

# **CAPITAL FACILITIES PLAN**

**2015 to 2020**

**Tahoma School District  
No. 409**

**Adopted: July 28, 2015**

# TABLE OF CONTENTS

	Page
Summary .....	1
Six-Year Enrollment Projection .....	2
Standard of Service and Availability of Space .....	3
Inventory of Permanent Facilities .....	5
Projected Enrollment and Capacity .....	6
Facility Needs and Financial Plan .....	9
Fee Calculations .....	12
Student Generation Data .....	13
Past and Future Enrollment Data .....	A-1
Impact Fee Calculation .....	B-1
District Map .....	C-1

**TAHOMA SCHOOL DISTRICT NO. 409  
2015  
CAPITAL FACILITIES PLAN - UPDATE**

**Summary:**

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

Following a period of modest growth, the District has recently experienced healthy enrollment gains in each of the last six years. In 2008, the total student headcount was 7,250 and in October 2014 the count is 7,763 (7,376.95 FTE) an increase of 7.08 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

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

The District's voters approved a construction bond in 2013. The bond measure will pay for the following projects and enable the District to implement the following programmatic changes:

- Build a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Remodel Lake Wilderness Elementary School to achieve enrollment of 550 students.
- Realign grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5.
- Greatly reduce or eliminate the use of portable (temporary) classrooms at all sites.
- Safety and security improvements to all schools.
- Create a regional learning center at the new Tahoma High School that would offer more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.

## **SIX-YEAR ENROLLMENT PROJECTION**

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

Calculations based on the 2014 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,763 (October 2014) is projected to increase to 9,196 in 2020 – an increase of 18.5 percent. All three grade levels will experience enrollment growth.

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

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

## **STANDARD OF SERVICE AND AVAILABILITY OF SPACE**

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

The District's standard of service is based on current standards. Future updates to the Capital Facilities Plan will incorporate any funded implementation of K-3 class size reduction and Initiative 1351 (which requires reduced class sizes across all grades (K-12)). The District currently provides for full-day Kindergarten.

### **Standards of Service for Elementary School Students:**

1. Class size for grades K-5 averages 24.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Shadow Lake Elementary.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

### **Standards of Service for Senior and Middle School Students:**

1. Class sizes for both the middle average 24 and class sizes for the senior high average 29.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

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

<b>Lake Wilderness</b>	K-5	Is over capacity by 109 students in permanent facilities and 47 students under capacity when considering relocatable facilities.
<b>Shadow Lake</b>	K-5	Is over capacity by 58 students in permanent facilities and 14 students under capacity when considering relocatable facilities.
<b>Rock Creek</b>	K-5	Is over capacity by 153 students in permanent facilities and 63 under capacity when considering relocatable facilities
<b>Glacier Park</b>	K-5	Is over capacity by 191 students in permanent facilities and 1 students under capacity when considering relocatable facilities.
<b>Cedar River</b>	6-7	Is over capacity by 112 students in permanent facilities and is 43 students under capacity when considering relocatable facilities.
<b>Tahoma Middle</b>	6-7	Is under capacity by 19 students in permanent facilities and is 77 students under capacity when considering relocatable facilities.
<b>Tahoma Junior High</b>	8-9	Is over capacity by 255 students in permanent facilities and under capacity by 52 students when considering relocatable facilities.
<b>High School</b>	10-12	Is over capacity by 322 students in permanent facilities and under capacity by 271 students when considering relocatable facilities.

## INVENTORY OF PERMANENT FACILITIES

### Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 14 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	852	156	961
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	72	562
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	708	216	861
Glacier Park Elementary	K-5	23700 SE 280 <sup>th</sup> Maple Valley, 98038	708	192	899
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	525	155	637
Tahoma Middle School	6-7	24425 S.E. 216 <sup>th</sup> Maple Valley, 98038	629	58	610
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	981	307	1,236
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,247	593	1,569

### Support Facilities

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

## PROJECTED ENROLLMENT AND CAPACITY

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

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

On November 5, 2013, the District passed a \$195 million bond measure to fund new capacity and noncapacity projects, including the rebuild and expansion of Lake Wilderness Elementary and a new comprehensive high school.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. Continued building of single family residences in the District has caused a need to build a new high school, named Tahoma High School and Regional Learning Center to accommodate a new 9-12 grade configuration. In addition, to provide for elementary capacity, the District must rebuild Lake Wilderness Elementary School. Reconfiguration will also occur at the elementary and middle school grade levels to utilize existing school facilities. Relocatable capacity may also be added at all grade levels. The District purchased land for Tahoma High School and Regional Learning Center that is located at 27500 228<sup>th</sup> Ave SE, Maple Valley, WA 98038. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that may be necessary to serve development in the Summit Pit area.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. In particular, the District plans to closely monitor capacity needs at the elementary level and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.



**PROJECTED ENROLLMENT AND CAPACITY**

<b>Elementary (K-5)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Permanent Program Capacity	2,772	2,772	2,772	3,550***	3,550	3,550	3,550
Additional Relocatables							
Total Relocatable Capacity	408	408	408	408	410	410	410
Total Capacity	3,180	3,180	3,180	3,958	3,960	3,960	3,960
Projected Enrollment	**3,624	*3,791	*3,920	*4,092	*4,218	*4,371	*4,503
Available Capacity (Temp. & Perm. Facilities)	(353)	(611)	(740)	(134)	(258)	(411)	(543)
Available Capacity (Permanent Facilities)	(761)	(1,019)	(1,148)	(542)	(668)	(821)	(953)

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1, 2014 FTE enrollment – OSPI

\*\*\*New grade configuration and completion of Lake Wilderness Project

<b>Middle/Junior High School (6-9)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Permanent Program Capacity	2,135	2,135	2,135	2,228***	2,228	2,228	2,228
Additional Relocatables							
Total Relocatable Capacity	520	520	520	520	520	520	520
Total Capacity	2,655	2,655	2,655	2,748	2,748	2,748	2,748
Projected Enrollment	**2,498	*2,493	*2,555	*2,585	*2,653	*2,780	*2,888
Available Capacity (Temp. & Perm. Facilities)	157	162	100	163	95	(32)	(140)
Available Capacity (Permanent Facilities)	(363)	(358)	(420)	(357)	(425)	(552)	(660)

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1, 2014 FTE enrollment - OSPI

\*\*\*New grade configuration implemented

<b>High School (10-12)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Permanent Program Capacity	1,247	1,247	1,247	2,351***	2,351	2,351	2,351
Additional Relocatables							
Total Relocatable Capacity	593	593	593	0	0	0	0
Total Capacity	1,840	1,840	1,840	2,351	2,351	2,351	2,351
Projected Enrollment	**1,641	*1,642	*1,680	*1,719	*1,767	*1,757	*1,805
Available Capacity (Temp. & Perm. Facilities)	199	198	160	632	584	594	546
Available Capacity (Permanent Facilities)	(394)	(395)	(433)	632	584	594	546

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1, 2014 FTE enrollment - OSPI

\*\*\*New grade configuration implemented

<b>Total Capacity (K-12)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Permanent Program Capacity	6,154	6,154	6,154	8,129***	8,129	8,129	8,129
Total Relocatable Capacity	1,521	1,521	1,521	930	930	930	930
Total Capacity	7,675	7,675	7,674	9,057	9,057	9,057	9,057
Projected Enrollment	**7,763	*7,926	*8,155	*8,396	*8,638	*8,908	*9,196
Available Capacity (Permanent and Relocatables)	(88)	(251)	(480)	661	419	149	(139)

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1, 2014 FTE enrollment - OSPI

\*\*\*New grade configuration implemented

## FACILITY NEEDS AND FINANCIAL PLAN

### Needs Forecast:

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

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

- Lake Wilderness Elementary – rebuild – 550 kids – K-5 configuration
- Glacier Park Elementary: miscellaneous building upgrades. K-5 configuration
- Rock Creek Elementary: miscellaneous building upgrades. K-5 configuration
- Shadow Lake Elementary: miscellaneous building upgrades. K-5 configuration
- Cedar River Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Junior High School: miscellaneous building upgrades. 6-8 reconfiguration
- Tahoma High School: miscellaneous building upgrades. 6-8 reconfiguration
- Tahoma Senior High School and Regional Learning Center: 9-12 configuration

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

## FINANCE PLAN

### Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement (Net New Seats)	2017	2018	24216 Witte Road SE	550	100%	State Match, Bonds, Impact Fees	Previously purchased	\$18,000,000
New High School	2015	2017	Summit Pit	2351	100%	State Match, Bonds, Impact Fees	\$9,000,000	\$173,000,000
<b>TOTAL</b>							\$9,000,000	\$191,000,000

## Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost**
Rock Creek Elementary Improvements	2014	2017	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	\$2,085,000
Glacier Park Elementary Improvements	2014	2017	23700 SE 280 <sup>th</sup>	Bonds	Previously purchased	\$810,000
Shadow Lake Elementary Improvements	2014	2017	22620 Sweeny Road SE	Bonds	Previously purchased	\$345,000
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	\$5,780,000
Tahoma Middle School Improvements	2015	2017	24425 SE 216 <sup>th</sup>	Bonds	Previously Purchased	\$6,750,000
Tahoma Junior High Improvements	2014	2017	25600 SE Summit-Landsburg Rd	Bonds	Previously purchased	\$55,000
Tahoma High School Improvements	2015	2017	18200 SE 240 <sup>th</sup>	Bonds	Previously purchased	\$53,000
<b>TOTAL</b>						<b>\$15,878,000</b>

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

## **FEE CALCULATIONS**

### **School Impact Fees Under the Washington State Growth Management Act**

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

### **Methodology and Variables Used to Calculate School Impact Fees**

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

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2015.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$5,496 and multi-family housing will yield a fee of \$1,196.

## STUDENT FACTORS

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

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

### STUDENT FACTOR RATES

#### 2015 Composite Student Generation Rates

##### Single Family Dwelling Units:

	Auburn	Issaquah	Kent	Lk. Wash	Average
<b>Elementary</b>	0.196	0.473	0.257	0.410	<b>0.334</b>
<b>Middle</b>	0.073	0.173	0.070	0.128	<b>0.111</b>
<b>High</b>	0.094	0.150	0.138	0.099	<b>0.120</b>
<b>Total</b>	0.362	0.796	0.465	0.637	<b>0.565</b>

##### Multi-Family Dwelling Units:

	Auburn	Issaquah	Kent	Lk. Wash	Average
<b>Elementary</b>	0.065	0.156	0.111	0.062	<b>0.099</b>
<b>Middle</b>	0.038	0.051	0.022	0.016	<b>0.032</b>
<b>High</b>	0.022	0.049	0.039	0.014	<b>0.031</b>
<b>Total</b>	0.124	0.256	0.172	0.092	<b>0.162</b>

## APPENDIX A – ENROLLMENT PROJECTIONS

STATE OF WASHINGTON  
 SUPERINTENDENT OF PUBLIC INSTRUCTION  
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM  
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS  
 SCHOOL YEAR 2014-2015

King/Tahoma(17409)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2009	2010	2011	2012	2013	2014		2015	2016	2017	2018	2019	2020
Kindergarten	465	503	493	525	540	587		594	616	637	659	680	702
Grade 1	553	493	550	571	588	610	111.22%	653	661	685	708	733	756
Grade 2	547	567	522	584	566	637	104.40%	637	682	690	715	739	765
Grade 3	571	562	588	548	603	593	103.88%	662	662	708	717	743	768
Grade 4	568	577	551	623	569	623	102.43%	607	678	678	725	734	761
Grade 5	561	588	583	573	637	574	102.33%	638	621	694	694	742	751
Grade 6	556	562	597	606	600	640	102.16%	586	652	634	709	709	758
<b>K-6 Sub-Total</b>	<b>3,821</b>	<b>3,852</b>	<b>3,884</b>	<b>4,030</b>	<b>4,103</b>	<b>4,264</b>		<b>4,377</b>	<b>4,572</b>	<b>4,726</b>	<b>4,927</b>	<b>5,080</b>	<b>5,261</b>
Grade 7	616	562	569	616	608	616	101.69%	651	596	663	645	721	721
Grade 8	580	641	577	582	624	615	102.28%	630	666	610	678	660	737
<b>7-8 Sub-Total</b>	<b>1,196</b>	<b>1,203</b>	<b>1,146</b>	<b>1,198</b>	<b>1,232</b>	<b>1,231</b>		<b>1,281</b>	<b>1,262</b>	<b>1,273</b>	<b>1,323</b>	<b>1,381</b>	<b>1,458</b>
Grade 9	646	595	640	597	597	627	101.78%	626	641	678	621	690	672
Grade 10	553	622	576	625	583	580	97.10%	609	608	622	658	603	670
Grade 11	582	532	561	538	569	522	92.07%	534	561	560	573	606	555
Grade 12	531	546	503	545	528	539	95.67%	499	511	537	536	548	580
<b>9-12 Sub-Total</b>	<b>2,312</b>	<b>2,295</b>	<b>2,280</b>	<b>2,305</b>	<b>2,277</b>	<b>2,268</b>		<b>2,268</b>	<b>2,321</b>	<b>2,397</b>	<b>2,388</b>	<b>2,447</b>	<b>2,477</b>
<b>DISTRICT K-12 TOTAL</b>	<b>7,329</b>	<b>7,350</b>	<b>7,310</b>	<b>7,533</b>	<b>7,612</b>	<b>7,763</b>		<b>7,926</b>	<b>8,155</b>	<b>8,396</b>	<b>8,638</b>	<b>8,908</b>	<b>9,196</b>

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

School Facilities and Organization

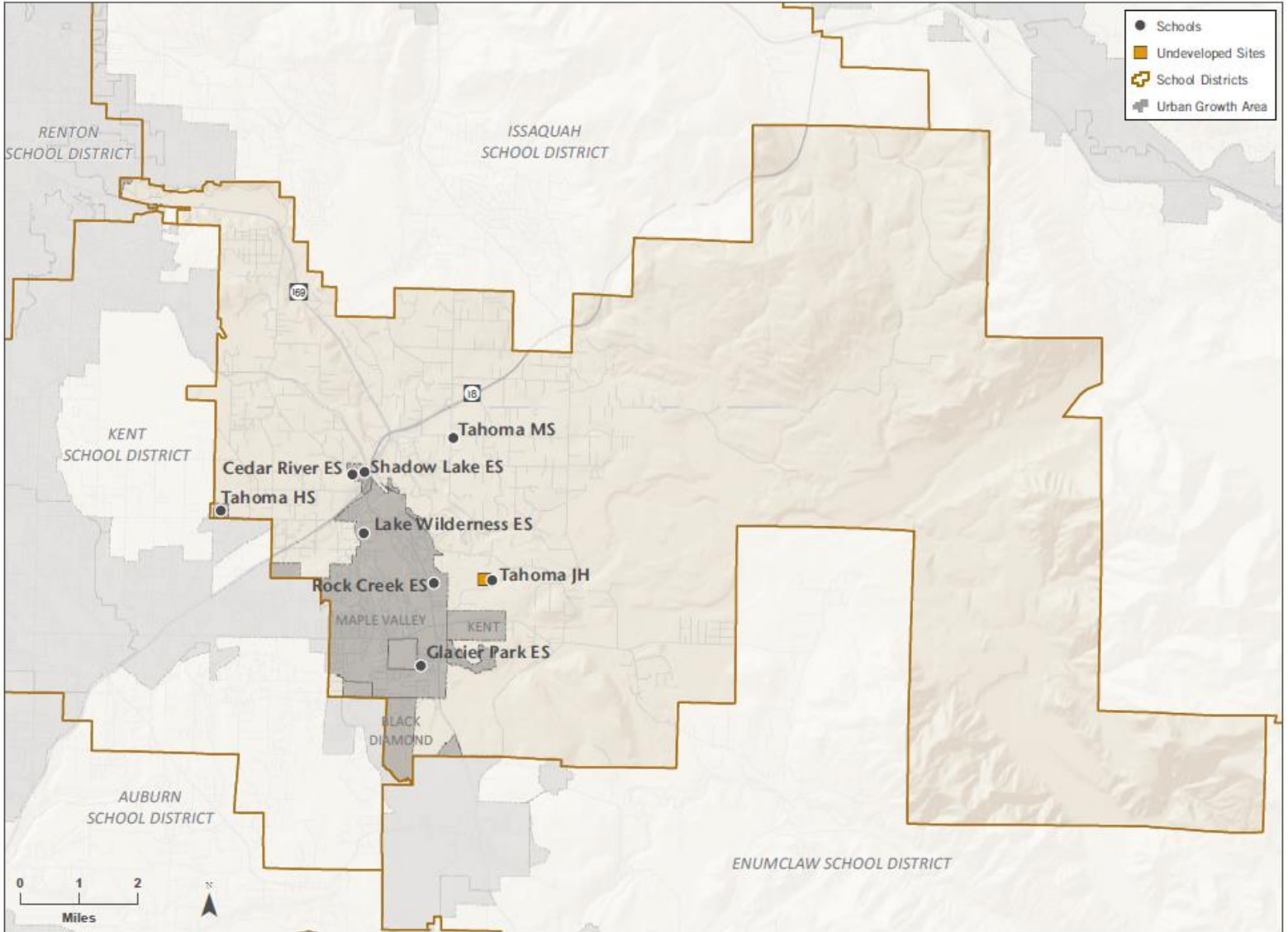
Printed Dec 30, 2014



<b>SCHOOL IMPACT FEE CALCULATIONS</b>							
DISTRICT	Tahoma SD #409						
YEAR	2015						
<b>School Site Acquisition Cost:</b>							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	0	600	0.334	0.099	\$0	\$0
Middle	35.00	0	800	0.111	0.032	\$0	\$0
High	35.00	257,143.00	2000	0.120	0.031	\$720	\$186
						\$720	\$186
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$14,000,000.00	550	0.334	0.099	\$8,502	\$2,520
Middle	0.00%		75	0.111	0.032	\$0	\$0
High	100.00%	\$143,000,000.00	2351	0.120	0.031	\$7,299	\$1,886
						\$15,801	\$4,406
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft.	Cost	Size	SFR	MFR		
Elementary	0.00%	0	23	0.334	0.099	\$0	\$0
Middle	0.00%	0	26	0.111	0.032	\$0	\$0
High	0.00%	0	27	0.120	0.031	\$0	\$0
					<b>TOTAL</b>	\$0	\$0
<b>State Matching Credit:</b>							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
				Student	Student		
	Boeckh	SPI	District	Factor	Factor	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$200.40	90	0.00%	0.334	0.099	\$0	\$0
Junior	\$200.40	117	0.00%	0.111	0.032	\$0	\$0
Sr. High	\$200.40	130	61.64%	0.120	0.031	\$1,927	\$498
					<b>TOTAL</b>	\$1,927	\$498
<b>Tax Payment Credit:</b>							
						SFR	MFR
Average Assessed Value						\$345,134.00	\$163,091.00
Capital Bond Interest Rate						3.68%	3.68%
Net Present Value of Average Dwelling						\$1,270,093.00	\$600,175.00
Years Amortized						10	10
Property Tax Levy Rate						\$2.8364	\$2.8364

	Present Value of Revenue Stream					\$3,602	\$1,702
	<b>Fee Summary:</b>			Single	Multi-		
				Family	Family		
	Site Acquisition Costs			\$720	\$186		
	Permanent Facility Cost			\$15,801	\$4,406		
	Temporary Facility Cost			\$0	\$0		
	State Match Credit			(\$1,927)	(\$498)		
	Tax Payment Credit			(\$3,602)	(\$1,702)		
	FEE (AS CALCULATED)			\$10,991	\$2,391		
	FEE (AS DISCOUNTED)			\$5,496	\$1,196		
	FEE (AS ADJUSTED BY DISTRICT)			\$5,496	\$1,196		
	<b>FINAL FEE</b>			<b>\$5,496</b>	<b>\$1,196</b>		

# Schools and Undeveloped Site in the Tahoma School District



June 2011