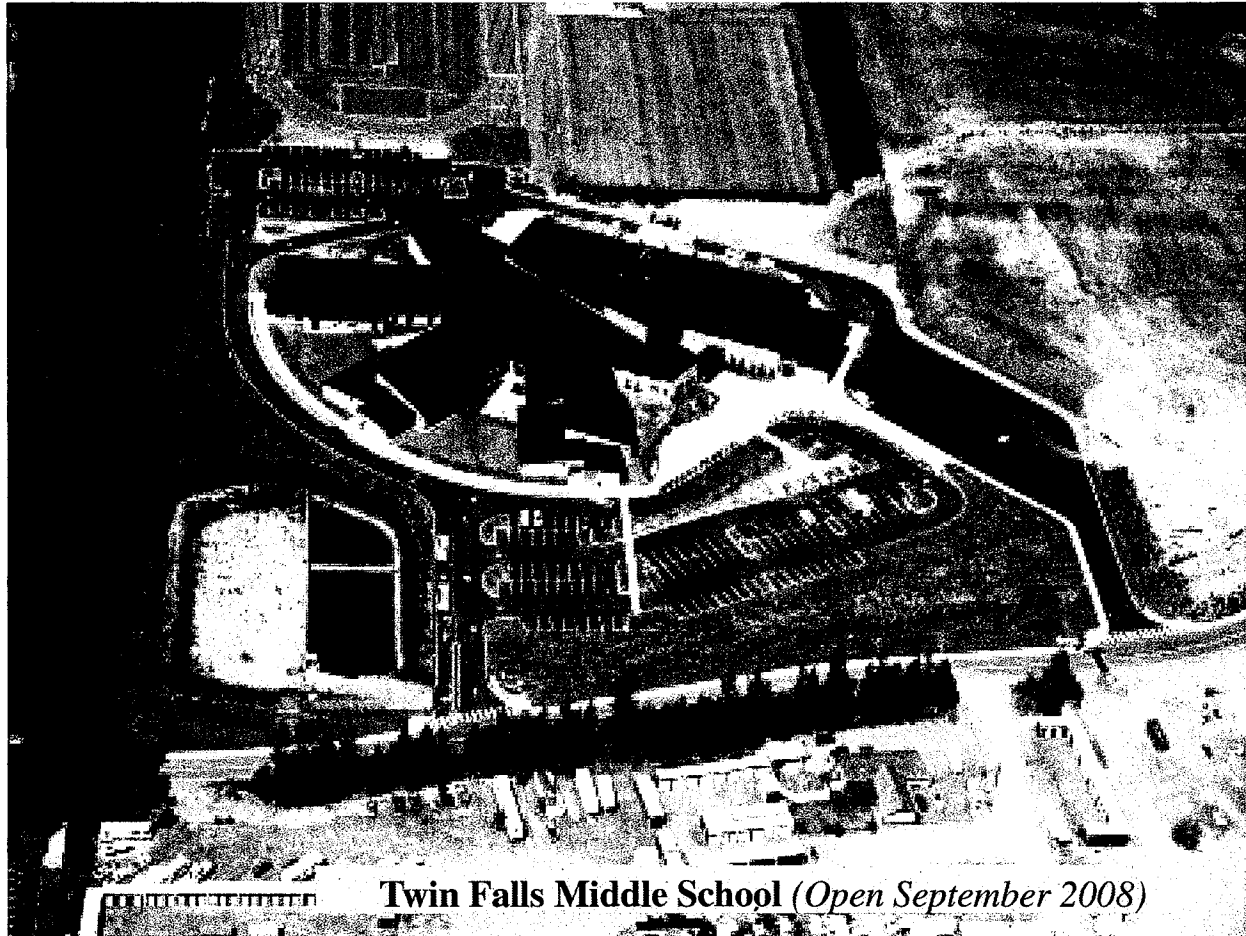


**CAPITAL FACILITIES PLAN 2008**

*(Revised)*



**Twin Falls Middle School** *(Open September 2008)*

**Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.**

*Approved September 11, 2008 (as Revised from 6-26-08)*

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**  
**(425) 831-8000**

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
Rudy Edwards	1	1/1/06 – 12/31/09
Carolyn Loudenback	2	1/1/08 – 12/31/11
Kathryn Lerner	3	1/1/08 – 12/31/11
Marci Busby	4	1/1/06 – 12/31/09
Kristy Sullivan	5	1/1/08 – 12/31/11

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Director of Instructional Technology	Jeff Hogan
Director of Business Services	J. Ronald Ellis

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**

**Administration Building**  
8001 Silva Ave S.E., P.O. Box 400  
Snoqualmie, WA 98065  
(425) 831-8000  
G. Joel Aune, Superintendent

**Mount Si High School**  
8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
(425) 831-8100  
Randy Taylor, Principal

**Fall City Elementary**  
33314 S.E. 42nd  
Fall City, WA 98027  
(425) 831-4000  
Dan Schlotfeldt, Principal

**Two Rivers School**  
330 Ballarat Ave.  
North Bend, WA 98045  
(425) 831-4200  
Tom Athanases, Principal

**North Bend Elementary**  
400 East Third Street  
North Bend, WA 98045  
(425) 831-8400  
Jim Frazier, Principal

**Chief Kanim Middle School**  
32627 S.E. Redmond-Fall City Rd.  
P.O. Box 639  
Fall City, WA 98024  
(425) 831-4000  
Kirk Dunckel, Principal

**Opstad Elementary**  
1345 Stilson Avenue S.E.  
North Bend, WA 98045  
(425) 831-8300  
John Jester, Principal

**Snoqualmie Middle School**  
9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
(425) 831-8450  
Ruth Moen, Principal

**Snoqualmie Elementary**  
39801 S.E. Park Street  
Snoqualmie, WA 98065  
(425) 831-8050  
Cori Pflug, Principal

**Cascade View Elementary**  
34816 SE Ridge Street  
Snoqualmie, WA 98065  
(425) 831-4100  
Tim Nootenboom, Principal

**SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410**

**2008  
SIX-YEAR CAPITAL FACILITIES PLAN**

**TABLE OF CONTENTS**

<b>Section:</b>	<b>Page Number:</b>
i Board of Directors and Administration	i
ii Schools	ii
1. Introduction	3
2. Current District "Standard of Service"	4
3. Inventory and Capacity of Existing Schools	5
4. Six-Year Enrollment Projections	7
5. Relocatable Classrooms	10
6. Financing Plan/Construction Forecast	11
7. Impact Fee Schedules	14
8. Appendix A-Student Factors	18

## **INTRODUCTION**

The 2008 Six-Year Capital Facilities Plan has been prepared by the Snoqualmie Valley School District as the District's facilities planning document, in compliance with the requirements of Washington's Growth Management Act and the King County Code Title 21A.43.

The King County Council adopted the District's first Capital Facilities Plan in September of 1992. As a result impact fees began to be collected in 1993. In order for impact fees to continue to be collected, the District must do an annual update to its Capital Facilities Plan. The annual update must be approved by both the School District's Board of Directors, and the King County Council. This document incorporates updated information regarding the District's plans for future facilities as of April, 2008.

The King County Code Title 21A.43 provides for impact fees to be collected in unincorporated portions of the District. This Capital Facilities Plan explains the need for and establishes the amount of those impact fees. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend. The cities of Snoqualmie and North Bend have each issued a Comprehensive Plan, which incorporates this Capital Facilities Plan by reference. Both cities have enacted school-impact-fee ordinances. Each city will need to adopt the updated Plan and the fees contained in the Plan.

## STANDARD OF SERVICE

In order to determine the capacity of the District's facilities, the King County Code Title 21A.43 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District, which would in the District's judgment, best serve its student population.

For the purpose of this plan, the standard of service of the Snoqualmie Valley School District is 23 students per classroom for kindergarten through grade 5, 25 students per classroom for grades 6 through 8, and 27 students per classroom for grades 9 through 12. The passage of Initiative 728 has provided some of the monies needed on the way to reaching this goal. The ultimate goal of I-728 is to have 18 students per classroom for kindergarten through grade 4. It would take the District several years to achieve this class size goal in terms of staffing and the impact on facilities would be the need for an additional Elementary School just to handle the smaller classes. The District will gradually move to lower class sizes each year as long as I-728 remains in place. Finally, the standard of service described above determines the Program Capacity at each school listed later in this plan.

Currently, rooms designed for special use are not counted as classrooms. Students may be provided music instruction and physical education in a separate classroom or facility. Students may have scheduled time in a special computer lab and special education programs for students with disabilities may be provided in a self-contained classroom. There is a pull-out program at some elementary schools for reading and for highly capable programs. Portable classrooms are considered interim housing for student programs.

Historically, a new school has been constructed in the District when funding became available through locally approved bonds, state construction match funds, and developer Impact Fees. A third middle school is currently being constructed (see page 12), funded primarily with the remaining proceeds of bonds approved by voters in May 2003 and it is expected to be occupied by students in September 2008. In February 2009, the District's voters will be asked to approve bonds for new construction projects. If approved, those new bonds would fund: temporary classrooms for high school students, land for a new high school, construction of a second high school, construction of a sixth elementary school, upgrades to various school system, and upgrades to the district's transportation facility.

The enrollment projections included in this plan confirm the need for additional housing for elementary students and additional housing for high school students, most of which are necessary to accommodate students generated from new residential development. In addition to the bond proposal being considered by voters in February 2009, other bond proposals will be needed to accommodate the projected growth in student enrollment in the District.

## INVENTORY OF SCHOOLS

### AND

## PROGRAM CAPACITY INFORMATION

An inventory of current permanent district facilities indicates a capacity to house 4,520 students, with an inventory of relocatable capacity to house 1,500 additional students. The October enrollment for the 2007-2008 School Year was 5,423 full-time-equivalent students. Enrollment forecasts are included in the next section of this plan.

Program capacity is determined by a school facility's design and how it is used to educate students. Program capacity is the maximum level of students that can be served educationally at each school.

In developing the program capacity information for Snoqualmie Valley School District, a survey of facilities was conducted. Each school principal described how teaching spaces were being used, i.e., the type of program offered, the numbers of students in each program, and the number of times the class was taught each day and the number and type of classrooms available. Supplemental program needs were also identified; such as special education, highly capable, music and computer instruction. This data enabled the District to develop definitions, numbers and types of teaching stations and programs. Due to changes in the instructional program, there has been a reduction in the number of classrooms available at some schools.

Although the age of school buildings in Snoqualmie Valley School District covers fifty years, a goal of the program capacity survey was to achieve a balance between the variety of school facilities' designs and the current education program. Each school building's original design was based on elements which included the community's expectations and available funding at the time of design. With this in mind, today's education program decisions are tied to school facility design decisions made in the past.

Recently, using the proceeds from a May 2003 bond authorization, impact fees and mitigation payments, the District completed several projects that added new classrooms and square footage. These projects included major construction at the following locations: Mount Si High School, Cascade View Elementary School, Chief Kanim Middle School, and Fall City Elementary School. Bond monies also funded a District-wide fiber-optic communications network.

The District' third middle school remains to be completed with the \$53.5 Million of proceeds from the 2003 bond authorization. It is scheduled to be occupied in September of 2008.

Throughout the summer and fall of 2008, the Board of Directors will be working on a ballot proposition to be before voters in February 2009, which will address the facilities needs outlined in this plan.

**Inventory of Permanent School Facilities and Related Program Capacity  
2008**

<b>ELEMENTARY LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Program Capacity</b>	<b>** Building's Sq Feet</b>
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	Kindergarten thru Grade 5	530	59,000
FALL CITY	33314 SE 42nd Place Fall City, Washington	Kindergarten thru Grade 5	440	48,557
NORTH BEND	400 E 3rd Street North Bend, Washington	Kindergarten thru Grade 5	410	53,419
OPSTAD	1345 Stilson Av SE North Bend, Washington	Kindergarten thru Grade 5	550	57,436
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	Kindergarten thru Grade 5 & Preschool	460	48,717
<b>Total Elementary Capacity</b>			<b>2,390</b>	<b>267,129</b>
<b>MIDDLE SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Program Capacity</b>	<b>** Building's Sq Feet</b>
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	Grades 6, 7 & 8	530	93,291
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	Grades 6, 7 & 8	330	63,702
<b>Total Middle School Capacity</b>			<b>860</b>	<b>156,993</b>
<b>HIGH SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Program Capacity</b>	<b>** Building's Sq Feet</b>
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	Grades 9, 10, 11 & 12	1,110	219,117
TWO RIVERS SCHOOL	330 Ballarat, North Bend, WA	Grades 7 thru 12	160	10,853
<b>Total High School Capacity</b>			<b>1,270</b>	<b>229,970</b>

<b>TOTAL DISTRICT CAPACITY</b>	<b>4,520</b>	<b>654,092</b>
--------------------------------	--------------	----------------

*\*\* Based upon the most recent OSPI-funded Study & Survey of the District conducted in 2003.*



## ENROLLMENT

### PROJECTIONS

For this plan, the District has projected student enrollment counts over the next six years using a modified Cohort-Survival method. This method moves students through the grades using actual grade transition ratios for each grade level from the recent past.

Between October 2006 and October 2007, actual enrollment in the district grew by 2.02%. Even though neighboring districts in King County are experiencing either a slowing or a decline in enrollment numbers, our district continues to experience enrollment growth due to an inventory of unoccupied homes in the Snoqualmie Ridge I & II developments and some moderately priced homes in North Bend and Snoqualmie. Currently, we expect student enrollment in the District to continue growing between 5.1% and 6.0% over the next six years due, in part, to ongoing home construction in the Snoqualmie Ridge II development and emerging growth in the City of North Bend.

Phase one of the Snoqualmie Ridge Development is almost at build out. Currently the developer estimates that 2,230 of 2,268 planned housing units in phase one are completed. To date, approximately 600 homes have been constructed out of a planned total of between 1,850 and 2,150 housing units in phase two of Snoqualmie Ridge development.

Recent water availability and proposed sewer infrastructure increases in the City of North Bend are being monitored for potential future impacts. Several other large developments surrounding the cities of Snoqualmie and North Bend are continuing to move forward in the planning stages.

**Snoqualmie Valley School District No. 410**  
October FTE Enrollment by Grade

**(Actual Enrollment through 2007-2008 and Projected Enrollment from 2008-2009 through 2013-2014)**

GRADE:	Enrollment Projections from 2008-2009 through 2013-2014											
	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	2008	2009	2010	2011	2012	2013
Live Births	242	314	325	359	444	423	498	503	495	507	319	319
Kindergarten*	166.10	185.30	199.00	209.00	238.50	204.84	371	362	368	372	285	287
1st Grade	365.00	373.00	404.00	469.00	494.60	507.88	450	763	742	748	762	590
2nd Grade	402.40	384.20	375.00	462.00	486.00	497.03	516	428	724	698	709	730
3rd Grade	342.40	403.00	387.50	402.60	493.30	477.20	499	484	401	673	654	671
4th Grade	377.00	359.80	408.00	425.50	429.60	479.30	479	468	453	372	630	619
5th Grade	379.00	403.00	377.80	423.20	446.30	425.05	477	446	435	417	345	592
<b>K-5 Subtotal</b>	<b>2,031.90</b>	<b>2,108.30</b>	<b>2,151.30</b>	<b>2,391.30</b>	<b>2,588.30</b>	<b>2,591.30</b>	<b>2,792</b>	<b>2,951</b>	<b>3,123</b>	<b>3,280</b>	<b>3,385</b>	<b>3,489</b>
6th Grade	337.00	378.00	407.00	400.00	435.00	444.00	441	509	498	515	528	463
7th Grade	353.00	343.80	380.00	408.00	406.60	432.80	455	464	562	582	643	699
8th Grade	368.60	361.20	350.00	401.55	417.20	421.58	458	494	528	677	750	878
<b>6-8 Subtotal</b>	<b>1,058.60</b>	<b>1,083.00</b>	<b>1,137.00</b>	<b>1,209.55</b>	<b>1,258.80</b>	<b>1,298.38</b>	<b>1,354</b>	<b>1,467</b>	<b>1,588</b>	<b>1,774</b>	<b>1,921</b>	<b>2,040</b>
9th Grade	348.60	361.40	353.00	355.00	446.00	422.80	438	484	517	544	674	728
10th Grade	337.60	350.60	366.80	369.60	385.00	428.60	426	450	493	517	526	635
11th Grade	334.40	316.80	316.60	364.53	329.60	372.00	402	408	426	459	466	462
12th Grade	328.40	371.30	341.00	303.86	308.00	310.00	337	371	372	382	399	394
<b>9-12 Subtotal</b>	<b>1,349.00</b>	<b>1,400.10</b>	<b>1,377.40</b>	<b>1,392.99</b>	<b>1,468.60</b>	<b>1,533.40</b>	<b>1,603</b>	<b>1,713</b>	<b>1,808</b>	<b>1,902</b>	<b>2,065</b>	<b>2,219</b>
<b>K-12 TOTAL</b>	<b>4,439.50</b>	<b>4,591.40</b>	<b>4,665.70</b>	<b>4,993.84</b>	<b>5,315.70</b>	<b>5,423.08</b>	<b>5,749</b>	<b>6,131</b>	<b>6,519</b>	<b>6,956</b>	<b>7,371</b>	<b>7,748</b>
	2.87%	3.42%	1.62%	7.03%	6.45%	2.02%	6.01%	6.64%	6.33%	6.70%	5.97%	5.11%

\* Kindergarten expressed in terms of Full-Time-Equivalent students (FTE).

\*\* Live births for school years 2010-2011 are assumed to be values on a trend line extrapolation of actual live births for prior years.

Further, the 3-2-1 projection method assumes all future Cohort Factors to be equal to the weighted average of the last two actual Cohort Factors.

## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

PLAN YEARS: *	2008	2009	2010	2011	2012	2013
<b>Permanent Capacity @ 23-to-1:</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,890</b>	<b>3,390</b>	<b>3,390</b>
New Construction: <i>Elementary School #6 &amp; #7</i>	-	-	500	500	-	-
Portable Capacity Available: **	782	782	920	920	920	920
Portable Capacity Changes (+/-):	-	138	-	-	-	-
<b>Total Capacity:</b>	<b>3,172</b>	<b>3,310</b>	<b>3,810</b>	<b>4,310</b>	<b>4,310</b>	<b>4,310</b>
Projected Enrollment:	2,792	2,951	3,123	3,280	3,385	3,489
Surplus/(Deficit) of Permanent Capacity:	(402)	(561)	(233)	111	6	(99)
Surplus/(Deficit) with Portables:	380	360	688	1,031	926	822

### Middle School 6-8

PLAN YEARS: *	2008	2009	2010	2011	2012	2013
<b>Permanent Capacity @ 25-to-1:</b>	<b>860</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>
New Construction: <i>Middle School #3</i>	600	-	-	-	-	-
Portable Capacity Available: ***	475	475	475	475	475	475
Portable Capacity Changes (+/-):	-	-	-	-	-	-
<b>Total Capacity:</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>
Projected Enrollment:	1,354	1,467	1,588	1,774	1,921	2,040
Surplus/(Deficit) of Permanent Capacity:	106	(7)	(128)	(314)	(461)	(580)
Surplus/(Deficit) with Portables:	581	468	347	161	14	(105)

### High School 9-12

PLAN YEARS: *	2008	2009	2010	2011	2012	2013
<b>Permanent Capacity @ 27-to-1:</b>	<b>1,312</b>	<b>1,312</b>	<b>1,312</b>	<b>1,312</b>	<b>1,312</b>	<b>2,512</b>
New Construction: <i>MSHS &amp; High School #2</i>	-	-	-	-	1,200	-
Portable Capacity Available: ****	243	243	243	567	567	243
Portable Capacity Changes (+/-):	-	324	-	-	-	-
<b>Total Capacity:</b>	<b>1,555</b>	<b>1,879</b>	<b>1,555</b>	<b>1,879</b>	<b>3,079</b>	<b>2,755</b>
Projected Enrollment:	1,603	1,713	1,808	1,902	2,065	2,219
Surplus/(Deficit) Permanent Capacity:	(291)	(401)	(496)	(590)	447	293
Surplus/(Deficit) with Portables:	(48)	166	(253)	(23)	1,014	536

### K-12 TOTAL

PLAN YEARS: *	2008	2009	2010	2011	2012	2013
<b>Permanent Capacity:</b>	<b>4,562</b>	<b>5,162</b>	<b>5,162</b>	<b>5,662</b>	<b>6,162</b>	<b>7,362</b>
New Construction:	600	-	500	500	1,200	-
Portable Capacity Available: ****	1,500	1,500	1,638	1,962	1,962	1,638
Portable Capacity Changes (+/-):	-	462	-	-	-	-
<b>Total Capacity:</b>	<b>6,662</b>	<b>7,124</b>	<b>7,300</b>	<b>8,124</b>	<b>9,324</b>	<b>9,000</b>
Projected Enrollment:	5,749	6,131	6,519	6,956	7,371	7,748
Surplus/(Deficit) Permanent Capacity:	(587)	(969)	(857)	(794)	(9)	(386)
Surplus/(Deficit) with Portables:	913	994	782	1,169	1,954	1,253

\* Each plan year spans two school years (e.g. the 2007 plan year spans 2006-07 and 2007-08)

\*\* The assumed class size for Elementary Schools K-5 is 23 students per classroom.

\*\*\* The assumed class size for Middle Schools 6-8 is 25 students per classroom.

\*\*\*\* The assumed class size for High Schools 9-12 is 27 students per classroom.

## RELOCATABLE CLASSROOMS

Currently, the District owns 46 portable classrooms. During the next six years, the District expects to add 12 portable classrooms, making 58 total portable classrooms by August of 2009.

Portable classrooms are used to support the educational program in a variety of ways:

- To provide extra instructional space on school sites when there is a regular teaching space need due to new enrollment.
- To support the supplemental program offerings, such as music, computer labs, art, etc.
- To provide interim teaching space for the regular program when repair/remodel construction is going on in the permanent facility.
- To provide interim non-instructional space during repair/remodel construction.

Portable classrooms are also used for pull-out programs such as band, nurse's stations, or in-school suspension programs rather than permanent classroom space, because of the ease of supervision, flexibility of space arrangements, and the separation from the regular educational program. The capacity survey took these educational choices into consideration.

Currently four of the portables do not contain regularly scheduled classes. One portable is too small and does not meet code requirements for regular classroom use. Three classrooms are being used for special student programs, such as our Transitional Learning Program.

## FINANCING PLAN

Snoqualmie Valley School District No. 410 is currently constructing its third middle school.

Within the next six years, current enrollment projections show that the District will need two additional elementary schools, a new middle school, as well as additional housing for high school students. To finance these projects, money from voter approved bonds, impact fees, and/or mitigation payments for school construction will all have to be used. The District expects to receive some state matching payments for elementary school #6 and high school #2 included in this plan.

The District has calculated single family and multi-family impact fees on the following pages as one source of funds to support these needed new facilities.

As demonstrated on page 9, the District currently has permanent capacity to serve 2,390 students at the elementary level, 860 students at the middle school level, and 1,312 students at the high school level. Current enrollment at each grade level is identified on page 8. The District currently is short of permanent capacity at the elementary level by 402 students and short at the high school level by 291 students. In August of this year, when the new middle school opens, there will be an excess of capacity at the middle school level by 106 students.

As a point of comparison, without the additional permanent capacity for additional students from new housing developments as explained in this plan, enrollment in 2013 would exceed permanent capacity by 1,099 students at the elementary school level, and by 907 students at the high school level. District-wide there would be a total of 2,586 un-housed students (permanent-facilities only). These deficits in permanent student housing assume that enrollment continues to grow as projected on page 8. The District's enrollment projections are based on a modified cohort survival method, as explained on page 7.

To address existing and future capacity needs, the District's future construction plans include the following capacity-adding projects: Middle School No. 3, Elementary Schools #6 and #7, additional space at Mount Si High School, and High School #2.

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that most of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs. The modified cohort survival method does not adequately reflect all students generated from each new development within the District, planned future facilities are conservative and should be considered as the minimum amount of additional capacity necessary to serve students from new development.

2008 FINANCING PLAN (Revised)

Facility:	Estimated Cost	Unsecured Source of Funds:		Secured Source of Funds:			Voluntary Agreements
		Bonds	State Match	Bonds	State Match	Impact Fees	
Twin Falls MS (MS#3) (46910 SE Middle Fork Rd.)	\$16,770,000 (1)	\$16,621,000	\$0	\$0	\$0	\$149,000	\$0
<b>2003 BOND-FUNDED PROJECTS</b>	<b>16,770,000</b>	<b>16,621,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149,000</b>	<b>0</b>
Portable Classrooms (6-Bldgs, 12-Rms)	\$2,829,000	\$2,804,000	\$0	\$0	\$0	\$25,000	\$0
Land for High School #2 (50 acres)	\$28,900,000 (2)	\$28,644,000	\$0	\$0	\$0	\$256,000	\$0
High School #2 (needed in 4 yrs)	\$68,930,000 (1)	\$66,839,000	\$1,480,000	\$0	\$0	\$611,000	\$0
Elementary School #6 (needed in 2 yrs)	\$22,680,000 (1)	\$19,000,000	\$3,479,000	\$0	\$0	\$201,000	\$0
Non-Construction Costs for Proposed Projects	\$39,260,000	\$38,912,000	\$0	\$0	\$0	\$348,000	\$0
<b>2009 BOND-FUNDED PROJECTS</b>	<b>162,599,000 (3)</b>	<b>156,199,000</b>	<b>4,959,000</b>	<b>0</b>	<b>0</b>	<b>1,441,000</b>	<b>0</b>
Elementary School #7 (needed in 3 yrs)	\$25,400,000 (1)	\$25,175,000	\$0	\$0	\$0	\$225,000	\$0
Capacity-Related Projects at MSHS (2008-09)	\$90,000 (4)	\$11,000	\$0	\$0	\$0	\$79,000	\$0
Non-Construction Costs for Other Projects	\$10,920,000	\$10,823,000	\$0	\$0	\$0	\$97,000	\$0
<b>OTHER PROJECTS</b>	<b>36,410,000</b>	<b>36,009,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>401,000</b>	<b>0</b>
<b>TOTAL All Projects</b>	<b>215,779,000</b>	<b>208,829,000</b>	<b>4,959,000</b>	<b>0</b>	<b>0</b>	<b>1,991,000</b>	<b>0</b>

1,991,000

- (1) Estimated Cost of Construction.
- (2) Even though this dollar amount will be allocated in the February 2009 Bond Proposition to purchase land for High School #2, impact fees in this plan are based upon a lower land value of \$297,000 per acre. \$297,000 is the average of certified appraisals of land values that the District received in October of 2005.
- (3) The 2009 Bond Proposal to be considered by voters on February 2009 could total as much as \$187.9 million.
- Future housing needs without a secured source of funds include: Elementary #6 (2009), Elementary #7 (2010), and High School #2 (2011).
- Bonds: Middle School #3, currently under construction, is the last project funded by the 2003 bond. All other projects will require future bond funding.
- State Match: State matching money will be used to reimburse the District for the costs of constructing E.S. #6, and H.S.#2 after they have been completed.
- Impact Fees: Impact fees will be used to assist in funding the construction of E.S. #6, E.S. #7, and H.S.#2, and also to assist in purchasing land for HS #2.
- (4) Existing space at Mount Si High School will be reconfigured and remodeled to add new student spaces.

**SNOQUALMIE VALLEY SCHOOL DISTRICT #410  
2008 PROJECTS PLANNED - NEW CONSTRUCTION - REMODEL PROJECTS - SITE ACQUISITION**

Project		Anticipated Source of Funds							Student Capacity For New Housing Developments
		Facility:	Location:	Capacity:	Bonds:	State Match	Impact Fees	Mitigation Payments	
Middle School #3	(46910 Middle Fork Road SE)	North Bend	600	2005/2008	-	2007/2008	-	YES	
Portable Classrooms	(7-Bldgs, 14-Rms)	Snoqualmie	324	2008/2009	-	2008/2009	-	YES	
Land for High School #2	(50 acres)	To Be Determined	-	2008/2009	-	2008/2009	-	YES	
High School #2		To Be Determined	1,200	2008/2012	-	2008/2012	-	YES	
Elementary School #6		Snoqualmie Ridge	500	2008/2010	-	2008/2010	-	YES	
Elementary School #7		To Be Determined	500	2010/2012	-	2010/2012	-	YES	

- Certified appraisals of land values, received by the District in October 2005, established the 2005 price of vacant land in the District at approximately \$297,000 per acre. \$297,000 per acre, without any consideration of inflation in land values for either 2006 or 2007, has been used as the cost per acre of land in this plan's impact fee calculations for High School #2.
- Also see notes at the bottom of page 12.
- Middle School #3 will open in the Fall of 2008.
- Current enrollment projections show the need for E.S. #6 in 2009, E.S. #7 in 2011, and additional H.S. Facilities in 2012.

Snoqualmie Valley School District No. 410  
**2008 FORMULA Impact Fees -- Single-Family Residences**  
*(Revised)*

**Student Factors - Single Family**

Elementary	0.4010
Middle School	0.1350
High School	0.1660

**Student Capacity Per Facility**

Elementary	500
Middle School	600
High School	1,200

**Site Acreage Size**

Elementary	15
Middle School	25
High School	40

**Site Cost Per Acre \***

Elementary	\$0
Middle School	\$0
High School	\$297,000

**New Facility Construction Cost**

Elementary	\$22,680,000
Middle School	\$16,770,000
High School	\$68,930,000

**New Facility Size**

Elementary	70,800
Middle School	87,600
High School	225,000

**SPI Square Footage Per Student**

Elementary	90
Middle School	117
High School	130

**Temporary Classroom Capacity**

Elementary	23
Middle School	25
High School	27

**Temporary Facilities Cost**

Elementary	\$75,000
Middle School	\$75,000
High School	\$75,000

**Permanent Square Footage**

Elementary	267,129
Middle School	156,993
High School	229,970
Total	654,092

**Temporary Square Footage**

Elementary	30,600
Middle School	6,300
High School	4,500
Total	41,400

**Total Facilities Square Footage**

Elementary	297,729
Middle School	163,293
High School	234,470
Total	695,492

**School Construction State Match**

State Match Percentage	39.55%
------------------------	--------

**Boeckh Index Factor**

Current Area Cost Allowance	\$168.79
-----------------------------	----------

**District Average Assessed Value**

Single Family Residence	\$451,908
-------------------------	-----------

**District Average Assessed Value**

Multi-Family Residence	\$155,288
------------------------	-----------

**District Debt Service Tax Rate**

Current \$/1000 Rate	\$2.8818
----------------------	----------

**General Obligation Bond Interest Rate**

Current Bond Buyer Index	5.11%
--------------------------	-------

\* The average value per-acre of land appraisals for the district in October 2005.



Snoqualmie Valley School District No. 410  
**2008 FORMULA Impact Fees -- Single-Family Residences**  
 (Revised)

**Site Acquisition Cost Per Single-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.4010	\$0.00
A2 (Middle)	25	\$0	600	0.1350	\$0.00
A3 (Sr High)	40	\$297,000	1,200	0.1660	\$1,643.40
A----->					\$1,643.40

**Permanent Facility Construction Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$22,680,000	500	0.4010	0.9405	\$17,107.09
B2 (Middle)	\$16,770,000	600	0.1350	0.9405	\$3,548.74
B3 (Sr High)	\$68,930,000	1,200	0.1660	0.9405	\$8,967.97
B----->					\$29,623.80

**Temporary Facilities Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$75,000	23	0.4010	0.0595	\$77.80
C2 (Middle)	\$75,000	25	0.1350	0.0595	\$24.10
C3 (Sr High)	\$75,000	27	0.1660	0.0595	\$27.44
C----->					\$129.34

**State Match Credit Per Single-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	39.55%	0.4010	\$2,409.24
D2 (Middle)	\$168.79	117	39.55%	0.1350	\$1,054.42
D3 (Sr High)	\$168.79	130	39.55%	0.1660	\$1,440.60
D----->					\$4,904.26

**Tax Credit Per Single-Family Residence**

Average Residential Assessed Value ----->	\$451,908
Current Debt Service Tax Rate ----->	\$2.8818
Bond Buyer Index Annual Interest Rate ----->	5.11%
Discount Period (10 Years) ----->	10
TC----->	\$10,002.72

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1 + \text{Interest Rate})^{10}) - 1}{\text{Interest Rate}(1 + \text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$1,643.40	
B =	\$29,623.80	
C =	\$129.34	
Subtotal		\$31,396.54
D =	\$4,904.26	
TC =	\$10,002.72	
Subtotal		\$14,906.98
Total Unfunded Need		\$16,489.56
50% Local Share		(\$8,244.78)
FC (If Applicable)		\$0.00
<b>Net Fee Obligation</b>		<b>\$8,244.78</b>

(Revised)

Snoqualmie Valley School District No. 410  
**2008 FORMULA Impact Fees -- Multi-Family Residences**  
 (Revised)

<b>Student Factors - Multi-Family</b>	
Elementary	<u>0.1370</u>
Middle School	<u>0.0450</u>
High School	<u>0.0560</u>

<b>Student Capacity Per Facility</b>	
Elementary	<u>500</u>
Middle School	<u>600</u>
High School	<u>1200</u>

<b>Site Acreage Size</b>	
Elementary	<u>15</u>
Middle School	<u>25</u>
High School	<u>40</u>

<b>Site Cost Per Acre *</b>	
Elementary	<u>\$0</u>
Middle School	<u>\$0</u>
High School	<u>\$297,000</u>

<b>New Facility Construction Cost</b>	
Elementary	<u>\$22,680,000</u>
Middle School	<u>\$16,770,000</u>
High School	<u>\$68,930,000</u>

<b>New Facility Size</b>	
Elementary	<u>70,800</u>
Middle School	<u>87,600</u>
High School	<u>225,000</u>

<b>SPI Square Footage Per Student</b>	
Elementary	<u>90</u>
Middle School	<u>117</u>
High School	<u>130</u>

<b>Temporary Classroom Capacity</b>	
Elementary	<u>23</u>
Middle School	<u>25</u>
High School	<u>27</u>

<b>Temporary Facilities Cost</b>	
Elementary	<u>\$75,000</u>
Middle School	<u>\$75,000</u>
High School	<u>\$75,000</u>

<b>Permanent Square Footage</b>	
Elementary	<u>267,129</u>
Middle School	<u>156,993</u>
High School	<u>229,970</u>
Total	<u>654,092</u>

<b>Temporary Square Footage</b>	
Elementary	<u>30,600</u>
Middle School	<u>6,300</u>
High School	<u>4,500</u>
Total	<u>41,400</u>

<b>Total Facilities Square Footage</b>	
Elementary	<u>297,729</u>
Middle School	<u>163,293</u>
High School	<u>234,470</u>
Total	<u>695,492</u>

<b>School Construction State Match</b>	
Local District Percentage	<u>39.55%</u>

<b>Boeckh Index Factor</b>	
Current Area Cost Allowance	<u>\$168.79</u>

<b>District Average Assessed Value</b>	
Single Family Residence	<u>\$451,908</u>

<b>District Average Assessed Value</b>	
Multi-Family Residence	<u>\$155,288</u>

<b>District Debt Service Tax Rate</b>	
Current \$/1000 Rate	<u>\$2.8818</u>

<b>General Obligation Bond Interest Rate</b>	
Current Bond Buyer Index	<u>5.11%</u>

\* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410  
**2008 FORMULA Impact Fees -- Multi-Family Residences**  
 (Revised)

**Site Acquisition Cost Per Multi-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.1370	\$0.00
A2 (Middle)	25	\$0	600	0.0450	\$0.00
A3 (Sr High)	40	\$297,000	1,200	0.0560	\$554.40
A----->					\$554.40

**Permanent Facility Construction Cost Per Multi-Family Residence**

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$22,680,000	500	0.1370	0.9405	\$5,844.57
B2 (Middle)	\$16,770,000	600	0.0450	0.9405	\$1,182.91
B3 (Sr High)	\$68,930,000	1,200	0.0560	0.9405	\$3,025.34
B----->					\$10,052.82

**Temporary Facilities Cost Per Multi-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$75,000	23	0.1370	0.0595	\$26.58
C2 (Middle)	\$75,000	25	0.0450	0.0595	\$8.03
C3 (Sr High)	\$75,000	27	0.0560	0.0595	\$9.26
C----->					\$43.87

**State Match Credit Per Multi-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	39.55%	0.1370	\$823.11
D2 (Middle)	\$168.79	117	39.55%	0.0450	\$351.47
D3 (Sr High)	\$168.79	130	39.55%	0.0560	\$485.99
D----->					\$1,660.57

**Tax Credit Per Multi-Family Residence**

Average Residential Assessed Value ----->	\$155,288
Current Debt Service Tax Rate ----->	\$2.8818
Bond Buyer Index Annual Interest Rate ----->	5.11%
Discount Period (10 Years) ----->	10
TC----->	\$3,437.21

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$554.40
B =	\$10,052.82
C =	\$43.87
Subtotal	\$10,651.09
D =	\$1,660.57
TC =	\$3,437.21
Subtotal	\$5,097.78
Total Unfunded Need	\$5,553.31
50% Local Share	(\$2,776.66)
FC (If Applicable)	\$0.00
<b>Net Fee Obligation</b>	<b>\$2,776.65</b> (Revised)

**APPENDIX A**  
**2008 Composite Student Factors**  
 Puget Sound School Coalition - King County

**Single Family Dwelling Unit:**

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

**Multi Family Dwelling Unit:**

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

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:  
 "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, data from adjacent districts, districts with similar demographics, or county wide averages may be used."