

**16963
ATTACHMENT E**

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2010



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 24, 2010

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

	<u>Position Number</u>	<u>Term</u>
G. Scott Hodgins	1	1/1/10 – 12/31/13
Caroline Loudenback	2	1/1/08 – 12/31/11
Craig Husa	3	2/12/09 – 12/31/11
Marci Busby	4	1/1/10 – 12/31/13
Dan Popp	5	12/11/08 – 12/31/11

Central Office Administration

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

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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
Ray Wilson, 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

2010
SIX-YEAR CAPITAL FACILITIES PLAN

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INTRODUCTION

The 2010 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 April, 2010.

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 as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each issued a Comprehensive Plan, which incorporates this Capital Facilities Plan by reference. The 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 District's ultimate goal is to have 18 students per classroom for kindergarten through grade 4. However, in light of recent reductions in state funding for teaching positions, it will take the District a number of years to achieve this class size goal in terms of staffing. The impact on facilities will be the need for an additional Elementary School just to handle the smaller classes. Finally, 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 or Mitigation Fees. Most recently completed was our third middle school, Twin Falls, which was funded primarily with the proceeds of bonds approved by voters in May 2003. Twin Falls Middle School was occupied by students in September 2008. In February 2009, voters approved bonds for various renovation and construction projects. Included in that bond were: twelve temporary classrooms for high school students, as well as upgrades to heating, lighting, and roofing systems at various schools.

The enrollment projections included in this plan confirm the need for additional housing for elementary students and additional housing for high school students, most of which are necessary to accommodate students generated from new residential development. New bond proposals will be needed to accommodate the projected growth in student enrollment in the District.

INVENTORY OF SCHOOLS

AND

PROGRAM CAPACITY INFORMATION

An inventory of current district facilities in permanent and temporary capacity indicates a capacity to house 6,582 students (with an inventory of permanent capacity for 5,162 students and relocatable capacity to house 1,420 additional students). The October enrollment for the 2009-2010 School Year was 5,669 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.

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 upgrade projects at: Mount Si High School, Chief Kanim Middle School, and Fall City Elementary School. Bond monies also funded a District-wide fiber-optic communications network. In addition, those bond monies constructed two new schools: Cascade View Elementary School (2005), and Twin Falls Middle School (2008).

District staff and the Board of Directors are working on a ballot proposition to be presented to voters in February 2011, which will address many of the facilities needs outlined in this plan.

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Inventory of Permanent School Facilities and Related Program Capacity
2010

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ELEMENTARY LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	530	59,000
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	440	48,557
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	410	53,419
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	550	57,436
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	460	48,717
Total Elementary Capacity			2,390	267,129
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's 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
Total Middle School Capacity			1,460	244,593
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9, 10, 11 & 12	1,152	219,117
TWO RIVERS SCHOOL	330 Ballarat, North Bend, WA	7 thru 12	160	10,853
Total High School Capacity			1,312	229,970
TOTAL DISTRICT CAPACITY			5,162	741,692

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

ENROLLMENT

PROJECTIONS

For this plan, Calm River Demographics Company projected student enrollment counts over the next six years.

Following a brief period of significant enrollment growth (7.03% between 2004 and 2005 and 6.45 % between 2005 and 2006), enrollment growth slowed somewhat during the years of 2006 through 2009. However, enrollment growth continues. Between October 2008 and October 2009, actual enrollment in the district grew by 2.54%. Even though neighboring districts in King County are experiencing either slowing or declining enrollment, 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 6.96% 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 900 homes have been constructed out of a planned total of 1,850 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 2009-2010 and Projected Enrollment from 2010-2011 through 2015-2016)

GRADE:	Enrollment Projections from 2010-2011 through 2015-2016 **											
	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	2010	2011	2012	2013	2014	2015
Live Births	325	359	444	423	423	423	498	503	495	507	319	319
Kindergarten*	199.00	209.00	238.50	204.84	222.50	233.55	224	235	241	242	248	254
1st Grade	404.00	469.00	494.60	507.88	480.00	504.04	543	569	583	597	600	615
2nd Grade	375.00	462.00	486.00	497.03	511.00	489.00	554	581	600	613	624	622
3rd Grade	387.50	402.60	493.30	477.20	504.07	512.25	550	597	613	632	641	648
4th Grade	408.00	425.50	429.60	479.30	481.20	505.13	567	592	630	645	660	665
5th Grade	377.80	423.20	446.30	425.05	484.00	481.20	548	616	624	664	674	685
K-5 Subtotal	2,151.30	2,391.30	2,588.30	2,591.30	2,682.77	2,725.17	2,986	3,190	3,291	3,393	3,447	3,489
6th Grade	407.00	400.00	435.00	444.00	414.20	472.40	522	589	642	650	686	691
7th Grade	380.00	408.00	406.60	432.80	437.00	416.40	520	561	614	668	671	703
8th Grade	350.00	401.55	417.20	421.58	441.28	425.69	457	559	585	639	691	689
6-8 Subtotal	1,137.00	1,209.55	1,258.80	1,298.38	1,292.48	1,314.49	1,499	1,709	1,841	1,957	2,048	2,083
9th Grade	353.00	355.00	446.00	422.80	430.60	476.40	468	483	575	601	651	690
10th Grade	366.80	369.60	385.00	428.60	401.60	403.00	453	496	498	590	613	659
11th Grade	316.60	364.53	329.60	372.00	415.40	391.00	437	481	510	511	602	629
12th Grade	341.00	303.86	308.00	310.00	305.80	359.20	347	370	396	419	417	497
9-12 Subtotal	1,377.40	1,392.99	1,468.60	1,533.40	1,553.40	1,629.60	1,705	1,830	1,979	2,121	2,283	2,416
K-12 TOTAL	4,665.70	4,993.84	5,315.70	5,423.08	5,528.65	5,669.26	6,190	6,729	7,111	7,471	7,778	8,008
	1.62%	7.03%	6.45%	2.02%	1.95%	2.54%	9.19%	8.71%	5.68%	5.06%	4.11%	3.33%

* Kindergarten expressed in terms of Full-Time-Equivalent students (FTE).
 ** Low and mid-range enrollment data taken from long-range enrollment projection on May 1, 2008, by Calm River Demographics Company. CRDC reaffirmed their projection in the fall of 2009.
 In the fall of 2009, Calm River Demographics Company reaffirmed its 2008 enrollment projection for 2009-2010 and beyond.

PROJECTED CAPACITY TO HOUSE STUDENTS

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Elementary School K-5

PLAN YEARS: *	2010	2011	2012	2013	2014	2015
Permanent Capacity @ 23-to-1:	2,390	2,390	2,390	2,390	2,390	2,390
New Construction: <i>Elementary School #6</i>	-	-	-	-	-	500
Portable Capacity Available: **	805	805	805	897	989	1,035
Portable Capacity Changes (+/-):	-	-	92	92	46	-
Total Capacity:	3,195	3,195	3,287	3,379	3,425	3,925
Projected Enrollment:	2,986	3,190	3,291	3,393	3,447	3,489
Surplus/(Deficit) of Permanent Capacity:	(596)	(800)	(901)	(1,003)	(1,057)	(539)
Surplus/(Deficit) with Portables:	209	5	(3)	(14)	(22)	436

Middle School 6-8

PLAN YEARS: *	2010	2011	2012	2013	2014	2015
Permanent Capacity @ 25-to-1:	1,460	1,460	1,460	1,460	1,460	1,730
New Construction: <i>New Snoqualmie M.S.</i>	-	-	-	-	270	-
Portable Capacity Available: ***	75	75	225	375	475	475
Portable Capacity Changes (+/-):	-	150	150	100	-	-
Total Capacity:	1,535	1,685	1,835	1,935	2,205	2,205
Projected Enrollment:	1,499	1,709	1,841	1,957	2,048	2,083
Surplus/(Deficit) of Permanent Capacity:	(36)	(249)	(381)	(497)	(318)	(353)
Surplus/(Deficit) with Portables:	36	(24)	(6)	(23)	157	122

High School 9-12

PLAN YEARS: *	2010	2011	2012	2013	2014	2015
Permanent Capacity @ 27-to-1:	1,312	1,312	1,312	1,312	1,312	1,668
New Construction: <i>MSHS + Old SMS</i>	-	-	-	-	356	-
Portable Capacity Available: ****	540	540	540	648	810	810
Portable Capacity Changes (+/-):	-	-	108	162	-	-
Total Capacity:	1,852	1,852	1,960	2,122	2,478	2,478
Projected Enrollment:	1,705	1,830	1,979	2,121	2,283	2,465
Surplus/(Deficit) Permanent Capacity:	(393)	(518)	(667)	(809)	(615)	(797)
Surplus/(Deficit) with Portables:	147	22	(19)	1	195	13

K-12 TOTAL

PLAN YEARS: *	2010	2011	2012	2013	2014	2015
Permanent Capacity:	5,162	5,162	5,162	5,162	5,162	5,788
New Construction:	-	-	-	-	626	500
Portable Capacity Available: ****	1,420	1,420	1,570	1,920	2,274	2,320
Portable Capacity Changes (+/-):	-	150	350	354	46	-
Total Capacity:	6,582	6,732	7,082	7,436	8,108	8,608
Projected Enrollment:	6,190	6,729	7,111	7,471	7,778	8,037
Surplus/(Deficit) Permanent Capacity:	(1,028)	(1,567)	(1,949)	(2,309)	(1,990)	(1,749)
Surplus/(Deficit) with Portables:	392	3	(29)	(35)	330	571

* Each plan year spans two school years (e.g. the 2010 plan year spans 2009-10 and 2010-11)

** The assumed class size for Elementary Schools K-5 is 23 students per classroom.

*** The assumed class size for Middle Schools 6-8 is 25 students per classroom.

**** The assumed class size for High Schools 9-12 is 27 students per classroom.

RELOCATABLE CLASSROOMS

Currently, the District owns 58 portable classrooms. During the next six years, the District expects to add 36 portable classrooms, making 94 total portable classrooms by August of 2015.

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.

Within the next six years, current enrollment projections show that the District will need to expand Mount Si High School capacity by absorbing Snoqualmie Middle School as an annex, build a new a new middle school, build elementary school no. 6, purchase 10 elementary portable classrooms, 16 middle school portable classrooms, and 10 high school portable classrooms to provide additional housing for students. 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 annex included in this plan.

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.

For the fall of 2010, as demonstrated on page 7, the District will have permanent capacity to serve 2,390 students at the elementary level, 1,460 students at the middle school level, and 1,312 students at the high school level. Current and projected enrollment at each grade level is identified on page 6. For the fall of 2010, the District currently is short of permanent capacity at the elementary level by 596 students, at the middle school level by 39 students and short at the high school level by 393 students.

As a point of comparison, without the additional permanent capacity for additional students from new housing developments as explained in this plan, enrollment in 2015 would exceed permanent capacity by 1099 students at the elementary school level, by 623 students at the middle school level, and by 1,153 students at the high school level. District-wide there would be a total of 2,875 un-housed students (permanent-facilities only). These deficits in permanent student housing assume that enrollment continues to grow as projected on page 7. The District's projections for future student enrollment are as explained on page 5.

To address existing and future capacity needs, the District's future construction plans include the following capacity-adding projects: Conversion of Snoqualmie Middle School as a satellite campus for Mount Si High School, construction of a replacement for Snoqualmie Middle School on District owned land with a related capacity increase, construction of elementary school no. 6, purchasing and installing 36 additional portable classrooms for various elementary schools, middle schools, as well as for Mount Si High School.

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 projected enrollment used in this plan 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.

2010 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:		Secured Source of Funds:			
		Bonds	State Match	Bonds	State Match	Impact Fees	Voluntary Agreements
High School Addition via Annexation	\$20,000,000 ¹	\$16,900,000	---	\$3,000,000	---	\$100,000	---
New Snoqualmie Middle School	\$50,000,000 ¹	\$49,900,000	---	---	---	\$100,000	---
Elementary School #6	\$23,600,000 ¹	\$23,500,000	---	---	---	\$100,000	---
Portable Classrooms - ES-MS-HS	\$1,500,000	\$1,400,000	---	---	---	\$100,000	---

¹ Listed here are estimated total project costs as adjusted for cost escalation in 2014. Please note that only cost-of-construction cost amounts are used in the calculation of school impact fees because of the requirements of state and county impact fee regulations.

Added Elementary School Capacity: Estimated total project cost = \$23,600,000 Estimated cost of construction = \$16,500,000.
Added Middle School Capacity: Estimated total project cost = \$50,000,000 Estimated cost of construction = \$35,000,000.
Added High School Capacity: Estimated total project cost = \$20,000,000** Estimated cost of construction = \$14,000,000.
 ** \$3,000,000 of this total will be funded by the 2009 Bond.

**SNOQUALMIE VALLEY SCHOOL DISTRICT #410
2010 PROJECTS PLANNED - REMODEL PROJECTS - NEW CONSTRUCTION - PORTABLE ADDITIONS**

Project	Anticipated Source of Funds			Student Capacity For New Housing Developments
	Facility:	Location:	Capacity:	
High School Addition via Annexation ¹	Old Snoqualmie M.S.	356	Bonds: 2011/2012 State Match: 2014 Impact Fees: 2010/2014	YES
New Snoqualmie Middle School ²	Snoqualmie Ridge	600	Bonds: --- State Match: --- Impact Fees: 2009/2014	YES
Elementary School #6	Snoqualmie Ridge	500	Bonds: --- State Match: --- Impact Fees: 2009/2014	YES
Portable Classrooms - ES-MS-HS ³	Various Locations	900	Bonds: --- State Match: --- Impact Fees: 2009/2014	YES

¹ When converted for use by Mount Si HS the old Snoqualmie MS will increase in capacity from 330 to 356 because of an increase in average class size.
² The new Snoqualmie MS replaces the existing 330 student SMS and will result in a net capacity gain of 270 student spaces.
³ Current enrollment projections show the need for 36 additional Portable Classrooms over the next six years (K-5 = 10, 6-8 = 16, and 9-12 = 10).
 Also see notes at the bottom of page 10.

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Student Factors - Single Family

Elementary	<u>0.4170</u>
Middle School	<u>0.1360</u>
High School	<u>0.1670</u>

Student Capacity Per Facility

Elementary	<u>500</u>
Middle School	<u>600</u>
High School	<u>1,200</u>

Site Acreage Size

Elementary	<u>15</u>
Middle School	<u>25</u>
High School	<u>40</u>

Site Cost Per Acre *

Elementary	<u>\$0</u>
Middle School	<u>\$0</u>
High School	<u>\$0</u>

New Facility Construction Cost

Elementary	<u>\$16,500,000</u>
Middle School	<u>\$35,000,000</u>
High School	<u>\$0</u>

New Facility Size

Elementary	<u>70,800</u>
Middle School	<u>87,600</u>
High School	<u>225,000</u>

SPI Square Footage Per Student

Elementary	<u>90</u>
Middle School	<u>117</u>
High School	<u>130</u>

Temporary Classroom Capacity

Elementary	<u>23</u>
Middle School	<u>25</u>
High School	<u>27</u>

Temporary Facilities Cost

Elementary	<u>\$75,000</u>
Middle School	<u>\$75,000</u>
High School	<u>\$75,000</u>

Permanent Square Footage

Elementary	<u>267,129</u>
Middle School	<u>244,593</u>
High School	<u>229,970</u>
Total	<u>741,692</u>

Temporary Square Footage

Elementary	<u>30,600</u>
Middle School	<u>6,300</u>
High School	<u>4,500</u>
Total	<u>41,400</u>

Total Facilities Square Footage

Elementary	<u>297,729</u>
Middle School	<u>250,893</u>
High School	<u>234,470</u>
Total	<u>783,092</u>

School Construction State Match

State Match Percentage	<u>41.83%</u>
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Boeckh Index Factor

Current Area Cost Allowance	<u>\$180.17</u>
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District Average Assessed Value

Single Family Residence	<u>\$416,310</u>
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District Average Assessed Value

Multi-Family Residence	<u>\$154,478</u>
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District Debt Service Tax Rate

Current \$/1000 Rate	<u>\$1.3200</u>
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General Obligation Bond Interest Rate

Current Bond Buyer Index	<u>4.33%</u>
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* The average value per-acre of land appraisals for the district in October 2005.

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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	0.4170	\$0.00
A2 (Middle)	25	\$0	600	0.1360	\$0.00
A3 (Sr High)	40	\$0	1,200	0.1670	\$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)	\$16,500,000	500	0.4170	0.9471	\$13,033.04
B2 (Middle)	\$35,000,000	600	0.1360	0.9471	\$7,513.66
B3 (Sr High)	\$0	1,200	0.1670	0.9471	\$0.00
B----->					\$20,546.70

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)	\$75,000	23	0.4170	0.0529	\$71.93
C2 (Middle)	\$75,000	25	0.1360	0.0529	\$21.58
C3 (Sr High)	\$75,000	27	0.1670	0.0529	\$24.54
C----->					\$118.05

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)	\$180.17	0	41.83%	0.4170	\$0.00
D2 (Middle)	\$180.17	0	41.83%	0.1360	\$0.00
D3 (Sr High)	\$180.17	0	41.83%	0.1670	\$0.00
D----->					\$0.00

Tax Credit Per Single-Family Residence

Average Residential Assessed Value ----->	\$416,310
Current Debt Service Tax Rate ----->	\$1.3200
Bond Buyer Index Annual Interest Rate ----->	4.33%
Discount Period (10 Years) ----->	10
TC----->	\$4,384.84

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 =	\$20,546.70	
C =	\$118.05	
Subtotal		\$20,664.75
D =	\$0.00	
TC =	\$4,384.84	
Subtotal		\$4,384.84
Total Unfunded Need		\$16,279.91
50% Local Share		(\$8,139.96)
FC (If Applicable)		\$0.00
Net Fee Obligation		\$8,139.95

ATTACHMENT E

Student Factors - Multi-Family

Elementary	<u>0.1650</u>
Middle School	<u>0.0530</u>
High School	<u>0.0640</u>

Student Capacity Per Facility

Elementary	<u>500</u>
Middle School	<u>600</u>
High School	<u>1200</u>

Site Acreage Size

Elementary	<u>15</u>
Middle School	<u>25</u>
High School	<u>40</u>

Site Cost Per Acre *

Elementary	<u>\$0</u>
Middle School	<u>\$0</u>
High School	<u>\$0</u>

New Facility Construction Cost

Elementary	<u>\$16,500,000</u>
Middle School	<u>\$35,000,000</u>
High School	<u>\$0</u>

New Facility Size

Elementary	<u>70,800</u>
Middle School	<u>87,600</u>
High School	<u>225,000</u>

SPI Square Footage Per Student

Elementary	<u>90</u>
Middle School	<u>117</u>
High School	<u>130</u>

Temporary Classroom Capacity

Elementary	<u>23</u>
Middle School	<u>25</u>
High School	<u>27</u>

Temporary Facilities Cost

Elementary	<u>\$75,000</u>
Middle School	<u>\$75,000</u>
High School	<u>\$75,000</u>

Permanent Square Footage

Elementary	<u>267,129</u>
Middle School	<u>244,593</u>
High School	<u>229,970</u>
Total	<u>741,692</u>

Temporary Square Footage

Elementary	<u>30,600</u>
Middle School	<u>6,300</u>
High School	<u>4,500</u>
Total	<u>41,400</u>

Total Facilities Square Footage

Elementary	<u>297,729</u>
Middle School	<u>250,893</u>
High School	<u>234,470</u>
Total	<u>783,092</u>

School Construction State Match

Local District Percentage	<u>41.83%</u>
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Boeckh Index Factor

Current Area Cost Allowance	<u>\$180.17</u>
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District Average Assessed Value

Single Family Residence	<u>\$416,310</u>
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District Average Assessed Value

Multi-Family Residence	<u>\$154,478</u>
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District Debt Service Tax Rate

Current \$/1000 Rate	<u>\$1.3200</u>
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General Obligation Bond Interest Rate

Current Bond Buyer Index	<u>4.33%</u>
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* The average value per-acre of land appraisals for the district in October 2005.

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	0.1650	\$0.00
A2 (Middle)	25	\$0	600	0.0530	\$0.00
A3 (Sr High)	40	\$0	1,200	0.0640	\$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)	\$16,500,000	500	0.1650	0.9471	\$5,156.96
B2 (Middle)	\$35,000,000	600	0.0530	0.9471	\$2,928.12
B3 (Sr High)	\$0	1,200	0.0640	0.9471	\$0.00
B----->					\$8,085.08

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)	\$75,000	23	0.1650	0.0529	\$28.46
C2 (Middle)	\$75,000	25	0.0530	0.0529	\$8.41
C3 (Sr High)	\$75,000	27	0.0640	0.0529	\$9.40
C----->					\$46.27

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)	\$180.17	0	41.83%	0.1650	\$0.00
D2 (Middle)	\$180.17	0	41.83%	0.0530	\$0.00
D3 (Sr High)	\$180.17	0	41.83%	0.0640	\$0.00
D----->					\$0.00

Tax Credit Per Multi-Family Residence

Average Residential Assessed Value ----->	\$154,478	
Current Debt Service Tax Rate ----->	\$1.3200	
Bond Buyer Index Annual Interest Rate ----->	4.33%	
Discount Period (10 Years) ----->	10	
TC----->		\$1,627.06

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 =	\$8,085.08	
C =	\$46.27	
Subtotal		\$8,131.35
D =	\$0.00	
TC =	\$1,627.06	
Subtotal		\$1,627.06
Total Unfunded Need		\$6,504.29
50% Local Share		(\$3,252.15)
FC (If Applicable)		\$0.00
Net Fee Obligation		\$3,252.14

16963 ATTACHMENT E

APPENDIX A 2010 Composite Student Generation Factors Puget Sound School Coalition - King County

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.308	0.437	0.486	0.436	0.417
Middle	0.147	0.168	0.130	0.099	0.136
High	0.177	0.166	0.250	0.074	0.167
Total:	0.632	0.771	0.866	0.609	0.720

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.086	0.102	0.331	0.141	0.165
Middle	0.038	0.049	0.067	0.056	0.053
High	0.031	0.052	0.124	0.047	0.064
Total:	0.155	0.203	0.522	0.244	0.282

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."