

**2008-507**

# **CAPITAL FACILITIES PLAN**

**2008 to 2013**

**Tahoma School District  
No. 409**

**Adopted: June 24th, 2008**

# TABLE OF CONTENTS

	Page
Summary.....	1
Six-Year Enrollment Projection .....	2
Standard of Service and Availability of Space .....	3
Inventory of Permanent Facilities.....	5
Projected Enrollment and Capacity.....	7
Facility Needs and Financial Plan .....	9
Fee Calculations .....	12
Past and Future Enrollment Data .....	A-1
Student Generation Data.....	B-1
Impact Fee Calculation.....	C-1

**TAHOMA SCHOOL DISTRICT NO. 409  
2008  
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 2001, the total student headcount was 6,011 and in this current year the count is 7,155, an increase of 19 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 the unincorporated area of King County that is located within the District. 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.

Over the past several years, the District has completed a number of activities to accommodate capacity needs throughout the District. At the elementary level, the completion of Rock Creek Elementary School provided 25 new classrooms and the expansion of Cedar River added 3 additional specialized classrooms. In addition, Glacier Park Elementary School was complete in the fall of 1994, with 12 additional classrooms added in 1997. With the successful passage of the bond issue in 1997 and the construction of an addition at the High School and a new secondary school, Glacier Park was reconfigured to serve grades K through 6 for the 2000-2001 school year. The middle school students at Glacier Park were then moved to Cedar River. Then, following the reopening of Tahoma Junior High School, the District reconfigured grade levels and moved all sixth graders to the middle schools, creating additional elementary school capacity at existing schools. Some students are housed in relocatable facilities, which will continue to be used until permanent facilities are constructed.

Even with these actions, the District must construct additional capacity at all grade levels in order provide adequate space to accommodate the six-year projected enrollment. This Plan includes the capacity projects planned by the District during this planning period.

## **SIX-YEAR ENROLLMENT PROJECTION**

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI) as a base. 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. 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 2007 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 6,920 (October 2007 FTE) is projected to increase to 8,343 in 2013 --- an increase of 21 percent. All three grade levels will experience enrollment growth.

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. Recent legislation under Better Schools and I-728 has funded additional teachers to lower class size in grades K-4. Enrollment and spaces occupied by Maple Valley High School and Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

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

1. Class size for grades K-5 averages 23.
2. With the exception of Lake Wilderness, which has integrated special education students into the regular program classrooms, special education instruction is provided in self contained classrooms.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Lake Wilderness Elementary School.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-around schools regardless of Standard of Service considerations.
8. 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/Junior High School Students:**

1. Class sizes for both the middle/junior high school average 26 and class sizes for the senior high average 27.
2. Self contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-around schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

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

<b>Lake Wilderness</b>	K-5	Is over capacity by 129 students in permanent facilities and 37 students over capacity when considering relocatable facilities.
<b>Shadow Lake</b>	K-5	Is over capacity by 47 students in permanent facilities and 1 student over capacity when considering relocatable facilities.
<b>Rock Creek</b>	K-5	Is over capacity by 129 students in permanent facilities and 32 under capacity when considering relocatable facilities
<b>Glacier Park</b>	K-5	Is over capacity by 161 students in permanent facilities and 23 students under capacity when considering relocatable facilities.
<b>Cedar River</b>	6-7	Is under capacity by 4 students in permanent facilities and is under capacity by 56 students in relocatable facilities.
<b>Tahoma Middle</b>	6-7	Is under capacity by 29 students in permanent facilities.
<b>Tahoma Junior High</b>	8-9	Is over capacity by 184 students in permanent facilities and over capacity by 106 students when considering relocatable facilities.
<b>High School</b>	10-12	Is over capacity by 43 students in permanent facilities and under capacity by 308 students when considering relocatable facilities.

The District also operates two alternative schools, Russell Ridge Center (K-12) and Maple Valley High School (9-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 75 for Maple Valley High School or 50 for Russell Ridge Center. Because of these District limits, neither the enrollments nor capacities of those schools are considered in the calculations and conclusions in this document.



## INVENTORY OF PERMANENT FACILITIES

### Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 07 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	865
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	460	46	507
Rock Creek Elementary	K-5	25700 SR 169 Maple Valley, 98038	621	161	750
Glacier Park Elementary	K-5	23700 SE 280 <sup>th</sup> Maple Valley, 98038	644	184	805
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	546	52	542
Tahoma Middle School	6-7	24425 S.E. 216 <sup>th</sup> Maple Valley, 98038	598	0	569
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	962	78	1,146
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,512	351	1,555
Maple Valley High School (Alternative School)	9-12	23015 SE 216th Way Maple Valley, 98038	75		84
Russell Ridge (Alternative School)	K-12	24425 SE 216 <sup>th</sup> Way Maple Valley, 98038	50		71

### Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	23015 S.E. 216th Way Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

**NOTE:** Maple Valley High School and Russell Ridge Center are not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.



## 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.

The District will continue to use relocatable facilities until sufficient permanent space is constructed.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is most in need of capacity at the elementary and 6-9 grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. It is anticipated that the continued building of single family residences in the District will cause us to have to build a new elementary school by the year 2011 and add capacity at existing elementary schools and Tahoma Senior High. Relocatable capacity may also be added at all grade levels.

**TAHOMA SCHOOL DISTRICT NO. 409  
PROJECTED ENROLLMENT AND CAPACITY**

<b>Elementary (K-5)</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Permanent Program Capacity	2,461	2,461	2,461	2,461	2,461	3,076	3,076
New Elementary School					500		
Elementary Addition					115		
Total Permanent Capacity	2,461	2,461	2,461	2,461	3,076	3,076	3,076
Additional Relocatables							
Total Relocatable Capacity	483	483	483	483	483	483	483
Total Capacity	2,944	2,944	2,944	2,944	3,559	3,559	3,559
Projected Enrollment*	2,973**	3,036	3,194	3,305	3,418	3,505	3,630
Available Capacity (Temp. & Perm. Facilities)	(29)	(92)	(250)	(361)	141	54	(71)
Available Capacity (Permanent Facilities)	(512)	(575)	(733)	(844)	(342)	(429)	(554)

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

<b>Middle/Junior High School (6-9)</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Total Permanent Program Capacity	2,106	2,106	2,106	2,106	2,106	2,106	2,106
Middle/Junior High Addition							
Additional Relocatables							
Total Relocatable Capacity	130	130	130	130	130	130	130
Total Capacity	2,236	2,236	2,236	2,236	2,236	2,236	2,236
Projected Enrollment*	2,316**	2,397	2,442	2,520	2,619	2,694	2,833
Available Capacity (Temp. & Perm. Facilities)	(80)	(161)	(206)	(284)	(383)	(458)	(597)
Available Capacity (Permanent Facilities)	(210)	(291)	(336)	(414)	(513)	(588)	(727)

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

<b>High School (10-12)</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Permanent Program Capacity	1,512	1,512	1,512	1,512	1,512	1,762	1,762
High School Addition					250		
Total Permanent Capacity	1,512	1,512	1,512	1,512	1,762	1,762	1,762
Additional Relocatables							
Total Relocatable Capacity	351	351	351	351	351	351	351
Total Capacity	1,863	1,863	1,863	1,863	2,113	2,113	2,113
Projected Enrollment*	1,631**	1,695	1,717	1,749	1,769	1,879	1,880
Available Capacity (Temp. & Perm. Facilities)	232	168	146	114	344	234	233
Available Capacity (Permanent Facilities)	(119)	(183)	(205)	(237)	(7)	(117)	(118)

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

<b>District-wide (K-12)</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Total Permanent Elementary	2,461	2,461	2,461	2,461	3,076	3,076	3,076
Total Permanent Middle/Junior	2,106	2,106	2,106	2,106	2,106	2,106	2,106
Total Permanent High School	1,512	1,512	1,512	1,512	1,762	1,762	1,762
Total Permanent Capacity K-12	6,079	6,079	6,079	6,079	6,944	6,944	6,944
Total Relocatable	964	964	964	964	964	964	964
Total Space K-12	7,043	7,273	7,273	7,273	7,908	7,908	7,908
Projected Enrollment K-12*	6,795**	7,128	7,353	7,574	7,806	8,078	8,343
Available Capacity K-12 (Temp. & Perm. Facilities)	248	145	(80)	(301)	102	(170)	(435)

\*\*The total actual Oct. 1 2007 FTE enrollment was 6,920. The 6,795 figure represents the Oct. 1 2007 FTE as adjusted for the approximately 125 students attending alternative programs at Maple Valley High School and Russell Ridge Center. The capacities of MVHS and Russell Ridge are not included as a part of the District's permanent capacity.

## **FEE CALCULATIONS**

The following pages calculate the impact fees authorized by King County. Single Family Housing will yield a fee of \$7,294 and multi-family housing will yield a fee of \$2,186.

Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2008.

# APPENDIX A - ENROLLMENT PROJECTIONS

STATE OF WASHINGTON  
SUPERINTENDENT OF PUBLIC INSTRUCTION  
OLYMPIA

REPORT NO. 1049  
RUN ON 08:58 JAN 18 '08

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

TAHOMA	DISTRICT NO. 409	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	415	391	443	478	470	471	500	516	531	547	563	579							
GRADE 1	433	475	444	488	531	545	532	565	583	600	618	636							
GRADE 2	440	461	499	472	528	534	574	560	595	614	632	651							
GRADE 3	468	479	488	549	493	551	570	612	598	635	655	674							
GRADE 4	487	467	521	516	574	510	576	595	639	625	663	684							
GRADE 5	490	506	508	529	546	597	534	604	624	670	655	695							
GRADE 6	502	508	539	502	571	555	619	554	626	647	695	679							
K-6 HEADCOUNT	3,235	3,287	3,442	3,534	3,713	3,763	3,905	4,006	4,196	4,338	4,481	4,598							
K-6 W/K @ 1/2	3,028	3,092	3,221	3,295	3,478	3,528	3,655	3,748	3,931	4,065	4,200	4,309							
GRADE 7	521	539	529	565	546	581	585	652	584	660	682	732							
GRADE 8	542	527	559	543	611	566	603	608	677	607	685	708							
7-8 HEADCOUNT	1,063	1,066	1,088	1,108	1,157	1,147	1,188	1,260	1,261	1,267	1,367	1,440							
GRADE 9	478	561	564	564	592	614	590	628	633	705	632	714							
GRADE 10	482	488	609	517	555	598	616	592	630	635	707	634							
GRADE 11	450	453	454	556	531	542	572	590	567	603	608	677							
GRADE 12	424	438	395	452	508	491	507	535	552	531	564	569							
9-12 HEADCOUNT	1,634	1,940	2,022	2,089	2,186	2,245	2,285	2,345	2,382	2,474	2,511	2,594							
K-12 HEADCOUNT	6,132	6,293	6,552	6,731	7,056	7,155	7,378	7,611	7,839	8,079	8,359	8,632							

## APPENDIX B

### Addendum to the 2008 Six Year Capital Facility Plan-Student Generation Factor.

#### 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

Impact fees are calculated based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables). For this year's calculation, the District's costs are related only to the cost per dwelling unit to construct schools. As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District, property taxes and capital project funds to be proposed for future bond measures. Credit may also be given for construction projects that will be built to accommodate current unhoused students.

#### 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

#### Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. 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>	0.660	0.665	0.808	0.671	<b>0.702</b>

#### Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. 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>	0.133	0.203	0.482	0.133	<b>0.238</b>

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tahoma SD #409						
YEAR	2008						
<b>School Site Acquisition Cost:</b>							
((AcrexCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$ -	500	0.401	0.137	\$0	\$0
Middle	0.00	\$ -	60	0.135	0.045	\$0	\$0
High	0.00	\$ -	0	0.166	0.056	\$0	\$0
						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	91.40%	\$ 27,300,000	500	0.401	0.137	\$20,012	\$6,837
Middle	91.40%	\$ -	60	0.135	0.045	\$0	\$0
High	91.40%	\$ 7,900,000	250	0.166	0.056	\$4,794	\$1,617
						\$24,806	\$8,454
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	8.60%	\$ -	23	0.401	0.137	\$0	\$0
Middle	8.60%	\$ -	26	0.135	0.045	\$0	\$0
High	8.60%	\$ -	27	0.166	0.056	\$0	\$0
						TOTAL	\$0
							\$0
<b>State Matching Credit:</b>							
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	\$ 168.79	90	60.38%	0.401	0.137	\$3,678	\$1,257
Junior	\$ 168.79	117	0.00%	0.135	0.045	\$0	\$0
Sr. High	\$ 168.79	130	60.38%	0.166	0.056	\$2,199	\$742
						TOTAL	\$5,877
							\$1,999
<b>Tax Payment Credit:</b>						SFR	MFR
Average Assessed Value						\$364,536	\$175,058
Capital Bond Interest Rate						5.11%	5.11%
Net Present Value of Average Dwelling						\$2,799,874	\$1,344,560
Years Amortized						10	10
Property Tax Levy Rate						\$1.55	\$1.55
Present Value of Revenue Stream						\$4,340	\$2,084
<b>Fee Summary:</b>				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$24,806	\$8,454		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$5,877)	(\$1,999)		
Tax Payment Credit				(\$4,340)	(\$2,084)		
FEE (AS CALCULATED)				\$14,589	\$4,372		
FEE (AS DISCOUNTED)				\$7,294.44	\$2,186		
<b>FINAL FEE</b>				<b>\$7,294</b>	<b>\$2,186</b>		