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2010 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted July 14, 2010
Resolution No. 974

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, 2010.

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 relocatable 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. 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 construction of one new elementary school and the expansion of one other elementary, adding classrooms to all three high schools, expansion of Maywood Middle School and converting Pacific Cascade Freshman High School to a middle school to meet the needs of elementary and middle 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'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 0.437 elementary student, 0.168 middle school student, 0.166 high school student, for a total of 0.770 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.102 elementary student, 0.049 middle school student, 0.052 high school student, for a total of 0.203 school aged student per residence (see Table 3).

Generation rates were recalculated in 2010 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, 2006 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.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 6564 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3124 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5120 students at the high school level. Current enrollment is identified on page 8. The District elementary population for the 2009-2010 school year is 7191. This leaves the District's elementary enrollment over permanent capacity at the elementary level by 627 students (Appendix A). At the middle/junior high school level, the District population for the 2009-2010 school year is 3840. This is 716 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 344 students (Appendix C).

Based upon the District's student generation rates, the District expects that .770 student will be generated from each new single family home in the District and that .203 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 2017-18, the District elementary population will be over its permanent capacity by 1048 students, at the middle school level by 828 students, and an excess capacity of 335 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 include 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	280
Expand Maywood Middle School	2011	Renton	175
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 2010-2011 through 2024-2025 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2002-03 Through 2009-10
Enrollment Projections 2010-11 Through 2024-25

FTE Enrollment

Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2002-03	458	1059	1101	1062	1150	1204	1166	1213	1174	1131	1129	1054	896	**13,797**	6034	3553	4210	**13,797**
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	**15,340**	6889	3745	4707	**15,340**
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	590	1323	1342	1381	1321	1400	1258	1283	1297	1269	1288	1111	1034	**15,897**	7357	3838	4702	**15,897**
2011-12	613	1272	1352	1362	1388	1330	1386	1249	1270	1305	1222	1176	954	**15,879**	7317	3905	4657	**15,879**
2012-13	688	1358	1290	1364	1363	1402	1313	1369	1232	1274	1253	1116	1037	**16,059**	7465	3914	4680	**16,059**
2013-14	604	1506	1367	1303	1361	1374	1376	1291	1348	1237	1217	1147	979	**16,110**	7515	4015	4580	**16,110**
2014-15	613	1338	1505	1377	1297	1363	1348	1355	1267	1351	1178	1108	1015	**16,115**	7493	3970	4652	**16,115**
2015-16	600	1351	1354	1522	1381	1310	1346	1334	1340	1274	1300	1079	975	**16,166**	7517	4020	4629	**16,166**
2016-17	623	1322	1365	1368	1523	1391	1290	1330	1316	1345	1221	1194	940	**16,227**	7592	3935	4700	**16,227**
2017-18	626	1375	1333	1378	1367	1533	1370	1272	1311	1320	1291	1115	1058	**16,349**	7612	3952	4785	**16,349**
2018-19	613	1378	1385	1347	1377	1377	1511	1351	1252	1316	1266	1186	980	**16,338**	7477	4114	4747	**16,3**
2019-20	615	1353	1388	1398	1346	1386	1355	1493	1332	1257	1261	1161	1051	**16,397**	7487	4181	4730	**16,3**
2020-21	615	1356	1365	1403	1399	1356	1366	1338	1475	1338	1204	1157	1025	**16,396**	7494	4179	4724	**16,3**
2021-22	619	1357	1367	1379	1402	1408	1336	1348	1319	1480	1284	1099	1021	**16,418**	7532	4003	4883	**16,4**
2022-23	618	1364	1368	1381	1378	1412	1387	1318	1329	1325	1426	1179	963	**16,446**	7520	4034	4892	**16,4**
2023-24	616	1361	1375	1381	1381	1388	1391	1370	1299	1334	1270	1321	1043	**16,530**	7502	4059	4969	**16,5**
2024-25	616	1358	1372	1388	1381	1390	1367	1373	1351	1304	1280	1166	1185	**16,533**	7507	4091	4935	**16,5**

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Single Family Student Generation Factor

Single Family Development	# Sold	STUDENTS K - 5	STUDENTS 6 - 8	STUDENTS 9 - 12	STUDENTS Total	AVERAGE PER UNIT K - 5	AVERAGE PER UNIT 6 - 8	AVERAGE PER UNIT 9 - 12	AVERAGE PER UNIT Total
Crossing @ Pine Lake	24	11	6	4	21	0.458	0.250	0.167	0.875
Evendell	70	17	2	6	25	0.243	0.029	0.086	0.357
Highland Terrace	21	20	3	4	27	0.952	0.143	0.190	1.286
Issaquah Highlands	1601	570	153	146	869	0.356	0.096	0.091	0.543
Katera Park	16	7	1	1	9	0.438	0.063	0.063	0.563
Liberty Grove	14	14	7	6	27	1.000	0.500	0.429	1.929
Maureen Highlands div 1,2,3	125	45	14	12	71	0.360	0.112	0.096	0.568
Park Hill / Ridgewood @ Newcastle	132	59	13	13	85	0.447	0.098	0.098	0.644
Reserve @ Newcastle	144	30	6	10	46	0.208	0.042	0.069	0.319
Shamrock div 1 & 2	114	24	7	4	35	0.211	0.061	0.035	0.307
Starwood	7	4	2	0	6	0.571	0.286	0.000	0.857
Talus	373	141	55	78	274	0.378	0.147	0.209	0.735
Tarmigan @ Pine Ridge	0	0	0	0	0	0.000	0.000	0.000	0.000
Trossachs	863	539	297	278	1114	0.625	0.344	0.322	1.291
Vercello (within school district boundary)	37	7	5	3	15	0.189	0.135	0.081	0.405
Wesley Park I & II	226	131	37	41	209	0.580	0.164	0.181	0.925
Windstone 1-4	62	45	37	30	112	0.726	0.597	0.484	1.806
Windsor Fields 1 & 2	29	19	3	5	0	0.655	0.103	0.172	0.000
Woods @ Beaver Lake	4	6	3	1	10	1.500	0.750	0.250	2.500
TOTALS	3903	1705	654	647	2979	0.437	0.168	0.166	0.770

SINGLE FAMILY	
Elementary K - 5	0.437
Middle School 6 - 8	0.168
High School 9 - 12	0.166
TOTAL	0.770

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STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Alta at the Lake Condos	10	0	0	0	0	0.000	0.000	0.000	0.000
Approach at Newcastle	33	16	6	5	27	0.485	0.182	0.152	0.818
Arrington Place	130	3	1	1	5	0.023	0.008	0.008	0.038
Issaquah Highlands Multi	1068	72	22	36	130	0.067	0.021	0.034	0.122
Klahanie Tanglewood Conversions	128	13	3	9	25	0.102	0.023	0.070	0.195
Monohon @ Lk Samm	47	0	0	0	0	0.000	0.000	0.000	0.000
Paragrine Point	66	6	3	3	12	0.091	0.045	0.045	0.182
Parterra @ Newcastle	140	9	1	5	15	0.064	0.007	0.036	0.107
Talus	48	4	0	1	5	0.083	0.000	0.021	0.104
Totals	1449	100	29	53	182	0.069	0.020	0.037	0.126

MULTI-FAMILY	
Elementary K - 5	0.102
Middle School 6-8	0.049
High School 9-12	0.052
TOTAL	0.203

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 14,068 students in permanent facilities and 2,481 students in portables. The projected student enrollment for the 2010-2011 school year is expected to be 15,897 leaves a permanent capacity deficit of 1,829. Adding portable classrooms into the capacity calculations gives us a capacity of 16,549 with a surplus capacity of 652 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 16th 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 136th 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 228th 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

SITE LOCATION MAP

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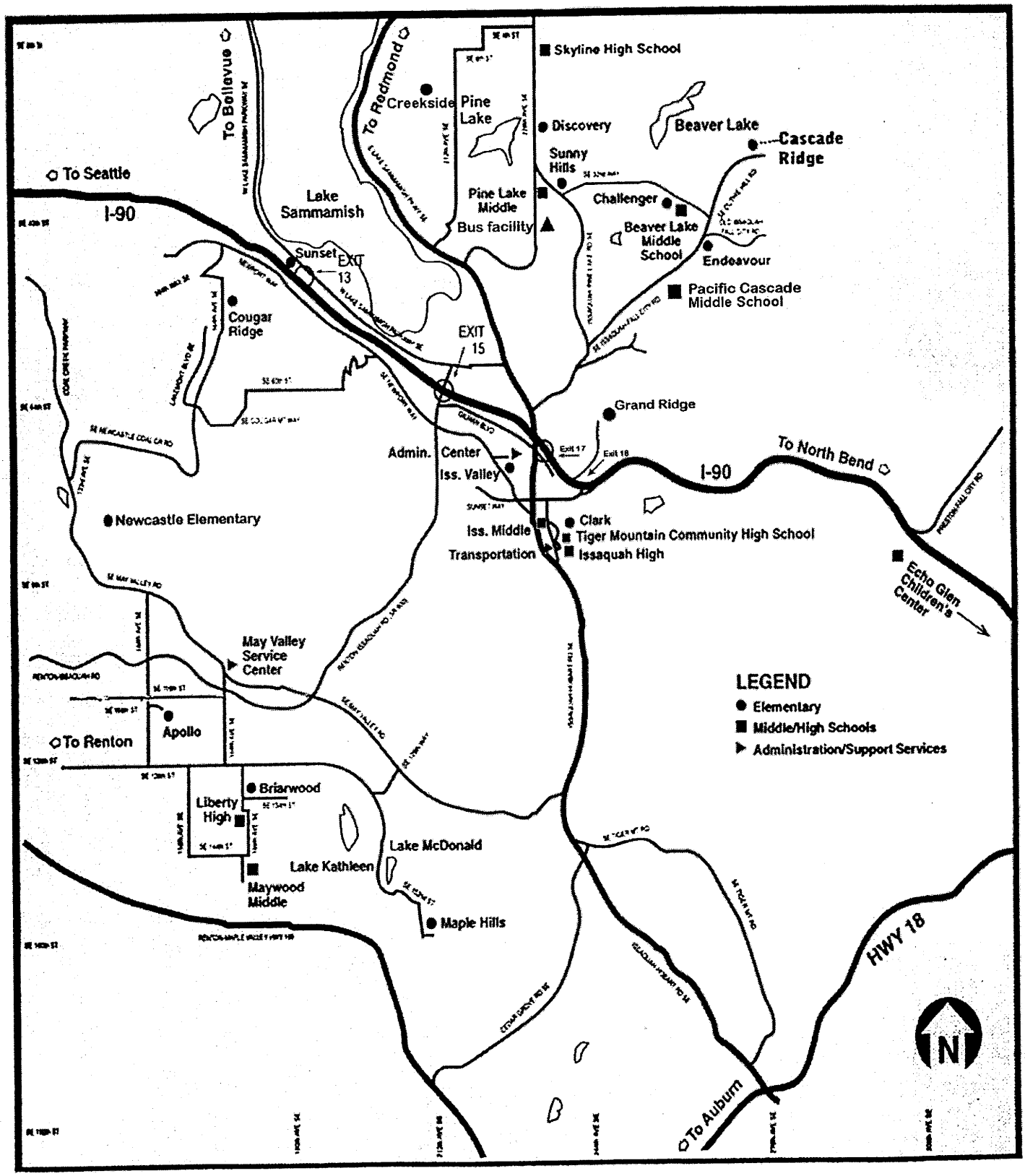
Issaquah School District

565 NW Holly Street, Issaquah WA 98027

425.837.7000

www.issaquah.wednet.edu



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 $250,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 15,897 FTE students for the 2010-2011 school year and 16,166 FTE students in the 2015-2016 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
*Permanent Capacity	14808	14808	14808	16132	16288	16724	15950
High School			1590		224		
Middle School			-850	156			
Elementary School			584		212		
Utilization Rate @ 95%							
Subtotal (Sum at 95% Utilization Rate)	14771	14808	16132	16288	16724	16724	15950
Portables	2280	2280	2280	2280	2280	2280	2280
Total Capacity	17051	17088	18412	18568	19004	19004	18230
Projected FTE Enrollment	15478	15524	15499	15498	15464	15493	15525
Permanent Capacity (surplus/deficit)	-707	-716	633	790	1260	1231	425
Permanent Cap w/Portables (surplus/deficit)	1573	1564	2913	3070	3540	3511	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.

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Table 4

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2010

School Site Acquisition Cost:
(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	$300,000	584	0.437	0.102	$2,244	$523
Middle/JR High	0.00	$0	855	0.168	0.049	$0	$0
High	0.00	$0	0	0.166	0.052	$0	$0
				TOTAL		$2,244	$523

School Construction Cost:
(Facility Cost/Facility Capacity)xStudent 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	0.437	0.102	$14,489	$3,376
Middle/JR High	95.18%	$1,107,400	175	0.168	0.049	$1,009	$295
High	95.18%	$32,395,500	1,160	0.166	0.052	$4,406	$1,384
				TOTAL		$19,904	$5,055

Temporary Facility Cost:
(Facility Cost/Facility Capacity)xStudent 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	0.437	0.102	$0	$0
Middle/JR High	4.82%	$0	52	0.168	0.049	$0	$0
High	4.82%	$0	56	0.166	0.052	$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%	0.437	0.102	$2,628	$612
Middle/JR High	$0.00	115	0.00%	0.000	0.000	$0	$0
High School	$180.17	130	0.00%	0.168	0.049	$0	$0
				TOTAL		$2,628	$612

Tax Payment Credit:	SFR	MFR
Average Assessed Value	**$504,056**	**$238,131**
Capital Bond Interest Rate	**4.33%**	4.33%
Net Present Value of Average Dwelling	$4,022,001	$1,900,113
Years Amortized	10	10
Property Tax Levy Rate	**$2.96**	**$2.96**
Present Value of Revenue Stream	$11,905	$5,624

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$2,244.06	$522.88
Permanent Facility Cost	$19,904.13	$5,054.54
Temporary Facility Cost	$0.00	$0.00
State Match Credit	($2,628.00)	($612.34)
Tax Payment Credit	($11,905.12)	($5,624.33)
FEE (AS CALCULATED)	$7,615.07	($659.26)
FEE (AS DISCOUNTED)	$3,807.53	($329.63)
FINAL FEE	**$3,808**	**$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%

2009 - 2010 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%**	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT. OVERAGE OR SHORTAGE***
APOLLO	19	380	5	60	440	3	60	500	0	0	500	3	450	-32	25
BRIARWOOD	18	360	1	12	372	5	100	472	0	0	472	5	414	-61	34
CASCADE RIDGE	24	480	2	24	504	8	160	664	0	0	664	8	571	-92	60
CHALLENGER	20	400	3	36	436	10	200	636	0	0	636	10	626	-212	-22
CLARK	16	320	1	12	332	8	160	492	0	0	492	8	321	-6	146
COUGAR RIDGE	22	440	2	24	484	8	160	624	0	0	624	8	546	-105	47
DISCOVERY	22	440	2	24	484	8	160	624	0	0	624	8	594	-153	-1
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	657	-216	-26
GRAND RIDGE	28	560	2	24	584	12	240	824	0	0	824	12	941	-386	-158
ISSAQ VALLEY	20	400	2	24	424	3	60	484	0	0	484	3	500	-97	-40
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	437	4	34
NEWCASTLE	24	480	2	24	504	0	0	504	0	0	504	0	520	-41	-41
SUNNY HILLS	28	560	1	12	572	2	40	612	0	0	612	2	574	-31	7
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	572	-51	25
										0					
TOTAL	309	6180	32	384	6584	83	1660	8224	0	0	8224	83	7723	-1487	90

*Minus excluded spaces for special program needs
**Average of staffing ratios with I-728 target of 1:19 K-2, 1:22 3-5
***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
****Maximum Capacity x 95% (utilization factor) 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.

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2009-2010 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERMANENT CAP Over or short**	W/EXISTING PORT. OVER OR SHORT ***
BEAVER LAKE	30	780	2	24	804	10	260	1064	0	0	1064	10	1064	-300	-53
ISSAQ MIDDLE	29	754	2	24	778	6	156	934	2	52	986	8	952	-213	-85
MAYWOOD	31	806	3	36	842	4	104	946	4	104	1050	8	909	-109	-10
PINE LAKE	26	676	2	24	700	8	208	908	0	0	908	8	881	-216	-18
TOTAL	116	3016	9	108	3124	28	728	3852	6	156	4008	34	3806	-838	-147

*Minus excluded spaces for special program needs
**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
***Maximum Capacity x 95% (utilization factor) 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.

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2009-2010 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERM. CAP OVER OR SHORT**	W/EXISTING PORT. OVER OR SHORT***
ISSAQ HIGH	52	1456	2	24	1480	2	56	1536	6	168	1704	8	1207	199	252
LIBERTY HIGH	41	1148	3	36	1184	0	0	1184	0	0	1184	0	1109	16	16
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	77	3	3
SKYLINE HIGH	52	1456	2	24	1480	2	56	1536	2	56	1592	12	1241	165	218
PCFC	31	868	2	24	892	4	112	1004	0	0	1004	4	928	81	26
TOTAL	145	4060	14	168	5120	8	224	5344	8	224	5568	24	4562	302	515

*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.

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2009-2010 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%) OVER OR SHOR	TOTAL CAPACITY W/EXISTING PORT. (95%)
570	13256	55	660	14808	119	2612	17420	0	380	17800	141	16091	-2023	1329

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

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Six-Year Finance Plan

($ in $1,000's)

BUILDING	N/M*	2009	2010	2011	2012	2013	2014	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
Skyline High School	M	$7,000,000	$20,000,000	$7,000,000				$34,000,000	$34,000,000	
Issaquah High School	M	$15,000,000	$40,000,000	$40,000,000	$9,000,000			$104,000,000	$104,000,000	
Liberty high School	M		$250,000	$5,000,000	$8,550,000	$1,000,000		$14,800,000	$14,800,000	
Maywood Middle School	M	$250,000	$2,000,000	$4,000,000				$6,250,000	$6,250,000	
Elementary #15	N	$6,000,000	$12,000,000	$4,000,000				$22,000,000	$22,000,000	
Portables	N							$0	$0	
TOTALS		**$28,252,009**	**$28,252,009**	**$60,002,011**	**$8,550,000**	**$1,000,000**		**$181,050,000**	**$181,050,000**	**$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 Issaq. School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.

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