

CAPITAL FACILITIES PLAN

2017 to 2022

**Tahoma School District
No. 409**

Adopted: June 27, 2017

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TAHOMA SCHOOL DISTRICT NO. 409
2017
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 2010, the total student headcount was 7,298 and in October 2016 the count is 8,083 (7,693.71 FTE) an increase of 10.7 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.
- Build a new Lake Wilderness Elementary School to achieve enrollment of 750 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, resulting in net new capacity.
- Greatly reduce 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 2016 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,083 (October 2016) is projected to increase to 9,285 in 2022 – an increase of 14.9 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.

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 optional full-day Kindergarten. Full implementation of full-day Kindergarten will be Fall 2017.

Standards of Service for Elementary School Students:

1. Class size for grades K-5 averages 23.
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 both the middle average 30 and class sizes for the senior high 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:

Lake Wilderness	K-5	Is over capacity by 238 students in permanent facilities and 82 students over capacity when considering relocatable facilities.
Shadow Lake	K-5	Is over capacity by 191 students in permanent facilities and 119 students over capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 291 students in permanent facilities and 75 over capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 299 students in permanent facilities and 107 students over capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 145 students in permanent facilities and is 10 students under capacity when considering relocatable facilities.
Tahoma	6-7	Is under capacity by 33 students in permanent facilities and is 91 students under capacity when considering relocatable facilities.
Tahoma Jr High	8-9	Is over capacity by 362 students in permanent facilities and under capacity by 55 students when considering relocatable facilities.
Tahoma High	10-12	Is over capacity by 436 students in permanent facilities and under capacity by 157 students when considering relocatable facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 15 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	852	156	1090
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	72	695
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	708	216	999
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	708	192	1007
Cedar River Middle	6-7	22516 Sweeney Road SE Maple Valley, 98038	525	155	670
Tahoma Middle	6-7	24425 S.E. 216 th Maple Valley, 98038	629	58	596
Tahoma Jr High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	981	307	1,343
Tahoma High	10-12	18200 SE 240 th Kent, 98042	1,247	593	1,683

Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	23015 SE 216 th Way 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. 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 build a new Lake Wilderness Elementary School. The new construction projects will also facilitate reconfiguration of existing school facilities resulting in net new capacity at the elementary and middle school grade levels. 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 23499 SE Tahoma Way, 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 to address interim 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.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2017	2018	2019	2020	2021	2022
Permanent Program Capacity	3,680*	3,680	3,680	3,680	3,680	3,680
Total Relocatable Capacity	528	528	528	528	528	528
Total Capacity	4,208	4,208	4,208	4,208	4,208	4,208
Projected Enrollment	3,888	3,934	4,000	4,056	4,157	4,252
Available Capacity (Temp. & Perm. Facilities)	320	274	208	152	51	(44)

*New Lake Wilderness Elementary opens, and Cedar River Elementary and Tahoma Elementary open for a total of six elementary schools.

Middle/Junior High School (6-9)/(6/8)	2017	2018	2019	2020	2021	2022
Permanent Program Capacity	2,228*	2,228	2,228	2,228	2,228	2,228
Total Relocatable Capacity	240	240	240	240	240	240
Total Capacity	2,468	2,468	2,468	2,468	2,468	2,468
Projected Enrollment	1,961*	2,083	2,171	2,256	2,245	2,260
Available Capacity (Temp. & Perm. Facilities)	507	385	297	212	223	208

*New grade configuration of 6-8 implemented; Summit Trail Middle School and Maple View Middle School open

High School (10-12)/(9-12)	2017	2018	2019	2020	2021	2022
Permanent Program Capacity	2,400*	2,400	2,400	2,400	2,400	2,400
Total Relocatable Capacity	120	120	120	120	120	120
Total Capacity	2,520	2,520	2,520	2,520	2,520	2,520
Projected Enrollment	2,460	2,477	2,522	2,579	2,660	2,773
Available Capacity (Temp. & Perm. Facilities)	60	43	(2)	(59)	(140)	(253)

*New grade configuration of 9-12 implemented; new High School opens

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 and capacity adjustments: a new high school, Tahoma Senior High School and Regional Learning Center with a grade 9-12 configuration, conversion of the existing Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the existing Tahoma Junior High School to Summit Trail Middle School (grades 6-8), construction of a new Lake Wilderness Elementary School, and conversion of and grade reconfiguration at the existing Tahoma Middle School (to Tahoma Elementary School) and existing Cedar River Middle School (to Cedar River 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 – new building (750 capacity) – 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. To be renamed Cedar River Elementary school with a K-5 reconfiguration
- Tahoma Middle School: miscellaneous building upgrades. To be renamed Tahoma Elementary School with a K-5 reconfiguration
- Tahoma Junior High School: miscellaneous building upgrades. To be renamed Summit Trail Middle School with a 6-8 reconfiguration
- Tahoma High School: miscellaneous building upgrades. To be renamed Maple Valley Middle School with a 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**
New Lake Wilderness Elementary	2016	2017	24216 Witte Road SE	750	100%	State Match, Bonds, Impact Fees	Previously purchased	\$42,000,000
New High School	2015	2017	Summit Pit	2400	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 Sweeney Road SE	Bonds	Previously Purchased	\$7,000,000
Tahoma Elementary Improvements	2015	2017	24425 SE 216 th	Bonds	Previously Purchased	\$8,000,000
Summit Train 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 2017.

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 \$6,954 and multi-family housing will yield a fee of \$712.

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

2017 Composite Student Generation Rates

Single Family Dwelling Units:

	Federal Way	Issaquah	Kent	Lake Washington	Northshore	Average
Elementary	0.220	0.354	0.398	0.424	0.331	0.345
Middle	0.120	0.153	0.096	0.171	0.108	0.130
High	0.143	0.148	0.185	0.119	0.081	0.135
Total	0.483	0.655	0.679	0.714	0.520	0.610

Multi-Family Dwelling Units:

	Federal Way*	Issaquah	Kent	Lake Washington	Northshore	Average
Elementary	0.597	0.119	0.117	0.058	0.036	0.083
Middle	0.237	0.063	0.028	0.019	0.013	0.031
High	0.323	0.075	0.029	0.019	0.009	0.033
Total	1.157	0.257	0.174	0.096	0.058	0.147

*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 ---					
	2011	2012	2013	2014	2015	2016	SURVIVAL	2017	2018	2019	2020	2021	2022
Kindergarten	493	525	540	587	538	551		577	587	598	609	620	630
Grade 1	550	571	588	610	642	603	112.44%	620	649	660	672	685	697
Grade 2	522	584	566	637	621	647	103.24%	623	640	670	681	694	707
Grade 3	588	548	603	593	663	656	104.54%	676	651	669	700	712	726
Grade 4	551	623	569	623	615	688	104.11%	683	704	678	696	729	741
Grade 5	583	573	637	574	642	645	103.00%	709	703	725	698	717	751
Grade 6	597	606	600	640	602	637	102.64%	662	728	722	744	716	736
K-6 Sub-Total	3,884	4,030	4,103	4,264	4,323	4,427		4,550	4,662	4,722	4,800	4,873	4,988
Grade 7	569	616	608	616	681	630	103.44%	659	685	753	747	770	741
Grade 8	577	582	624	615	631	689	101.66%	640	670	696	765	759	783
7-8 Sub-Total	1,146	1,198	1,232	1,231	1,312	1,319		1,299	1,355	1,449	1,512	1,529	1,524
Grade 9	640	597	597	627	632	652	102.51%	706	656	687	713	784	778
Grade 10	576	625	583	580	620	624	98.01%	639	692	643	673	699	768
Grade 11	561	538	569	522	529	570	91.42%	570	584	633	588	615	639
Grade 12	503	545	528	539	498	491	95.64%	545	545	559	605	562	588
9-12 Sub-Total	2,280	2,305	2,277	2,268	2,279	2,337		2,460	2,477	2,522	2,579	2,660	2,773
DISTRICT K-12 TOTAL	7,310	7,533	7,612	7,763	7,914	8,083		8,309	8,494	8,693	8,891	9,062	9,285

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

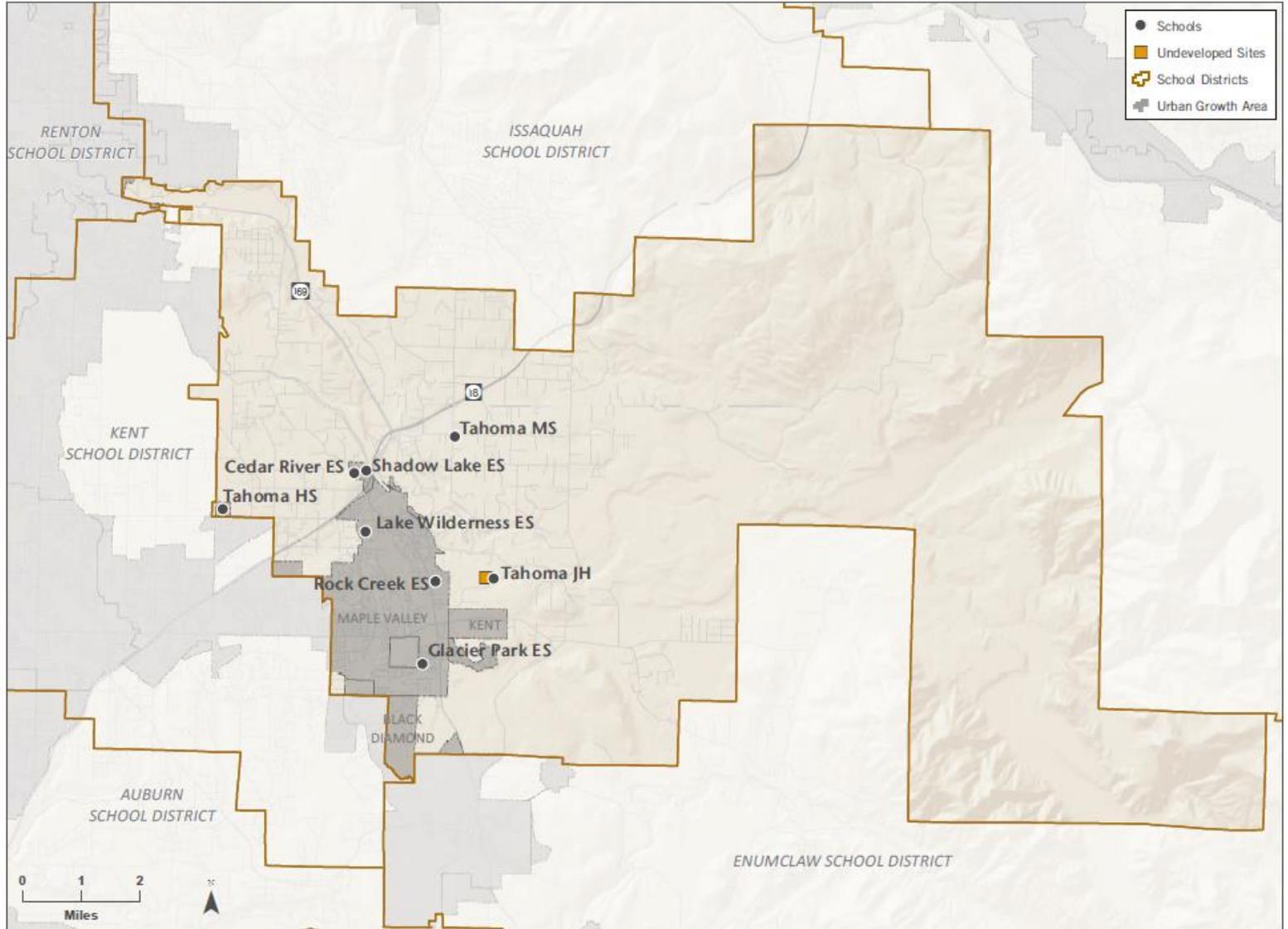
School Facilities and Organization

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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	\$ -	600	0.345	0.083	\$0	\$0
Middle	35.00	\$ -	800	0.130	0.031	\$0	\$0
High	35.00	\$257,143	2,400	0.135	0.033	\$506	\$124
						\$506	\$124
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	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 42,000,000	750	0.345	0.083	\$19,320	\$4,648
Middle	100.00%	\$ -	600	0.130	0.031	\$0	\$0
High	100.00%	\$ 146,000,000	2,400	0.135	0.033	\$8,213	\$2,008
						\$27,533	\$6,656
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	0.345	0.083	\$0	\$0
Middle	0.00%	\$ -	25	0.130	0.031	\$0	\$0
High	0.00%	\$ -	25	0.135	0.033	\$0	\$0
TOTAL						\$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	\$ 213.23	90	61.85%	0.345	0.083	\$4,095	\$985
Junior	\$ 213.23	108	0.00%	0.130	0.031	\$0	\$0
Sr. High	\$ 213.23	130	61.85%	0.135	0.033	\$2,315	\$566
TOTAL						\$6,410	\$1,551
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$400,899	\$197,527
Capital Bond Interest Rate						3.95%	3.95%
Net Present Value of Average Dwelling						\$3,259,759	\$1,606,116
Years Amortized						10	10
Property Tax Levy Rate						\$2.37	\$2.37
Present Value of Revenue Stream						\$7,721	\$3,804
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$506	\$124		
Permanent Facility Cost				\$27,533	\$6,656		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$6,410)	(\$1,551)		
Tax Payment Credit				(\$7,721)	(\$3,804)		
FEE (AS CALCULATED)				\$13,908	\$1,424		
50% LOCAL SHARE				\$6,954	\$712		

Schools and Undeveloped Site in the Tahoma School District



June 2011