

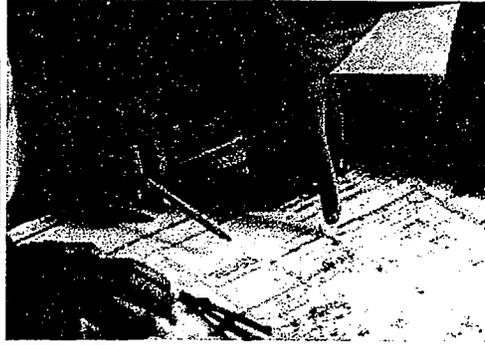
ATTACHMENT I **16311**
2008-507

**HEART
HANDS
Enumclaw
HEAD
HABITS**

SCHOOL DISTRICT
all students achieving at high levels

Capital Facilities Plan

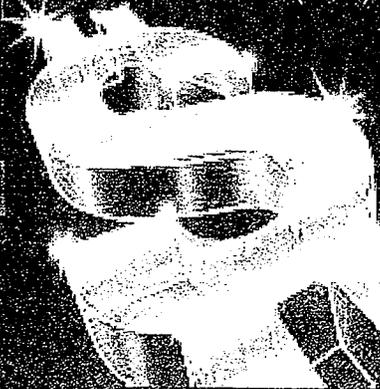
Enumclaw School District
6-Year Capital Facilities Plan
May, 2008



Enumclaw School District No. 216
2929 McDougall Avenue
Enumclaw, Washington 98022
(360) 802-7100

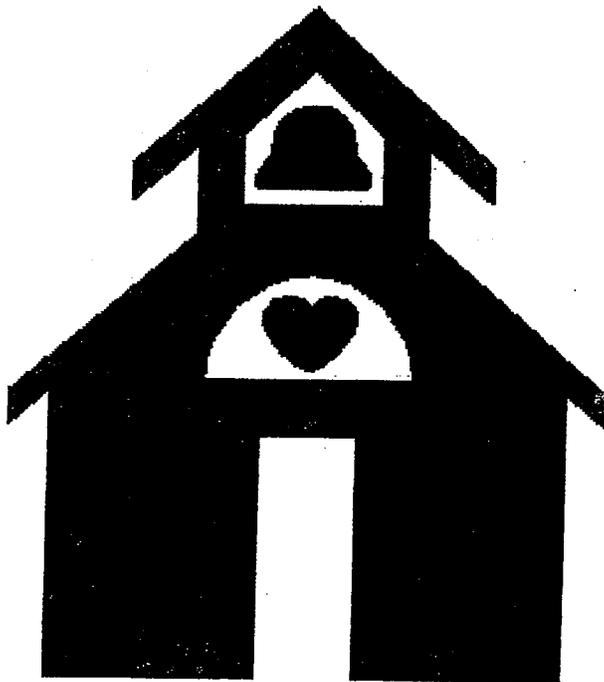
2008-2013

Ruth Ann



Capital Facilities Plan

2008-2013



Enumclaw School District No. 216

*2929 McDougall Avenue
Enumclaw, Washington 98022
(360) 802-7100*

July, 2008

Six-Year Capital Facilities Plan 2008-2013

Six-Year Capital Facilities Plan 2008-2013

Board of Directors

Cathy Dahlquist

Nancy Merrill

Corey Cassell

Chris VanHoof

Gerd Weyer

Administration

Mike Nelson
Superintendent

Terry Parker
Director, Curriculum,
Instruction, & Assessment

Tim Madden

Director, Business & Operations

Aaron Stanton

Director, Student Support
Services

Kathleen Lockyer
Director, Human Resources

Gerrie Garton
Director, Professional
Development

Enumclaw School District No. 216
Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors
Resolution No. 924

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, 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 Code 21A, including a six (6) year financing plan component.

Table of Contents

Executive Summary

Section I: Six-Year Enrollment Projection

Section II: Current Enumclaw School District "Standard of Service"

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Section IV: District's Planning and Construction Plan

Section V: Finance Plan

Section VI Impact Fee Variables and Calculated Fees

Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,407 students in kindergarten through grade 12. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Following a period of little to no growth, the District anticipates healthy enrollment gains as a result of growth projected to begin within the six-year planning period (and continue beyond the six year planning period). In particular, the City of Black Diamond is currently reviewing a proposed development of 1,200 dwelling units (primarily single family homes) and a second proposed project of approximately 4,200 residential dwelling units. Using current student generation rates, this could mean that the District's enrollment will grow by approximately 3,200 new students at full build out (using conservative estimates and the best known information regarding unit types). In addition, there is a third potential project of approximately 1,400 dwelling units as well as other smaller scale development within the City of Black Diamond. In the City of Enumclaw, the District is likely to be impacted by growth that occurs when the City of Enumclaw lifts the current moratorium on residential construction. Finally, there is also ongoing, though limited, development in the unincorporated area of King County that is located within the District. With this cumulative potential new development, the District will likely need to add student capacity at all three grade levels. Section IV identifies the District's anticipated long term planning with regard to the development within the City of Black Diamond.

This Plan includes the capacity projects planned by the District during this planning period. The District has identified a need during this six-year planning period for additional elementary capacity in the Black Diamond area. As noted above, the District will also need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect planning needs in response to growth.

Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2013 and beyond. The six-year projection (2008-2013) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2013 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year. Due to the fact that the cohort survival method does not incorporate in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. See Appendix A.

The second forecast is a modified cohort analysis, which uses the cohort projections as a base and then incorporates assumptions based on known new residential development proposals within the District. See Appendix B. Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase over the six years of this Plan. The District intends to closely monitor development in the Black Diamond area (which currently is projected to include up to 5,200 homes at full buildout for two known planned projects and could include additional development throughout the City of Black Diamond) and in the City of Enumclaw (where the current building moratorium may soon be lifted) in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

Note that the District uses a headcount enrollment figure because all-day kindergarten is uniform across the District. Using the modified cohort survival projections, a total enrollment of 5,045 (HC) is expected in 2013. In other words, the District expects the enrollment of 638 additional students between 2007 and 2013. See Table 1.

**Table 1: Projected Student Enrollment
2008-2013**

<i>Projection</i>	<i>2007*</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>Actual Change</i>	<i>Percent Change</i>
Modified Cohort (HC)	4,407	4,188	4,158	4,204	4,386	4,718	5,045	638	14.5%

* Actual enrollment (October 1, 2007).

Section II: Current Enumclaw School District "Standard of Service"

In order to determine the capacity of the District's facilities, the King County Code 21A refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity.

The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available portables are removed from service, transferred to other locations, or used for non-classroom purposes.

Current Standards of Service for Elementary Students:

Average district wide class size for grades K-4 should not exceed 23 students.

Average district wide class size for grades 5 should not exceed 26 students.

Elementary School permanent capacity should be between 450-500 students.

Class size may vary from building to building based upon different influencing factors at each school.

Students may be provided music instruction, physical education, and lunch in a separate classroom or facility.

Students may have scheduled time in a special computer lab.

Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English as a Second Language (ESL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Chapter 1)
- Gifted Education
- Other Remediation Programs
- Learning Assisted Program (LAP)
- School Adjustment Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Kindergarten
- Preschool Handicapped
- Early Childhood Education Assistance Programs (ECEAP)

All of the above special programs require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in these special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

Current Standards of Service for Secondary Students:

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Average district wide class size for grades 6-8 should not exceed 28 students.

Middle School permanent capacity should be between 500-550 students

Average district wide class size for grades 9-12 should not exceed 28 students.

High School permanent capacity should not exceed 1,300 students

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music

- Integrated Programs & Resource Rooms (for special remedial assistance)

- Computer Labs

- Honors (Gifted) and Advanced Placement Programs

- Basic Skills Programs

- Variety of Vocational Education Programs

i.e.: Home & Family Life, Business Education (Keyboarding, Accounting, Sales & Marketing, etc.), Woods, Agriculture, Technology, Auto Shop, Drafting, Etc.

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. In addition, an alternative (continuation) program with limited capacity and enrollment is provided for secondary students at Collins High School and the Collins Extension Center, cooperative programs with Sumner and White River School districts housed in Buckley.

Each schools' available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to site to add capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. become inadequate

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,352 students based on the District's Standard of Service as set forth in Section II. Approximately 100 students are served by Collins High School and JR High and the Collins Extension Center program in Buckley. Students come from the Enumclaw, White River, Orting and Sumner School Districts. Children attending Collins High School, JR High and Collins Extension Center are counted as students in the White River School District. Portable classroom capacity for 440 students bring the total capacity to 4,792. To summarize the current enrollment and proposed capacity, the breakdown at each grade span is as follows:

Table 2: Summary of Capacity

2007-08 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct 2007 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	1,916	220	2,136	1,869	47	267
Middle School	1,092	0	1,092	1,061	31	31
Senior High	1,344	220	1,564	1,477	-133	87
District Total	4,352	440	4,792	4,407	-55	385

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3. In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. Because the building does not meet current educational instruction requirements, the District would need to comprehensively modernize or completely replace the building before it could be used for classroom instruction. While the building remains on the District's inventory, the District is unable to use the building for instructional purposes. As such, J.J. Smith is not included in the District's inventory for purposes of this Capital Facilities Plan. A complete survey of District facilities is included in Table 4.

Based on the enrollment forecasts, current inventory and program capacity, current standard of service, portable capacity, and construction of new classroom spaces, the District anticipates having sufficient capacity to house students during the next two to three years. However, with the planned new development commencing in the City of Black Diamond and potential development in the City of Enumclaw and King County during the six year planning period, the District anticipates needing to add additional student capacity in the short term. Table 5 analyzes projected enrollment and capacity.

TABLE 3: Inventory Summary
 An inventory of existing permanent of those facilities is provided below.

school facilities including the locations and capacities

Existing Facility	Location	Capacity
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	193 ¹
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	461 ³
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	364.5 ¹
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	461 ¹
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	436.5 ¹
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	560 ¹
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	532
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1344

¹=exclusive of portable classrooms

²=Per District Standards see section II

**Enumclaw School District Standard of Service
Inventory and Program Capacity-Table 4
FACILITY SURVEY**

Black Diamond Elementary

A. Permanent Construction	Date	Square Feet	Classrooms
	1961	18,062	8
	1988	1,080	0
	1990	2,326	0
	2001	<u>7,623</u>	<u>2</u>
Totals		29,092	10

B. Portables	Date	Square Feet	Classrooms
	1990	3,546	4
	1999	1,773	2
	1995	1,773	<u>2</u>
			8

C. Teaching Areas	Students/Room (all day)	Rooms	Capacity
Classrooms (Standard)	24.5	6	147
Kindergarten	23	2	46
Remedial	0	1	0
Special Education Resource	0	<u>1</u>	<u>0</u>
Totals		8	193

D. Other	Students/Room (all day)	Rooms	Capacity
Computer Lab Room	0	1	0
Multi-Purpose (PE)	0	1	0
Maximum Student Population Without Portables			Total FTE 193
Maximum Student Population, With 8 Portables (6 All Day Use)			Total FTE 325.5

Byron Kibler Elementary

A. Permanent Construction	Date	Square Feet	Classrooms
	1953	21,513	8
	1963	14,314	9
	1989	1,337	0
	1993	<u>7,843</u>	<u>3</u>
Totals		45,007	20

B. Portables	Date	Square Feet	Classrooms
	1986	2800	3
	2000	3,600	<u>4</u>
			7

C. Teaching Areas	Students/Room (all day)	Rooms	Capacity
Classrooms (Standard)	24.5	16	392
All Day Kindergarten	23	3	69
Remedial	0	1	0
Special Education Resource	0	<u>0</u>	<u>0</u>
Totals		20	461

D. Other	Students/Room (all day)	Rooms	Capacity
Multi-Purpose (PE)	0	1	0
Maximum Student Population Without Portables			Total FTE 461
Maximum Student Population, With 7 Portables (4 All Day)			Total FTE 549

Southwood Elementary

A. Permanent Construction

Date	Sqaure Feet	Classrooms
1970	39,900	23

B. Portables

Date	Square Feet	Classrooms
------	-------------	------------

C. Teaching Areas

	Students/Room	Rooms	Capacity
Classrooms (Standard)	24.5	13	318.5
All Day Kindergarten	23	2	46
IA Self- contained	22	2	0
IA Pull Out	0	1	0
Special Education Resource	0	1	0
ECAEP	0	1	0
Special Ed Preschool	0	2	0
Music	0	1	0
Total		23	364.5

D. Other

	Students/Room (all day)	Rooms	Capacity
Multi-Purpose (PE)		1	

Maximum Student Population Without Portables 0

Total FTE 364.5
Total FTE 364.5

Sunrise Elementary

A. Fixed Construction

	Date	Square Feet	Classrooms
B. Portables	1992	47,375	24

None

C. Teaching Areas

	Date	Square Feet	Classrooms
	Students/Room	Rooms	Classrooms
Classroom (Sandard)	24.5	16	392
All Day Kindergarten	23	3	69
Music	0	1	0
Remedial	0	1	0
Special Education Resource	0	1	0
Total		24	461

D. Other

	Students/Room (all day)	Rooms	Capacity
Music	0	1	0
Multi-Purpose	0	1	0

Maximum Student Population, Total FTE 461

Westwood Elementary**A. Permanent Construction**

	Date	Square Feet	Classrooms
	1964	17,810	8
	1967	16,570	10
Total	1988	1,800	0
	1989	4,604	4
	2001	<u>1,870</u>	<u>0</u>
		42,654	22

B. Portables

(Music, Computer Lab, Bookroom)

Date	Square Feet	Classrooms
1986	980	1
1991	1,773	2

C. Teaching Areas

	Students/Room (all day)	Rooms	Classrooms
Classrooms (Standard)	24.5	15	367.5
All Day Kindergarten	23	3	69
Special Ed. Resource	0	1	0
LAP	0	1	0
Self-contained Special Ed	6	2	<u>0</u>
			436.5

Enumclaw Middle School**A. Permanent Construction**

	Date	Square Feet	Classrooms
	1983	74,424	28
Total	1990	1,200	0
	1991	<u>11,710</u>	<u>5</u>
		87,334	33

B. Portable Teaching Areas**C. Permanent Teaching Areas**

	Students/Room (all day)	Rooms	Capacity
Standard Classrooms	28	20	560
Special Education Classrooms	12	3	0
Special Use Classrooms	28	<u>10</u>	<u>0</u>
Maximum Student Population Without Portables		33	560

Total FTE 560

Thunder Mountain Middle School

A. Permanent Construction	Date	Square Feet	Classrooms
	2000	79,920	32

B. Portables

C. Teaching Areas	Student/Rooms (All Day)	Rooms	Capacity
Classrooms (Standard)	28	19	532
Special Education	12	3	0
Special Use Rooms	<u>27</u>	<u>10</u>	<u>0</u>
Total		32	532

Maximum Capacity without Portables

Total FTE 532

Enumclaw High School

A. Permanent Construction

	Date	Square Feet	Classrooms
	1961	52,918	16
	1963	43,767	15
	1968	16,200	12
	1970	33,322	9
	1980	11,312	2
	2000	<u>42,833</u>	<u>10</u>
Total		157,519	64

B. Portable Teaching Areas

	Date	Square Feet	Classrooms
	1994	3,546	4
Totals	1995	1,773	2
	1997	<u>3,546</u>	<u>4</u>
		8,865	10

C. Permanent Teaching Areas

	Students/Room	Rooms	Capacity
Standard Classrooms	28	39	1092
Special Use Classrooms	28	18	252*
Special Education Classrooms	12	<u>6</u>	<u>0</u>
Total		64	1344

*A portion of the special use classrooms can be utilized in the same way as a standard classroom

Maximum Student Population Without Portables
Maximum Student Population, With 10 Portables

Total FTE 1344
Total FTE 1,564

Table 5 – Projected Enrollment & Capacity*

K-5 Elementary							
Plan Years	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Permanent Capacity	1,916	1,916	1,916	1,723**	1,723	2,223	2,223
New Construction: Elementary					500***		
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
Total Capacity	2,136	2,136	2,136	1,943	2,443	2,443	2,443
Projected Enrollment*	1,869	1,782	1,754	1,819	1,916	2,138	2,356
Surplus/(Deficit) of Perm. Capacity	47	134	162	(96)	307	85	(133)
Surplus/(Deficit) with Portables	267	354	382	124	527	305	87
6-8 Middle School							
Plan Years	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Permanent Capacity	1,092	1,092	1,092	1,092	1,092	1,092	1,092
New Construction: Middle School							
Portable Capacity Available	0	0	0	0	0	0	0
Portable/Purchase, Relocate							
Total Capacity	1,092						
Projected Enrollment*	1,061	1,028	991	963	1,018	1,071	1,143
Surplus/(Deficit) of Perm. Capacity	31	64	101	129	74	21	(51)
Surplus/(Deficit) with Portables							
9-12 High School							
Plan Years	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Permanent Capacity	1,344	1,344	1,344	1,344	1,344	1,344	1,344
New Construction: H.S.							
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
Total Capacity	1,564						
Projected Enrollment*	1,477	1,378	1,413	1,422	1,452	1,509	1,546
Surplus/(Deficit) of Perm. Capacity	(133)	(34)	(69)	(78)	(108)	(220)	(202)
Surplus/(Deficit) with Portables	87	186	151	142	112	55	18

*Note: the District uses headcount enrollment projections due to the fact that all-day kindergarten is uniform across the District.

**The existing Black Diamond Elementary School will be closed for reconstruction. Students will be temporarily housed in portables or at other school sites.

***The new Black Diamond Elementary School, with expanded capacity, is scheduled to open.

Section IV: The District's Planning and Construction Plan

Trigger of Construction

Planning for new schools and additions to existing schools is triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected FTE student enrollment from existing school capacity for each of the six years in the forecast period (2008-2013). Capacity needs are expressed in terms of "Surplus/(Deficit) of Perm. Capacity." A "(Deficit)" in permanent capacity means that there will be unhoused students (who will likely be served in portable classrooms, in classrooms where class size exceeds State standards, Board expectations and/or contractually negotiated agreements within the local school district). The unhoused student levels are shown in Table 5. Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

Facility Needs (2008-2013)

Based upon present information, it appears that the District should plan for additional elementary school capacity in the Black Diamond area. At the present time, the District anticipates that this will be accomplished with a replacement of the existing Black Diamond Elementary School (with a related capacity addition). Notably, creating capacity in this area of the District will also ensure that elementary schools in other areas of the District are not overcrowded. The projects listed in Table 6 are anticipated based upon information available at the present time and are only preliminary planning estimates. Future updates to this Plan will reflect actual planning decisions.

Facility Needs (Long Term)

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long term needs in the Black Diamond area. The District anticipates that the two projects currently under review will necessitate the need for four new elementary schools, two new middle schools, and one new high school. The third project that has been identified in the Black Diamond area would necessitate an additional elementary school. The District is uncertain at this time regarding long term additional capacity needs that may result from development within the City of Enumclaw. The District will continue to monitor development activity and related capacity needs. Future updates to this Plan will reflect the planning needs in response to long term growth impacts.

General Considerations

The decision and ability to actually construct a new school facility involve multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration; whether those funds are generated from locally approved bonds, state construction funds, impact fees, or mitigation payments.

The District is also currently researching the possible modernization/replacement of one or more of its existing facilities. This decision will be based upon the need for new facilities due to the age of the facilities and educational program needs. Modernization/replacement projects will generally not include new capacity additions. Future updates to this Plan will reflect actual planning decisions.

Table 6 - Planned Projects 2008-2013

Enumclaw School District No. 216
Projects Planned and Sites Acquisitions

School/Facility/Site	Location	Type	Status	Projected Comp Date	Added Capacity	% for new Growth
					Approx	Approx
Elementary						
Black Diamond Elem	Black Diamond	New*	Planning		307**	100%
Middle School						
Senior High						
Other Sites						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Exist.	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Exist.	Site Bank	0	0%
Black Diamond (40A)		New	Planning		500	100%

*Replacement and expansion of capacity

**The existing capacity of 193 will be increased to 500

Table 7 – Finance Plan

	Estimated Project Cost by Year - in \$millions					Total Cost	Secured Bond/Levy (1) (All Amounts in \$000)	Secured Other (2)	Unsecured Other (3)
	2008	2009	2010	2011	2012				
Improvements Adding Student Capacity									
Elementary School									
Property Acquisition			\$0.675			\$0.675			
New Construction*				\$20.000	\$9.000	\$29.000			\$0.675 \$29.000
Middle School									
Property Acquisition									
New Construction									
High School									
Property Acquisition									
New Construction									
Subtotal			\$0.675	\$20.000	\$9.000	\$29.675			
Total			\$0.675	\$20.000	\$9.000	\$29.675			\$29.675

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.
 (2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State Match Funds remaining from prior construction projects.
 (3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, state match dollars not yet allocated.
 *Replacement of existing Black Diamond Elementary and related new capacity.

Section V: Capital Facilities Financing Plan

The Six-Year Finance Plan shown on Table 7 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2008-2013. The financing plan and impact fee calculation formula also differentiate between capacity and noncapacity projects.

The District's ability to accomplish its building program is dependent on the following funding sources:

- Passage of general obligation bonds by District voters
- Collection of school mitigation and impact fees
- State matching funds

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The District anticipates presenting a bond proposal to its voters in 2009.

State Match Funds

State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State Match Funds for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from less than half to more than 70% of the project's cost.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because availability of State Match Funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State Match, the official percentage match portion calculated by the State does not typically equal the actual percentage of total facility cost. The State Match Ratio for the Enumclaw School District is approximately 57.67%. Notably, this only applies to costs that the State considers eligible for matching. Land costs and other development costs are not considered eligible for state match. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by state match dollars.

Mitigation Payments and School Impact Fees

For development in those jurisdictions that have not adopted a school impact fee ordinance, the District relies on mitigation required under the State Environmental Policy Act and related statutes.

In those jurisdictions where a school impact fee ordinance is in place, the District requests that an impact fee be collected by the permitting agency for the construction of any new residential dwelling unit.

Fees assessed are based on the new enrollment growth in the District. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines "Student Factor" as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. 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, the data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Enumclaw School District's student generation factors are based on the 2007 average of student factors from surrounding districts in King County. The surrounding districts include Auburn, Issaquah, Kent, and Lake Washington.

Table 8 - Summary of Student Generation Rate (SGR)

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.337	0.374	0.445	0.446	0.401
Middle	0.145	0.145	0.118	0.132	0.135
High	0.178	0.146	0.245	0.093	0.166
Total	0.660	0.665	0.808	0.671	0.702

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.065	0.102	0.296	0.084	0.137
Middle	0.029	0.049	0.075	0.026	0.045
High	0.039	0.052	0.111	0.023	0.056
Total	0.133	0.203	0.482	0.133	0.238

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

Elementary	.401/.137
Middle School	.135/.045
High School	.166/.056

Student Capacity Per Facility

Elementary	450-500
Middle School	500-550
High School	1,300

Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

Site Cost per Acre

Elementary	\$45,000
Middle School	
High School	

New Facility Construction Cost

Elementary	\$ 29,000,000
------------	---------------

SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	117
High School (9-12)	130
Special Education	144

Temporary Classroom Capacity

Elementary	22
Middle School	22
High School	22

Developer Provided Sites/Facilities

None

Temporary Facilities Costs

Elementary	
Middle School	
High School	

Permanent Square Footage

Elementary	244,960
Middle School	87,334
High School	<u>157,519</u>
Total	489,813

Temporary Square Footage

Elementary	15,645
Middle School	
High School	<u>10,638</u>
Total	26,283

Total Facilities Square Footage

Elementary	260,605
Middle School	87,334
High School	<u>168,157</u>
Total	516,096

School Construction State Match

Local District 57.67%
Current Boeckh Index Factor
\$168.70

District Average Assessed Value

Single Family Res. \$336,196
K.C. Assessor, 1/31/08

Gen. Obligation Bond Interest Rate

Current Bond Buyer Index 5.11%

District Average Assessed Value

Multi-Family Res. \$113,714
K.C. Assessor, 1/31/08
Avg. of Condos and Apts.

District Debt Service Tax Rate

Current \$/1,000 \$1.16

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 9. See also Appendix C.

Table 9 - School Impact Fees

Housing Type	Impact Fee Per Dwelling Unit City of Black Diamond*
Single Family	\$12,454
Multi-Family	\$4,004

*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$12,454
Multi-Family	\$4,004

*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$7,783
Multi-Family	\$2,502

**Per Chapter 21A.43 KCC and Ordinance No. 10162

APPENDIX A OSPI COHORT SURVIVAL PROJECTIONS

REPORT NO. 1049
RUN ON 08:48 JAN 18 '08

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

D E T E R M I N A T I O N O F P R O J E C T E D E N R O L L M E N T S

B Y C O H O R T S U R V I V A L K K L I N E A R P R O J E C T I O N

ENUNCLAW DISTRICT NO. 216 KING COUNTY NO. 17

	----ACTUAL ENROLLMENTS ON OCTOBER FIRST----						AVER. % SURVIVAL	-----P R O J E C T E D E N R O L L M E N T S-----					
	2002	2003	2004	2005	2006	2007		2008	2009	2010	2011	2012	2013
KINDERGARTEN	277	304	316	353	309	293		322	326	329	333	337	341
GRADE 1	340	293	334	300	346	297	100.94	296	325	329	392	336	340
GRADE 2	345	345	311	322	305	340	100.79	299	298	328	392	335	339
GRADE 3	352	347	358	319	338	308	102.57	349	307	306	386	341	344
GRADE 4	372	360	348	345	316	337	99.53	307	347	306	305	334	339
GRADE 5	393	379	358	356	347	335	102.04	344	313	354	312	311	341
GRADE 6	426	406	378	376	355	342	101.26	339	348	317	358	316	315
K-6 HEADCOUNT	2,505	2,434	2,403	2,371	2,316	2,252		2,256	2,264	2,269	2,308	2,310	2,359
K-6 W/K @ 1/2	2,367	2,282	2,245	2,195	2,162	2,106		2,095	2,101	2,105	2,142	2,142	2,189
GRADE 7	475	417	427	378	387	376	102.38	350	347	356	325	367	324
GRADE 8	459	457	420	424	394	372	99.31	373	348	345	354	323	364
7-8 HEADCOUNT	934	874	847	802	781	748		723	695	701	679	690	688
GRADE 9	482	498	541	555	428	390	111.79	416	417	389	386	396	361
GRADE 10	410	421	452	426	414	412	85.54	334	356	357	333	330	339
GRADE 11	406	333	352	350	404	353	84.47	348	282	301	302	281	279
GRADE 12	257	283	256	299	341	360	83.61	295	291	236	252	253	235
9-12 HEADCOUNT	1,555	1,535	1,601	1,630	1,587	1,515		1,393	1,346	1,283	1,273	1,260	1,214

**APPENDIX B
MODIFIED COHORT SURVIVAL PROJECTIONS**

	ACTUAL ENROLLMENTS ON OCTOBER FIRST										PROJECTED ENROLLMENTS				
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Kindergarten	339	277	304	292	338	288	269	280	282	302	325	362	396		
Grade 1	337	340	293	321	283	336	285	271	282	292	325	362	396		
Grade 2	336	345	345	297	314	288	331	290	273	292	315	362	396		
Grade 3	371	352	347	353	308	325	322	332	292	287	315	352	396		
Grade 4	381	372	360	343	337	305	327	289	334	302	311	352	386		
Grade 5	413	393	379	353	351	341	335	320	291	344	325	348	386		
K-5 Headcount	2177	2079	2028	1959	1931	1883	1869	1782	1754	1819	1916	2138	2356		
Grade 6	457	426	406	366	369	348	335	325	322	300	359	349	370		
Grade 7	450	475	417	414	365	376	367	340	327	329	315	383	371		
Grade 8	437	459	457	410	406	378	359	363	342	334	344	339	402		
6-8 Headcount	1344	1360	1280	1190	1140	1102	1061	1028	991	963	1018	1071	1143		
Grade 9	449	482	498	527	547	413	374	367	375	350	370	369	361		
Grade 10	471	410	421	442	416	410	401	367	369	382	396	395	370		
Grade 11	357	406	333	345	340	398	351	337	361	345	379	394	409		
Grade 12	336	257	283	251	287	337	351	307	308	345	307	351	406		
9-12 Headcount*	1613	1555	1535	1565	1590	1558	1477	1378	1413	1422	1452	1509	1546		
K-12 FTE															
Headcount	5134	4994	4843	4714	4661	4543	4407	4188	4158	4204	4386	4718	5045		

APPENDIX C SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2008 Cities of Black Diamond and Enumclaw						
School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acres	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	15.00	\$0.00	500	0.401	0.137	\$0	\$0
Middle	25.00	\$0.00	800	0.135	0.045	\$0	\$0
High	40.00	\$0.00	1,200	0.166	0.056	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	94.91%	\$ 29,000,000	500	0.401	0.130	\$22,074	\$7,156
Middle	94.91%	\$	800	0.135	0.037	\$0	\$0
High	94.91%	\$	1,200	0.166	0.051	\$0	\$0
					TOTAL	\$22,074	\$7,156
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	5.09%	\$	22	0.401	0.130	\$0	\$0
Middle	5.09%	\$	22	0.135	0.037	\$0	\$0
High	5.09%	\$	22	0.166	0.056	\$0	\$0
					TOTAL	\$0	\$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 168.70	90	57.67%	0.401	0.130	\$3,511	\$1,138
Junior	\$ 168.70	117	0.00%	0.135	0.045	\$0	\$0
Sr. High	\$ 168.70	130	0.00%	0.166	0.056	\$0	\$0
					TOTAL	\$3,511	\$1,138
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$336,194	\$113,714
Capital Bond Interest Rate						5.11%	5.11%
Net Present Value of Average Dwelling						\$2,582,204	\$873,398
Years Amortized						10	10
Property Tax Levy Rate						\$1,160	\$1,160
Present Value of Revenue Stream						\$2,995	\$1,013
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$22,074	\$7,156		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,511)	(\$1,138)		
Tax Payment Credit				(\$2,995)	(\$1,013)		
FEE (AS CALCULATED)				\$15,568	\$5,005		
FEE (AS DISCOUNTED)				\$12,454	\$4,004		
FINAL FEE				\$12,454	\$4,004		

SCHOOL IMPACT FEE CALCULATIONS								
DISTRICT	Enumclaw SD #216							
YEAR	2008 King County							
School Site Acquisition Cost:								
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor								
	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR	
Elementary	15.00	\$0.00	500	0.401	0.137	\$0	\$0	
Middle	25.00	\$0.00	800	0.135	0.045	\$0	\$0	
High	40.00	\$0.00	1,200	0.166	0.056	\$0	\$0	
TOTAL						\$0	\$0	
School Construction Cost:								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)								
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR	
Elementary	94.91%	\$ 29,000,000	500	0.401	0.130	\$22,074	\$7,156	
Middle	94.91%	\$	800	0.135	0.037	\$0	\$0	
High	94.91%	\$	1,200	0.166	0.051	\$0	\$0	
TOTAL						\$22,074	\$7,156	
Temporary Facility Cost:								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)								
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR	
Elementary	5.09%	\$	22	0.401	0.130	\$0	\$0	
Middle	5.09%	\$	22	0.135	0.037	\$0	\$0	
High	5.09%	\$	22	0.166	0.056	\$0	\$0	
TOTAL						\$0	\$0	
State Matching Credit:								
Boeckh Index X SPI Square Footage X District Match % X Student Factor								
	Boeckh Index	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR	
Elementary	\$ 168.79	90	57.67%	0.401	0.130	\$3,513	\$1,139	
Junior	\$ 168.79	117	0.00%	0.135	0.045	\$0	\$0	
Sr. High	\$ 168.79	130	0.00%	0.166	0.056	\$0	\$0	
TOTAL						\$3,513	\$1,139	
Tax Payment Credit:								
						SFR	MFR	
Average Assessed Value						\$336,196	\$113,714	
Capital Bond Interest Rate						5.11%	5.11%	
Net Present Value of Average Dwelling						\$2,582,204	\$873,398	
Years Amortized						10	10	
Property Tax Levy Rate						\$1.160	\$1.160	
Present Value of Revenue Stream						\$2,995	\$1,013	
Fee Summary:								
				Single Family	Multi-Family			
	Site Acquisition Costs			\$0	\$0			
	Permanent Facility Cost			\$22,074	\$7,156			
	Temporary Facility Cost			\$0	\$0			
	State Match Credit			(\$3,513)	(\$1,139)			
	Tax Payment Credit			(\$2,995)	(\$1,013)			
	FEE (AS CALCULATED)			\$15,566	\$5,004			
	FEE (AS DISCOUNTED)			\$7,783	\$2,502			
	FINAL FEE			\$7,783	\$2,502			