

2011 Capital Facilities Plan

***Issaquah School District No. 411
Issaquah, Washington***

***Adopted June 22, 2011
Resolution No. 990***

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2011.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes at the levels provided by I-728; this will be done via local levy funds. There is also potential legislative action that would require Full-Day Kindergarten, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the expansion of one elementary, adding classrooms to all three high schools, and the expansion of Maywood Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond issue passed on February 7, 2006, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District has also recently completed a citizen's committee regarding the need for an additional bond issue for the February, 2012 ballot. The Board of Directors has yet to take action on the proposed bond issue of approximately \$228 million.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.470 elementary student, 0.151 middle school student, 0.134 high school student, for a total of 0.754 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.073 elementary student, 0.025 middle school student, 0.042 high school student, for a total of 0.139 school aged student per residence (see Table 3).

Generation rates were recalculated in 2011 due to the volatility in assessed valuation, tax rate and new development listings that needed to be considered for the calculation of the associated impact fee.

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2008 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

The District has also recently completed a citizen's committee regarding the need for an additional bond issue for the February, 2012 ballot. The Board of Directors has yet to take action on the proposed bond issue of approximately \$228 million. This package contains proposed funding for a rebuild of Issaquah Middle School, continued expansion/modernization of Liberty High School, and the rebuild of Sunny Hills and Clark elementary schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 7148 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3954 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5236 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2011-2012 school year is 8070. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 695 students (Appendix A). At the middle/junior high school level, the District population for the 2011-2012 school year is 3978. This is 222 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 116 students (Appendix C).

Based upon the District's student generation rates, the District expects that .754 student will be generated from each new single family home in the District and that .139 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2018-19, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1285 students, at the middle school level by 371 students, and an excess capacity of 255 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility	Projected Completion Date	Location	Capacity
Expand Skyline High School	2010	Issaquah Plateau	370
Expand Issaquah High School	2010	Issaquah	370
Expand Liberty High School	2012	Renton	216
Expand Maywood Middle School	2011	Renton	104
Creekside Elem.	2010	Issaquah Plateau	584
Expand Briarwood	2012	Renton	212

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduces that amount by the anticipate state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
 - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2011-2012 through 2025-2026 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2003-04 Through 2010-11
Enrollment Projections 2011-12 Through 2025-26

Year	FTE Enrollment																			Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total		
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1062	956	14,113	6097	3664	4352	14,113		
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	14,438	6270	3715	4453	14,438		
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861	6575	3733	4553	14,861		
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153		
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,540	6889	3745	4707	15,540		
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480		
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807		
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138		
2011-12	584	1379	1414	1375	1396	1338	1394	1268	1316	1304	1307	1228	1019	16,322	7486	3978	4858	16,322		
2012-13	707	1310	1392	1421	1371	1404	1316	1381	1245	1327	1274	1183	1078	16,409	7605	3942	4862	16,409		
2013-14	689	1552	1314	1397	1410	1375	1373	1299	1352	1259	1275	1166	1035	16,496	7737	4024	4735	16,496		
2014-15	643	1517	1545	1317	1382	1403	1342	1357	1267	1367	1206	1163	1021	16,530	7807	3966	4757	16,530		
2015-16	650	1420	1506	1534	1296	1371	1364	1319	1316	1274	1308	1088	1006	16,452	7777	3999	4676	16,452		
2016-17	637	1442	1425	1511	1526	1299	1345	1350	1292	1327	1231	1195	950	16,528	7839	3987	4702	16,528		
2017-18	639	1413	1443	1426	1499	1525	1268	1328	1320	1304	1279	1116	1047	16,607	7945	3916	4746	16,607		
2018-19	626	1416	1411	1443	1413	1497	1493	1251	1296	1331	1253	1166	969	16,567	7807	4041	4719	16,567		
2019-20	628	1392	1413	1411	1430	1409	1465	1476	1219	1308	1281	1138	1019	16,588	7883	4159	4746	16,588		
2020-21	628	1395	1390	1413	1397	1427	1377	1447	1444	1229	1257	1166	991	16,560	7649	4268	4644	16,560		
2021-22	638	1396	1394	1391	1400	1396	1396	1361	1416	1455	1181	1143	1021	16,588	7616	4173	4799	16,588		
2022-23	637	1415	1395	1395	1378	1398	1365	1379	1329	1427	1405	1066	996	16,586	7618	4073	4895	16,586		
2023-24	635	1413	1413	1395	1382	1376	1367	1347	1347	1340	1377	1291	920	16,603	7613	4061	4928	16,603		
2024-25	636	1409	1411	1413	1382	1379	1344	1349	1316	1358	1291	1263	1144	16,696	7631	4009	5056	16,696		
2024-26	617	1410	1408	1411	1400	1380	1348	1327	1318	1326	1309	1176	1116	16,547	7627	3993	4928	16,547		

Single Family Student Generation Factor

Single Family Student Generation Factor

	STUDENTS					AVERAGE PER UNIT			
	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development									
Belcara	10	0	0	0	0	0.000	0.000	0.000	0.000
Belvedere	0	0	0	0	0	0.000	0.000	0.000	0.000
Bristol Court	26	0	0	0	0	0.000	0.000	0.000	0.000
Chestnut Estates	4	0	0	0	0	0.000	0.000	0.000	0.000
Crossing @ Pine Lake	58	21	6	5	32	0.362	0.103	0.086	0.552
Glencoe @ Trossachs	13	10	1	1	12	0.769	0.077	0.077	0.923
Highland Terrace	25	19	4	5	28	0.760	0.160	0.200	1.120
Katera Park	25	3	2	4	9	0.120	0.080	0.160	0.360
Laurel Hill & Laurel Hills 2&3	8	0	0	2	2	0.000	0.000	0.250	0.250
Liberty Grove	17	8	8	4	20	0.471	0.471	0.235	1.176
Reserve @ Newcastle	150	36	9	9	54	0.240	0.060	0.060	0.360
Shamrock div 1 & 2	119	35	6	4	45	0.294	0.050	0.034	0.378
Starwood	13	5	3	0	8	0.385	0.231	0.000	0.615
Talus; Bridges	4	0	1	3	4	0.000	0.250	0.750	1.000
Tarmigan @ Pine Ridge	0	0	0	0	0	0.000	0.000	0.000	0.000
Vercello (within school district boundary)	37	10	3	5	18	0.270	0.081	0.135	0.486
Windstone 1-4	63	45	37	30	112	0.714	0.587	0.476	1.778
Windsor Fields 1 & 2	34	25	10	11	46	0.735	0.294	0.324	1.353
Woods @ Beaver Lake	9	25	11	7	43	2.778	1.222	0.778	4.778
TOTALS	2074	974	313	277	1564	0.470	0.151	0.134	0.754

SINGLE FAMILY

Elementary K - 5	0.470
Middle School 6 - 8	0.151
High School 9 - 12	0.134
TOTAL	0.754

STUDENT GENERATION MULTI-FAMILY

	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Multi-Family Development									
Alla at the Lake Condos	18	0	0	0	0	0.000	0.000	0.000	0.000
Approach at Newcastle	42	13	6	6	25	0.310	0.143	0.143	0.595
Arrington Place	130	1	2	1	4	0.008	0.015	0.008	0.031
Copper Leaf	8	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands Multi	1076	77	26	35	138	0.072	0.024	0.033	0.128
Klahahe Tanglewood Conversions	128	15	5	12	32	0.117	0.039	0.094	0.250
Paragrine Point	66	9	2	13	24	0.136	0.030	0.197	0.364
Talus Condos	167	4	0	1	5	0.024	0.000	0.006	0.030
Totals	1635	119	41	68	228	0.073	0.025	0.042	0.139

MULTI-FAMILY	
Elementary K - 5	0.073
Middle School 6-8	0.025
High School 9-12	0.042
TOTAL	0.139

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,521 students in permanent facilities and 2,582 students in portables. The projected student enrollment for the 2011-2012 school year is expected to be 16,906 including K-5 headcount which leaves a permanent capacity deficit of 1,385. Adding portable classrooms into the capacity calculations gives us a capacity of 18,103 with a surplus capacity of 2150 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 8.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 Se Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

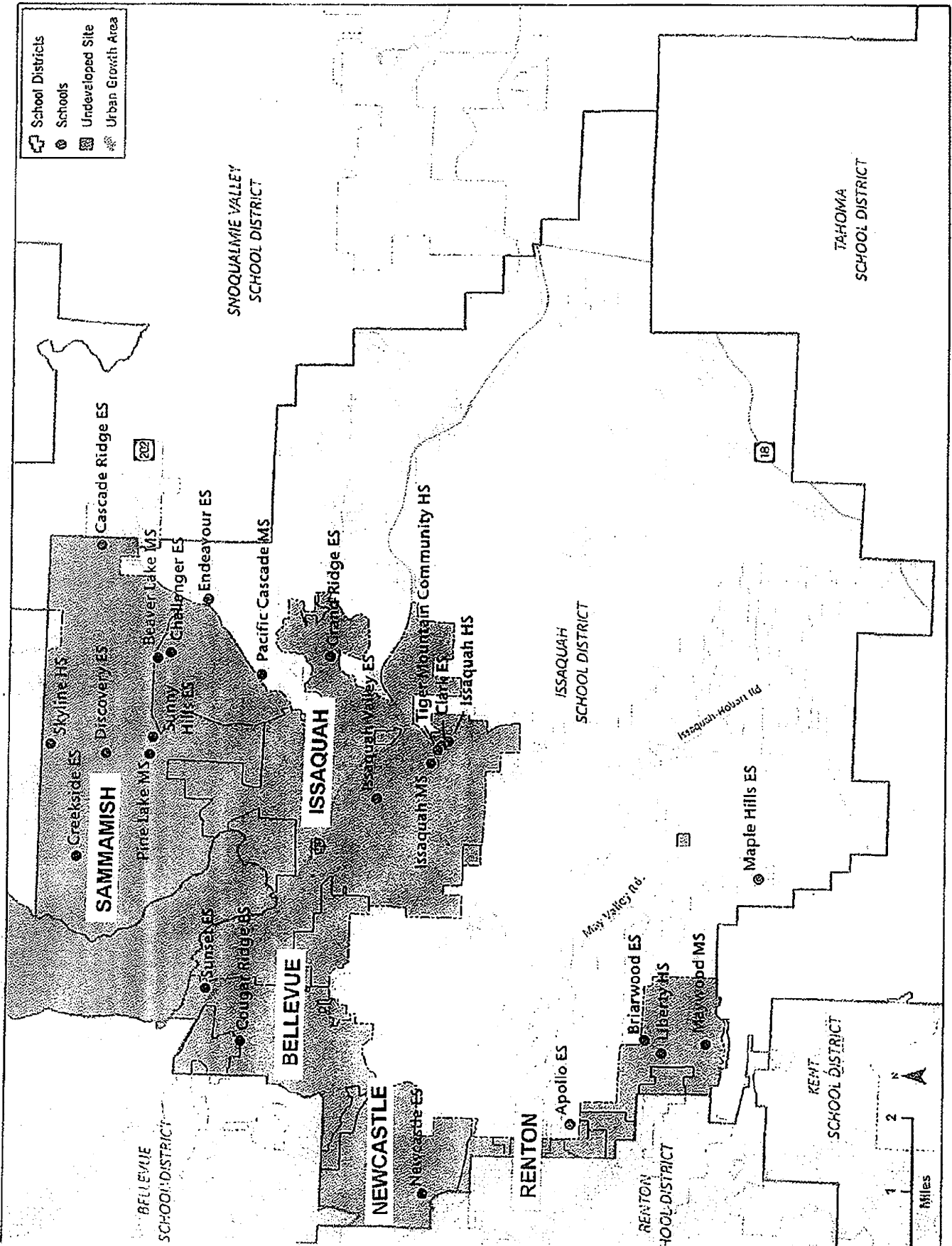
GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

SUPPORT SERVICES:

Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 Ave S.E., Sammamish

ISSAQUAH SCHOOL DISTRICT #411



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9th grade only high school to a 5th middle school. All 9th grade students will then be served by the District's three comprehensive high schools. To accommodate this Issaquah High and Skyline High schools will be expanded to meet the space needs of the returning freshman and to accommodate growth. The District will expand Liberty High School and Maywood Middle School to accommodate growth experienced in the south end of the District. The District does anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$300,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 16,322 FTE students for the 2011-2012 school year and 16,528 FTE students in the 2016-2017 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
*Permanent Capacity	14808	14771	15950	15950	15950	15950	15950	15950	15950
High School	740	420							
Middle School		175							
Elementary School		584							
Utilization Rate @ 95%									
Subtotal (Sum at 95% Utilization Rate)	14771	15950	15950	15950	15950	15950	15950	15950	15950
Portables	2280	2280	2280	2280	2280	2280	2280	2280	2280
Total Capacity	17051	18230	18230	18230	18230	18230	18230	18230	18230
Projected FTE Enrollment	15478	15524	15499	15498	15464	15493	15525	15525	15525
Permanent Capacity (surplus/deficit)	3707	426	451	452	486	457	425	425	425
Permanent Cap w/Portables (surplus/deficit)	1573	2706	2731	2732	2766	2737	2705	2705	2705

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D). The number of planned portables may be reduced if permanent capacity is increased by a future bond issue. The 2010-11 Permanent Capacity number reflects the conversion of Pacific Cascade Freshman Campus, a high school, to a middle school facility, and the resulting shift in student capacity.

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issequah SD #411
YEAR 2011

School Site Acquisition Cost:

(Acres x Cost per Acre) / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	18.00	\$300,000	584	0.470	0.073	\$2,412	\$374
Middle/JR High	0.00	\$0	855	0.151	0.025	\$0	\$0
High	0.00	\$0	0	0.134	0.042	\$0	\$0
TOTAL						\$2,412	\$374

School Construction Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.18%	\$20,350,000	584	0.470	0.073	\$15,576	\$2,414
Middle/JR High	95.18%	\$1,107,400	175	0.151	0.025	\$909	\$151
High	95.18%	\$0	1,160	0.134	0.042	\$0	\$0
TOTAL						\$16,485	\$2,565

Temporary Facility Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.82%	\$0	40	0.470	0.073	\$0	\$0
Middle/JR High	4.82%	\$0	52	0.151	0.025	\$0	\$0
High	4.82%	\$0	56	0.134	0.042	\$0	\$0
TOTAL						\$0	\$0

State Matching Credit:

Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$180.17	90	37.10%	0.470	0.073	\$2,825	\$438
Middle/JR High	\$0.00	115	0.00%	0.000	0.000	\$0	\$0
High School	\$180.17	130	0.00%	0.151	0.025	\$0	\$0
TOTAL						\$2,825	\$438

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$501,007	\$244,513
Capital Bond Interest Rate	4.91%	4.91%
Net Present Value of Average Dwelling	\$3,885,608	\$1,898,344
Years Amortized	10	10
Property Tax Levy Rate	\$2.30	\$2.30
Present Value of Revenue Stream	\$8,937	\$4,362

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$2,412.45	\$373.88
Permanent Facility Cost	\$16,484.72	\$2,564.98
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	(\$2,825.20)	(\$437.85)
Tax Payment Credit	(\$8,936.90)	(\$4,361.59)
FEE (AS CALCULATED)	\$7,135.07	(\$1,860.58)
FEE (AS DISCOUNTED)	\$3,567.54	(\$930.29)
FINAL FEE	\$3,568	\$0

Each city or county sets and adopts the amount of the school impact fee.
For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

**BASIS FOR DATA USED IN
SCHOOL IMPACT FEE CALCULATIONS**

SCHOOL SITE ACQUISITION COST:

- Elementary \$300,000/ acre for elementary site
- Middle School No new sites are being considered.
- High School No high school sites are planned for purchase within the next six years.

SCHOOL CONSTRUCTION COST:

- Elementary \$22,500,000 is the cost of the project budget for Elem. #15
- Middle School No new middle schools are planned. \$1,107,400 is planned for the expansion of Maywood Middle School.
- High School \$32,395,000 is budgeted for expansion of 3 high schools.

PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	1,974,651
Permanent Square Footage (OSPI)	1,879,479
Temporary Square Footage	95,172

TEMPORARY FACILITY COST:

No new portables are considered in this plan.

STATE MATCH CREDIT:

Current Area Cost Allowance	\$180.17
Percentage of State Match	37.10%

2010 - 2011 Elementary School Capacities

ELEMENTARY SCHOOLS	# STANDING CLASSROOMS	ROOM CAPACITY (2010)	# OF WALKUP ROOMS	ROOM CAPACITY (10)	PERMANENT CAPACITY @ 80%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (2010)	STAFFING ROOMS (10)	FUTURE PORTABLES	ADPT. PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM OF PORTABLES	Projected Oct. 2011 Maximum	Projected 2011 Maximum	Projected 2011 Maximum	Projected 2011 Maximum
APOLLO	19	300	5	60	240	3	50	50	4	80	580	7	530	530	530	530
BRIMWOOD	18	350	1	12	338	5	100	57	0	0	472	2	472	472	472	472
CASCADE RIDGE	24	400	2	24	376	3	150	226	0	0	526	6	526	526	526	526
CHALLENGER	20	400	3	36	364	13	200	200	0	0	564	10	473	473	473	473
CLARK	16	300	1	10	290	8	100	290	0	0	490	6	382	382	382	382
COUGAR RIDGE	22	410	2	20	390	8	100	290	0	0	490	6	545	545	545	545
CRENSIDE	28	560	2	22	538	0	0	538	0	150	744	6	562	562	562	562
DISCOVERY	22	440	2	22	418	8	160	258	0	0	478	8	575	575	575	575
ENDEAVOUR	22	440	2	22	418	10	200	218	0	0	418	10	515	515	515	515
GRAND RIDGE	28	560	2	22	538	8	160	258	0	0	478	8	724	724	724	724
ISSAHO VALLEY	20	480	2	22	458	8	175	258	4	80	538	10	553	553	553	553
MAPLE HILLS	21	420	3	36	384	3	40	344	0	0	494	2	386	386	386	386
NEWCASTLE	24	480	2	24	456	0	0	456	2	40	544	2	546	546	546	546
SUNNY HILLS	25	500	1	12	488	2	40	448	0	0	448	2	545	545	545	545
SUNSET	25	500	4	48	452	4	80	432	0	0	432	4	628	628	628	628
TOTAL	337	6740	24	408	6332	82	1640	6732	18	330	8142	100	8070	8070	8070	8070

*Maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.
 **Average of staffing ratios with 1778 target of 120 K-2, 122 3-5
 ***Permanent Capacity + 80% (Occupation Ratio) Max. Maximum Enrollment
 ****Maximum Capacity + 80% (Occupation Ratio) Max. Maximum Enrollment
 *****Maximum capacity exceeds the building's level of service design capacity.

2010-2011 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS	ROOM CAPACITY (24)	# OF HANDICAP ROOMS	WC ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (24)	PERMANENT CAPACITY @ 100%	FUTURE PORTABLES	ADPT. PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2011 Headcount	PERMANENT CAPACITY (24)	EXISTING PORT. OVER OR ABOVE
BEAVER LAKE	20	700	2	24	24	11	264	264	0	0	1090	11	851	851	15
ISSAO MIDDLE	20	761	2	24	770	6	156	304	2	52	966	8	750	750	137
MAYHOOD	31	806	3	36	342	4	104	360	4	104	1050	6	881	881	38
PAC. CASCADE	31	605	2	24	630	6	156	360	0	0	988	0	716	716	271
PIKE LAKE	25	676	2	24	700	6	208	309	0	0	920	8	780	780	15
TOTAL	147	3821	11	132	3934	35	910	1822	6	166	5020	41	3978	3222	543

*Minus excluded spaces for special program needs
 **Permanent Capacity x 85% (classroom facility) Minus Headcount Enrollment
 ***Maximum Capacity x 85% (classroom facility) Minus Headcount Enrollment
 Permanent capacity reflects the building's level of service design capacity.
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2010-2011 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS	ROOM CAPACITY (29)	# OF HANDICAP ROOMS	H.C. ROOM CAPACITY (19)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (29)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (29)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct 2011 FTE	PERM. CAP. OVER OR SHORT	MAXIMUM PORT. OVER OR SHORT
ISSAQ HIGH	71	1928	2	24	2012	0	0	2012	6	168	2180	6	1768	145	145
LIBERTY HIGH	41	1148	3	36	1184	6	168	1152	0	0	1152	0	1165	13	13
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	84	4	4
SKYLINE HIGH	69	1932	2	24	1956	0	0	1956	2	56	2012	12	1842	16	16
TOTAL	181	5068	14	168	5238	6	168	5404	8	224	5628	24	4850	113	276

*Minus excluded spaces for special program needs
 **9/1/09 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
 ***9/1/09 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)
 Permanent capacity reflects the building's level of service design capacity.
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2011-2012 District Total Capacity

# OF CLASSROOMS	665	15630	59	708	16338	123	2718	19056	0	740	19796	165	18906	1385	2150
ROOM CAPACITY															
# OF HANDICAP ROOMS															
W/C ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADDTL PORTABLE CAPACITY (29)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
OCT. 2011 PROJ HEADCOUNT															
REMAINING CAPACITY (34)															
TOPIC CAPACITY INCLUDING PORT (35)															

*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

Six-Year Finance Plan

(\$ in \$1,000's)

BUILDING	NAM*	2009	2010	2011	2012	2013	2014	Cost to		UNSECURED LOCAL***
								Complete	SECURED LOCAL/STATE**	
Skyline High School	M	\$7,000,000	\$20,000,000	\$7,000,000				\$24,000,000	\$34,000,000	
Issaquah High School	M	\$15,000,000	\$40,000,000	\$40,000,000	\$8,500,000			\$104,000,000	\$104,000,000	
Liberty High School	M		\$250,000	\$5,000,000	\$8,500,000	\$1,000,000		\$14,800,000	\$14,800,000	
Maywood Middle School	M	\$250,000		\$4,000,000	\$2,000,000			\$9,250,000	\$6,250,000	
Elementary #15	N	\$6,000,000	\$12,000,000	\$4,500,000				\$22,500,000	\$22,500,000	
Portables	N							\$0	\$0	
TOTALS		\$28,252,009	\$26,252,009	\$60,502,011	\$19,050,000	\$1,000,000		\$181,550,000	\$181,550,000	\$0

*N = New Construction M = Modernization
 **The Issaquah School District, with voter approval, has front funded these projects.
 ***School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaquah School District.
 ****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.