages.

**Snoqualmie Valley School District No. 410**  
**October FTE Enrollment by Grade**  
**(Actual Enrollment through 2008-2009 and Projected Enrollment from 2009-2010 through 2014-2015)**

GRADE:	Actual					Enrollment Projections from 2008-2009 through 2013-2014						
	2003	2004	2005	2006	2007	Actual 2008	2009	2010	2011	2012	2013	2014
Kindergarten*	185.30	199.00	209.00	238.50	204.84	222.00 #	231	235	240	245	250	255
1st Grade	373.00	404.00	469.00	494.60	507.88	480.00	509	524	548	559	571	583
2nd Grade	384.20	375.00	462.00	486.00	497.03	511.00	515	543	558	580	590	599
3rd Grade	403.00	387.50	402.60	493.30	477.20	504.00	528	537	579	592	612	620
4th Grade	359.80	408.00	425.50	429.60	479.30	481.00	521	564	572	613	624	643
5th Grade	403.00	377.80	423.20	446.30	425.05	484.00	498	546	601	607	647	656
<b>K-5 Subtotal</b>	<b>2,108.30</b>	<b>2,151.30</b>	<b>2,391.30</b>	<b>2,588.30</b>	<b>2,591.30</b>	<b>2,682.00</b>	<b>2,802</b>	<b>2,949</b>	<b>3,098</b>	<b>3,196</b>	<b>3,294</b>	<b>3,356</b>
6th Grade	378.00	407.00	400.00	435.00	444.00	414.00	492	515	568	623	626	665
7th Grade	343.80	380.00	408.00	406.60	432.80	437.00	426	512	542	596	650	650
8th Grade	361.20	350.00	401.55	417.20	421.58	441.00	440	450	540	568	621	674
<b>6-8 Subtotal</b>	<b>1,083.00</b>	<b>1,137.00</b>	<b>1,209.55</b>	<b>1,258.80</b>	<b>1,298.38</b>	<b>1,292.00</b>	<b>1,358</b>	<b>1,477</b>	<b>1,650</b>	<b>1,787</b>	<b>1,897</b>	<b>1,989</b>
9th Grade	361.40	353.00	355.00	446.00	422.80	431.00 #	452	461	467	558	584	636
10th Grade	350.60	366.80	369.60	385.00	428.60	402.00 #	415	447	479	483	574	598
11th Grade	316.80	316.60	364.53	329.60	372.00	415.00	404	431	464	496	497	588
12th Grade	371.30	341.00	303.86	308.00	310.00	306.00 #	348	342	358	384	408	407
<b>9-12 Subtotal</b>	<b>1,400.10</b>	<b>1,377.40</b>	<b>1,392.99</b>	<b>1,468.60</b>	<b>1,533.40</b>	<b>1,554.00</b>	<b>1,619</b>	<b>1,681</b>	<b>1,768</b>	<b>1,921</b>	<b>2,063</b>	<b>2,229</b>
<b>K-12 TOTAL</b>	<b>4,591.40</b>	<b>4,665.70</b>	<b>4,993.84</b>	<b>5,315.70</b>	<b>5,423.08</b>	<b>5,528.00</b>	<b>5,779</b>	<b>6,107</b>	<b>6,516</b>	<b>6,904</b>	<b>7,254</b>	<b>7,574</b>
	6.39%	1.62%	7.03%	6.45%	2.02%	1.93%	4.54%	5.68%	6.70%	5.95%	5.07%	4.41%

\* Kindergarten expressed in terms of Full-Time-Equivalent students (FTE).  
 \*\* Live births for school years 2010-2011 are assumed to be values on a trend line extrapolation of actual live births for prior years.  
 Further, the 3-2-1 projection method assumes all future Cohort Factors to be equal to the weighted average of the last two actual Cohort Factors.

## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2014</b>	<b>2014</b>
<b>Permanent Capacity @ 23-to-1:</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>
New Construction:	-	-	-	-	-	-
Portable Capacity Available: **	782	782	782	782	920	920
Portable Capacity Changes (+/-):	-	-	-	138	-	-
<b>Total Capacity:</b>	<b>3,172</b>	<b>3,172</b>	<b>3,172</b>	<b>3,310</b>	<b>3,310</b>	<b>3,310</b>
Projected Enrollment:	2,802	2,949	3,098	3,196	3,294	3,356
Surplus/(Deficit) of Permanent Capacity:	(412)	(559)	(708)	(806)	(904)	(966)
Surplus/(Deficit) with Portables:	370	223	74	114	(16)	(500)

### Middle School 6-8

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity @ 25-to-1:</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>
New Construction	-	-	-	-	-	-
Portable Capacity Available: ***	475	475	475	475	475	475
Portable Capacity Changes (+/-):	-	-	-	-	-	-
<b>Total Capacity:</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>
Projected Enrollment:	1,358	1,477	1,650	1,787	1,897	1,989
Surplus/(Deficit) of Permanent Capacity:	102	(17)	(190)	(327)	(437)	(529)
Surplus/(Deficit) with Portables:	577	458	285	148	38	(54)

### High School 9-12

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity @ 27-to-1:</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>
New Construction:	-	-	-	-	-	823
Portable Capacity Available: ****	243	567	567	567	567	567
Portable Capacity Changes (+/-):	324	-	-	-	-	-
<b>Total Capacity:</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>
Projected Enrollment:	1,619	1,681	1,768	1,921	2,063	2,229
Surplus/(Deficit) Permanent Capacity:	(349)	(411)	(498)	(651)	(793)	(136)
Surplus/(Deficit) with Portables:	218	156	69	(84)	(226)	431

### K-12 TOTAL

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity:</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>
New Construction:	-	-	-	-	-	800
Portable Capacity Available: ****	1,500	1,824	1,824	1,824	1,962	1,962
Portable Capacity Changes (+/-):	324	-	-	138	-	-
<b>Total Capacity:</b>	<b>6,944</b>	<b>6,944</b>	<b>6,944</b>	<b>7,082</b>	<b>7,082</b>	<b>7,882</b>
Projected Enrollment:	5,779	6,107	6,516	6,904	7,254	7,574
Surplus/(Deficit) Permanent Capacity:	(659)	(987)	(1,396)	(1,784)	(2,134)	(1,631)
Surplus/(Deficit) with Portables:	1,165	837	428	178	(172)	331

\* Each plan year spans two school years (e.g. the 2009 plan year spans 2008-09 and 2009-10)

## RELOCATABLE CLASSROOMS

Currently, the District owns 46 portable classrooms. During the next six years, the District expects to add 18 portable classrooms, making 64 total portable classrooms by August of 2012.

Portable classrooms are used to support the educational program in a variety of ways:

- To provide extra instructional space on school sites when there is a regular teaching space need due to new enrollment.
- To support the supplemental program offerings, such as music, computer labs, art, etc.
- To provide interim teaching space for the regular program when repair/remodel construction is going on in the permanent facility.
- To provide interim non-instructional space during repair/remodel construction.

Portable classrooms are also used for pull-out programs such as band, nurse's stations, or in-school suspension programs rather than permanent classroom space, because of the ease of supervision, flexibility of space arrangements, and the separation from the regular educational program. The capacity survey took these educational choices into consideration.

Currently four of the portables do not contain regularly scheduled classes. One portable is too small and does not meet code requirements for regular classroom use. Three classrooms are being used for special student programs, such as our Transitional Learning Program.

## FINANCING PLAN

Within the next six years, current enrollment projections show that the District will need a high school addition, 12 high school portable classrooms, and 6 elementary portable classrooms. To finance these projects, money from voter approved bonds, impact fees, and/or mitigation payments for school construction will all have to be used. The District expects to receive some state matching payments for the high school addition included in this plan. The District will also need new elementary school capacity in the near future. Future updates to this Plan will address this need (and any planned elementary capacity would be subject to a future bond measure).

The District has calculated single family and multi-family impact fees on the following pages as one source of funds to support these needed new facilities.

As demonstrated on page 7, the District currently has permanent capacity to serve 2,390 students at the elementary level, 1,460 students at the middle school level, and 1,270 students at the high school level. Current enrollment at each grade level is identified on page 6. The District currently is short of permanent capacity at the elementary level by 412 students and short at the high school level by 349 students. With the opening of Twin Falls Middle School in the fall of 2009, there is an excess of capacity at the middle school level by 102 students.

As a point of comparison, without the additional permanent and temporary capacity for additional students from new housing developments as explained in this plan, enrollment in 2014 would exceed capacity by 184 (966 in permanent capacity) students at the elementary school level, and by 674 students at the high school level. District-wide there would be a total of 2,412 un-housed students (permanent-facilities only). These deficits in permanent student housing assume that enrollment continues to grow as projected on page 6. The District's enrollment projections are based on a modified cohort survival method, as explained on page 5.

To address existing and future capacity needs, the District's future construction plans include the following capacity-adding projects: purchasing and installing 12 additional portable classrooms for Mount Si High School, 6 additional portables at the elementary school level, and construction of a high school addition at the existing Mount Si High School. As noted above, the District will need to consider new elementary school capacity in the near future.

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that most of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs. The modified cohort survival method does not adequately reflect all students generated from each new development within the District, planned future facilities are conservative and should be considered as the minimum amount of additional capacity necessary to serve students from new development.

**2009 FINANCING PLAN**

Facility	Estimated Cost	Bonds (unsecured)	State Match (unsecured)	Bonds (secured)	State Match (expected)	Impact Fees (secured & unsecured)	Voluntary Agreements (secured)
Portable Classrooms -- Elementary (3-Bldgs, 6 Rms)	\$780,000					\$780,000	
Portable Classrooms -- High School (6-Bldgs, 12 Rms)	\$1,560,000			\$1,560,000 <sup>1</sup>		\$200,000	
High School Addition	\$61,000,000 <sup>2</sup>	\$84,000,000	\$1,000,000			\$2,000,000	
Elementary School #6 <sup>3</sup>	\$23,520,000 <sup>4</sup>	\$29,896,000	\$3,479,000			\$225,000	

<sup>1</sup> Funded by 2009 Bond.

<sup>2</sup> Construction costs only, as adjusted for construction cost escalation. Total cost, as adjusted for construction cost escalation, is projected to be \$87,000,000.

<sup>3</sup> Included for planning purposes only.

<sup>4</sup> Construction costs only, as adjusted for construction cost escalation. Total cost, as adjusted for construction cost escalation, is projected to be \$33,600,000.

**SNOQUALMIE VALLEY SCHOOL DISTRICT #410  
2009 PROJECTS PLANNED - NEW CONSTRUCTION - PORTABLE ADDITIONS - SITE ACQUISITION**

<b>Project</b>		<b>Anticipated Source of Funds</b>				<b>Student Capacity For New Housing Developments</b>
<b>Facility:</b>	<b>Location:</b>	<b>Bonds:</b>	<b>State Match</b>	<b>Impact Fees</b>	<b>Mitigation Payments</b>	
High School Addition	Mount Si High School	2011/2012	2014	2010/2014		YES
Elementary School #6 <sup>5</sup>	Snoqualmie Ridge	---	-	2009/2014	-	YES
Portable Classrooms - High School (6-Bldgs, 12-Rms)	Mount Si High School	2009	-	2009/2010	-	YES
Portable Classrooms - Elementary (3-Bldgs, 6-Rms)	Various locations			2009/2014		YES

- Also see notes at the bottom of page 10.  
- Current enrollment projections show the need for additional Portable Classrooms.

<sup>5</sup> Included for planning purposes only.

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Single-Family Residences**

**Student Factors - Single Family**

Elementary	0.3990
Middle School	0.1350
High School	0.1610

**Student Capacity Per Facility**

Elementary	500
Middle School	600
High School	823

**Site Acreage Size**

Elementary	15
Middle School	25
High School	40

**Site Cost Per Acre \***

Elementary	\$0
Middle School	\$0
High School	\$0

**New Facility Construction Cost**

Elementary	\$0
Middle School	\$0
High School	\$61,000,000

**New Facility Size**

Elementary	70,800
Middle School	87,600
High School	225,000

**SPI Square Footage Per Student**

Elementary	90
Middle School	117
High School	130

**Temporary Classroom Capacity**

Elementary	23
Middle School	25
High School	27

**Temporary Facilities Cost**

Elementary	\$130,000
Middle School	\$0
High School	\$130,000

**Permanent Square Footage**

Elementary	267,129
Middle School	244,593
High School	229,970
Total	741,692

**Temporary Square Footage**

Elementary	30,600
Middle School	6,300
High School	4,500
Total	41,400

**Total Facilities Square Footage**

Elementary	297,729
Middle School	250,893
High School	234,470
Total	783,092

**School Construction Equalization**

Equalization Percentage	44.00%
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**Boeckh Index Factor**

Current Area Cost Allowance	\$168.79
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**District Average Assessed Value**

Single Family Residence	\$509,554
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**District Average Assessed Value**

Multi-Family Residence	\$176,105
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**District Debt Service Tax Rate**

Current \$/1000 Rate	\$1.1500
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**General Obligation Bond Interest Rate**

Current Bond Buyer Index	4.96%
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\* The average value per-acre of land appraisals for the district in October 2005.



Snoqualmie Valley School District No. 410  
2009 FORMULA Impact Fees -- Single-Family Residences

**Site Acquisition Cost Per Single-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.3990	\$0.00
A2 (Middle)	25	\$0	600	0.1350	\$0.00
A3 (Sr High)	40	\$0	823	0.1610	\$0.00
A----->					\$0.00

**Permanent Facility Construction Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$0	500	0.3990	0.9471	\$0.00
B2 (Middle)	\$0	600	0.1350	0.9471	\$0.00
B3 (Sr High)	\$61,000,000	823	0.1610	0.9471	\$11,301.91
B----->					\$11,301.91

**Temporary Facilities Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$130,000	23	0.3990	0.0529	\$119.30
C2 (Middle)	\$0	25	0.1350	0.0529	\$0.00
C3 (Sr High)	\$130,000	27	0.1610	0.0529	\$41.01
C----->					\$160.31

**State Match Credit Per Single-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	0.00%	0.3990	\$0.00
D2 (Middle)	\$168.79	117	0.00%	0.1350	\$0.00
D3 (Sr High)	\$168.79	130	44.00%	0.1610	\$1,554.42
D----->					\$1,554.42

**Tax Credit Per Single-Family Residence**

Average Residential Assessed Value ----->	\$509,554
Current Debt Service Tax Rate ----->	\$1.1500
Bond Buyer Index Annual Interest Rate ----->	4.96%
Discount Period (10 Years) ----->	10
TC----->	\$4,533.64

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$0.00
B =	\$11,301.91
C =	\$160.31
Subtotal	\$11,462.22
D =	\$1,554.42
TC =	\$4,533.64
Subtotal	\$6,088.06
Total Unfunded Need	\$5,374.16
50% Local Share	(\$2,687.08)
FC (If Applicable)	\$0.00
<b>Net Fee Obligation</b>	<b>\$2,687.08</b>

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Multi-Family Residences**

**Student Factors - Multi-Family**

Elementary	0.1520
Middle School	0.0520
High School	0.0590

**Student Capacity Per Facility**

Elementary	500
Middle School	600
High School	823

**Site Acreage Size**

Elementary	15
Middle School	25
High School	40

**Site Cost Per Acre \***

Elementary	\$0
Middle School	\$0
High School	\$0

**New Facility Construction Cost**

Elementary	\$0
Middle School	\$0
High School	\$61,000,000

**New Facility Size**

Elementary	70,800
Middle School	87,600
High School	225,000

**SPI Square Footage Per Student**

Elementary	90
Middle School	117
High School	130

**Temporary Classroom Capacity**

Elementary	23
Middle School	25
High School	27

**Temporary Facilities Cost**

Elementary	\$130,000
Middle School	\$0
High School	\$130,000

**Permanent Square Footage**

Elementary	267,129
Middle School	244,593
High School	229,970
Total	741,692

**Temporary Square Footage**

Elementary	30,600
Middle School	6,300
High School	4,500
Total	41,400

**Total Facilities Square Footage**

Elementary	297,729
Middle School	250,893
High School	234,470
Total	783,092

**School Construction State Match**

Local District Percentage	44.00%
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**Boeckh Index Factor**

Current Area Cost Allowance	\$168.79
-----------------------------	----------

**District Average Assessed Value**

Single Family Residence	\$509,554
-------------------------	-----------

**District Average Assessed Value**

Multi-Family Residence	\$176,105
------------------------	-----------

**District Debt Service Tax Rate**

Current \$/1000 Rate	\$1.1500
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**General Obligation Bond Interest Rate**

Current Bond Buyer Index	4.96%
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\* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Multi-Family Residences**

**Site Aquisition Cost Per Multi-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.1520	\$0.00
A2 (Middle)	25	\$0	600	0.0520	\$0.00
A3 (Sr High)	40	\$0	823	0.0590	\$0.00
A----->					\$0.00

**Permanent Facility Construction Cost Per Multi-Family Residence**

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$0	500	0.1520	0.9471	\$0.00
B2 (Middle)	\$0	600	0.0520	0.9471	\$0.00
B3 (Sr High)	\$61,000,000	823	0.0590	0.9471	\$4,141.69
B----->					\$4,141.69

**Temporary Facilities Cost Per Multi-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$130,000	23	0.1520	0.0529	\$45.45
C2 (Middle)	\$0	25	0.0520	0.0529	\$0.00
C3 (Sr High)	\$130,000	27	0.0590	0.0529	\$15.03
C----->					\$60.48

**State Match Credit Per Multi-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	0.00%	0.1520	\$0.00
D2 (Middle)	\$168.79	117	0.00%	0.0520	\$0.00
D3 (Sr High)	\$168.79	130	44.00%	0.0590	\$569.63
D----->					\$569.63

**Tax Credit Per Multi-Family Residence**

Average Residential Assessed Value ----->	\$176,105
Current Debt Service Tax Rate ----->	\$1,1500
Bond Buyer Index Annual Interest Rate ----->	4.96%
Discount Period (10 Years) ----->	10
TC----->	\$1,566.85

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$0.00
B =	\$4,141.69
C =	\$60.48
Subtotal	\$4,202.17
D =	\$569.63
TC =	\$1,566.85
Subtotal	\$2,136.48
Total Unfunded Need	\$2,065.69
50% Local Share	(\$1,032.85)
FC (If Applicable)	\$0.00
<b>Net Fee Obligation</b>	<b>\$1,032.84</b>

**APPENDIX A**  
**2009 Composite Student Factors**  
 Puget Sound School Coalition - King County

**Single Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
<b>Elementary</b>	0.320	0.374	0.445	0.457	<b>0.399</b>
<b>Middle</b>	0.152	0.145	0.118	0.125	<b>0.135</b>
<b>High</b>	0.158	0.146	0.245	0.093	<b>0.161</b>
<b>Total:</b>	<b>0.630</b>	<b>0.665</b>	<b>0.808</b>	<b>0.675</b>	<b>0.695</b>

**Multi Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
<b>Elementary</b>	0.079	0.102	0.296	0.132	<b>0.152</b>
<b>Middle</b>	0.034	0.049	0.075	0.049	<b>0.052</b>
<b>High</b>	0.042	0.052	0.111	0.031	<b>0.059</b>
<b>Total:</b>	<b>0.155</b>	<b>0.203</b>	<b>0.482</b>	<b>0.212</b>	<b>0.263</b>

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:  
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."