

CAPITAL FACILITIES PLAN

2018 to 2023

**Tahoma School District
No. 409**

Adopted: June 26, 2018

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TAHOMA SCHOOL DISTRICT NO. 409
2018
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 continues to receive healthy enrollment gains in each of the last six years. In 2011, the total student headcount was 7,310 and in October 2017 the count is 8,354 (8,235.10 FTE), an increase of 14.3 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 remaining undeveloped portion of the Summit Pit area which has been annexed into the City of Maple Valley. At one time, a large residential development of 1,500 units was planned. There are two apartment complexes being built currently within the city limits. One complex will have 170 various size apartments and information on the second complex has not yet been made public. The District is also aware of other planned homes being built currently within city limits. It has been the District's continued 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 has paid for the following projects and enabled the District to implement the following programmatic changes:

- Built a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Created a regional learning center at the new Tahoma High School that is offering 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.
- Built a new Lake Wilderness Elementary School to achieve enrollment of 759 students.
- Realigned 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, resulting in net new capacity.
- Greatly reduced the use of portable (temporary) classrooms at all sites.
- Safety and security improvements continue to be made at all schools.

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 2017 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,354 (October 2017) is projected to increase to 9,358 in 2023 – an increase of 12.0 percent. Most 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, two new apartment complexes and large residential development in the Summit Pit area 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.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and class size for grades 4 – 6 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art and STEM, music and physical education in separate classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at every elementary school.
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 grades 6-8 average 30 and class sizes for grades 9-12 average 30.
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 visual and performing arts, health and fitness, drama, band, and all 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:

Cedar River	K-5	Is over capacity by 132 students in permanent facilities and is 40 students over capacity when considering relocatable facilities.
Glacier Park	K-5	Is over capacity by 43 students in permanent facilities and 95 students under capacity when considering relocatable facilities.
Lake Wilderness	K-5	Is over capacity by 49 students in permanent facilities and 49 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 83 students in permanent facilities and 55 under capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 30 students in permanent facilities and 122 students under capacity when considering relocatable facilities.
Tahoma	K-5	Is over capacity by 82 students in permanent facilities and 10 students under capacity when considering relocatable facilities.
Maple View Middle	6-8	Is under capacity by 278 students in permanent facilities.
Summit Trail Middle	6-8	Is under capacity by 107 students in permanent facilities and under capacity by 339 students when considering relocatable facilities.
Tahoma High	9-12	Is under capacity by 209 students in permanent facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 18 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	460	92	592
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	621	138	664
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	0	790
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	621	138	704
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	506	92	476
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	598	92	680
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,247	0	969
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,102	232	995
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,693	0	2,484

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 th Kent, 98042

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.

In September 2017, the District opened with two new schools – Tahoma Senior High School and the new Lake Wilderness Elementary School, along with substantial completion of construction and remodeling to the other existing schools to accommodate the new grade level configurations and needed net capacity.

The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

Additional capacity improvements may be necessary to serve development in the Summit Pit area and other developing areas that have been planned recently. Future updates to this Capital Facilities Plan will provide information of any additional capacity improvements.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2018	2019	2020	2021	2022	2023
Permanent Program Capacity	3,565	3,565	3,565	3,565	3,565	3,565
Total Relocatable Capacity	552	552	552	552	552	552
Total Capacity	4,117	4,117	4,117	4,117	4,117	4,117
Projected Enrollment	3,942	3,987	4,012	4,067	4,169	4,214
Available Capacity (Temp. & Perm. Facilities)	175	130	105	50	(52)	(97)

*In 2017, New Lake Wilderness Elementary opened, and Cedar River Elementary and Tahoma Elementary opened for a total of six elementary schools.

Middle Schools (6/8)	2018	2019	2020	2021	2022	2023
Permanent Program Capacity	2,349	2,349	2,349	2,349	2,349	2,349
Total Relocatable Capacity	232	232	232	232	232	232
Total Capacity	2,581	2,581	2,581	2,581	2,581	2,581
Projected Enrollment	2,077	2,161	2,262	2,276	2,254	2,264
Available Capacity (Temp. & Perm. Facilities)	504	420	319	305	327	317

*New grade configuration of 6-8 implemented in 2017; Summit Trail Middle School and Maple View Middle School opened.

High School (9-12)	2018	2019	2020	2021	2022	2023
Permanent Program Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Total Relocatable Capacity	0	0	0	0	0	0
Total Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Projected Enrollment	2,503	2,538	2,576	2,658	2,769	2,880
Available Capacity (Temp. & Perm. Facilities)	190	155	117	35	(76)	(187)

*New grade configuration of 9-12 implemented in 2017; new High School opened.

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

In order to meet expected enrollment increases and to address other facility needs, the District is nearing completion and implementation of planned capacity projects, capacity adjustments, and grade reconfiguration. The following charts summarize the District's remodeling, expansion and new construction projects. New building projects that were completed the Summer of 2017 include: Tahoma Senior High School and Regional Learning Center with a grade 9-12 configuration and the new Lake Wilderness Elementary School.

Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increase K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center adds nearly 1,450 net new seats at the 9-12 level.

The District, with the recent completion of the 2013 bond projects and associated grade reconfiguration, has remaining capacity to serve new students from growth in the next six years. As such, the growth-related projects at Tahoma Senior High School and the new Lake Wilderness Elementary School remain in the District's school impact fee formula. The District will monitor available capacity and make appropriate adjustments in future updates to this Capital Facilities Plan. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan.

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

- Cedar River Elementary: miscellaneous building upgrades.
- Glacier Park Elementary: miscellaneous building upgrades.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Maple View Middle School: miscellaneous building upgrades.

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
New Lake Wilderness Elementary	2016	2017	24216 Witte Road SE	759	100%	State Match, Bonds, Impact Fees	Previously purchased	\$42,000,000
New High School	2015	2017	Summit Pit	2,693	100%	State Match, Bonds, Impact Fees	\$9,000,000	\$146,000,000
TOTAL							\$9,000,000	\$188,000,000

^See additional note on following page regarding net new capacity in existing facilities.

Noncapacity Projects^

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
Rock Creek Elementary Improvements	2014	2018	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	\$2,000,000
Glacier Park Elementary Improvements	2014	2018	23700 SE 280 th	Bonds	Previously purchased	\$1,000,000
Shadow Lake Elementary Improvements	2014	2018	22620 Sweeny Road SE	Bonds	Previously purchased	\$6,000,000
Cedar River Elementary Improvements	2015	2017	22516 Sweeny Road SE	Bonds	Previously Purchased	\$7,000,000
Tahoma Elementary Improvements	2015	2017	24425 SE 216 th	Bonds	Previously Purchased	\$8,000,000
Summit Trail Middle School Improvements	2014	2017	25600 SE Summit-Landsburg Rd	Bonds	Previously purchased	\$2,000,000
Maple View Middle School Improvements	2015	2017	18200 SE 240 th	Bonds	Previously purchased	\$3,000,000
TOTAL						\$29,000,000

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

^ While labeled "noncapacity projects," the District's construction of new capacity projects facilitates the reconfiguration of existing school facilities to result in a net add of new capacity at the elementary and middle school levels.

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 2018.

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 \$6,323 and multi-family housing will yield a fee of \$1,645.

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

2018 Composite Student Generation Rates

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Kent	Lake Washington	Northshore	Average
Elementary	0.234	0.224	0.343	0.398	0.436	0.359	0.332
Middle	0.097	0.107	0.158	0.096	0.180	0.120	0.126
High	0.123	0.139	0.261	0.185	0.135	0.094	0.156
Total	0.454	0.470	0.763	0.679	0.751	0.573	0.614

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Kent	Lake Washington	Northshore	Average
Elementary	0.219	0.587	0.110	0.117	0.066	0.062	0.115
Middle	0.107	0.270	0.058	0.028	0.025	0.031	0.050
High	0.106	0.281	0.072	0.029	0.018	0.042	0.053
Total	0.432	1.137	0.240	0.174	0.109	0.135	0.218

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the average.*

APPENDIX A – ENROLLMENT PROJECTIONS

King/Tahoma(17409)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
	2012	2013	2014	2015	2016	2017	SURVIVAL	2018	2019	2020	2021	2022	2023
Kindergarten	525	540	587	538	551	587		584	592	601	609	618	626
Grade 1	571	588	610	642	603	591	110.73%	650	647	656	665	674	684
Grade 2	584	566	637	621	647	642	103.29%	610	671	668	678	687	696
Grade 3	548	603	593	663	656	691	104.90%	673	640	704	701	711	721
Grade 4	623	569	623	615	688	688	103.89%	718	699	665	731	728	739
Grade 5	573	637	574	642	645	707	102.75%	707	738	718	683	751	748
Grade 6	606	600	640	602	637	656	102.19%	722	722	754	734	698	767
K-6 Sub-Total	4,030	4,103	4,264	4,323	4,427	4,562		4,664	4,709	4,766	4,801	4,867	4,981
Grade 7	616	608	616	681	630	664	103.65%	680	748	748	782	761	723
Grade 8	582	624	615	631	689	644	101.65%	675	691	760	760	795	774
7-8 Sub-Total	1,198	1,232	1,231	1,312	1,319	1,308		1,355	1,439	1,508	1,542	1,556	1,497
Grade 9	597	597	627	632	652	696	102.02%	657	689	705	775	775	811
Grade 10	625	583	580	620	624	657	98.63%	686	648	680	695	764	764
Grade 11	538	569	522	529	570	587	91.55%	601	628	593	623	636	699
Grade 12	545	528	539	498	491	544	95.30%	559	573	598	565	594	606
9-12 Sub-Total	2,305	2,277	2,268	2,279	2,337	2,484		2,503	2,538	2,576	2,658	2,769	2,880
DISTRICT K-12 TOTAL	7,533	7,612	7,763	7,914	8,083	8,354		8,522	8,686	8,850	9,001	9,192	9,358

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

School Facilities and Organization

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APPENDIX B – SCHOOL IMPACT FEE CALCULATION

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$ -	759	0.332	0.115	\$0	\$0
Middle	35.00	\$ -	800	0.126	0.050	\$0	\$0
High	35.00	\$257,143	2,693	0.156	0.053	\$521	\$177
						\$521	\$177
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
Elementary	100.00%	\$ 42,000,000	759	0.332	0.115	\$18,372	\$6,364
Middle	100.00%	\$ -	600	0.126	0.050	\$0	\$0
High	100.00%	\$ 146,000,000	2,693	0.156	0.053	\$8,457	\$2,873
						\$26,829	\$9,237
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	0.00%	\$ -	20	0.332	0.115	\$0	\$0
Middle	0.00%	\$ -	25	0.126	0.050	\$0	\$0
High	0.00%	\$ -	25	0.156	0.053	\$0	\$0
						\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 225.97	90	61.85%	0.332	0.115	\$4,176	\$1,447
Middle	\$ 225.97	108	0.00%	0.126	0.050	\$0	\$0
Sr. High	\$ 225.97	130	61.85%	0.156	0.053	\$2,834	\$963
						\$7,010	\$2,410
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$437,883	\$211,481
Capital Bond Interest Rate						3.85%	3.85%
Net Present Value of Average Dwelling						\$3,578,293	\$1,728,181
Years Amortized						10	10
Property Tax Levy Rate						\$2.15	\$2.15
Present Value of Revenue Stream						\$7,693	\$3,716
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$521	\$177		
Permanent Facility Cost				\$26,829	\$9,237		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$7,010)	(\$2,410)		
Tax Payment Credit				(\$7,693)	(\$3,716)		
FEE (AS CALCULATED)				\$12,647	\$3,289		
50% LOCAL SHARE				\$6,323	\$1,645		

