2015 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted August 12, 2015
Resolution No. 1057

The Issaquah School District No. 411 hereby provides 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 County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2015.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also recently passed legislation that requires the State to fund Full-Day Kindergarten by 2018, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

Legislative proposals to reduce K-3 classroom ratios to 17/1 would have a significant impact on the standard of service. A review of all elementary schools shows that 65 additional classrooms would be needed to meet the proposed 17/1 ratio. All sites are crowded, existing permanent facilities cannot house existing students and all but the most recent new school use portable classrooms to house existing students. Existing portable classrooms already burden building core facilities.

Another legislative proposal would require Full-Day Kindergarten for all kindergarten students. This proposal would require an additional 23 classrooms distributed among all elementary schools.

Combined, these legislative proposals would require an additional 88 elementary school classrooms. The King County decision to no longer allow schools to be build outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The State does not provide funding for property purchases and the District does not have funding for any property purchases at this point in time.

Approved Bond funding does not include new capacity projects to meet the additional housing needs of the Full Day Kindergarten or 17/1 classroom ratio legislative proposals, and only includes capacity for projected near term growth.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the rebuild/expansion of two elementary schools, adding classrooms to one high school and a rebuild/expansion of Issaquah Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond passed on April 17, 2012, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.473 elementary student, 0.173 middle school student, 0.150 high school student, for a total of 0.795 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.156 elementary student, 0.051 middle school student, 0.049 high school student, for a total of 0.256 school aged student per residence (see Table 3).

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 ballot measure that provides funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high school and rebuild/expand one middle school. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7476 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3954 students at the middle school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary projected Oct 2015 headcount is 9152. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1676 students (Appendix A). At the middle school level, the projected Oct 2015 headcount is 4612. This is 658 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 8 students (Appendix C).

Based upon the District's student generation rates, the District expects that .795 student will be generated from each new single family home in the District and that .256 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2020-21, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 2055 students, at the middle school level by 855 students, and will be over its permanent capacity by 261 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility Expansions	Projected Completion Date	Location	Additional Capacity
PCMS Portables	2015	Issaquah	56
Clark Elementary	2017	Issaquah	244
Clark - Portables	2015	Issaquah	80
Sunny Hills El	2016	Sammamish	248
Newcastle El Portables	2015	Newcastle	40
Issaquah Middle	2016	Issaquah	332
Maywood Middle	2016	Renton	156
Tiger Mtn. Com. HS	2016	Issaquah	120
Issaquah HS Portables	2015	Issaquah	112
Skyline HS Portables	2015	Sammamish	112

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.

2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:

    a) The number of actual new students as a percentage of actual new dwellings for the past several years.
    b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
    c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2015-2016 through 2029-2030 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2006-07 Through 2014-15
Enrollment Projections 2015-16 Through 2029-30

FTE Enrollment																	
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	**15,153**	6749	3707	4698	**15,153**
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	**15,340**	6889	3745	4707	**15,340**
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	**15,480**	7023	3804	4653	**15,480**
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	**15,807**	7191	3840	4776	**15,807**
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	**16,138**	7462	3892	4784	**16,138**
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	**16,563**	7565	4064	4934	**16,563**
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	**17,147**	7863	4148	5136	**17,147**
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	**17,465**	8058	4316	5091	**17,465**
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	**18,006**	8317	4435	5254	**18,006**
2015-16	662	1560	1539	1596	1499	1575	1565	1542	1505	1474	1486	1249	1182	**18,435**	8431	4612	5392	**18,435**
2016-17	655	1492	1608	1586	1619	1532	1586	1595	1561	1543	1465	1377	1141	**18,759**	8492	4742	5526	**18,759**
2017-18	664	1477	1544	1661	1608	1652	1544	1613	1613	1593	1533	1353	1265	**19,120**	8605	4771	5743	**19,120**
2018-19	660	1501	1525	1593	1673	1641	1663	1568	1630	1638	1582	1417	1237	**19,328**	8592	4862	5874	**19,328**
2019-20	661	1490	1547	1571	1607	1705	1652	1686	1586	1659	1627	1467	1300	**19,560**	8582	4924	6053	**19,560**
2020-21	738	1493	1538	1595	1590	1640	1717	1679	1703	1619	1649	1516	1355	**19,831**	8593	5099	6139	**19,831**
2021-22	733	1646	1541	1586	1613	1623	1651	1743	1697	1735	1609	1537	1403	**20,116**	8742	5091	6283	**20,116**
2022-23	732	1636	1694	1590	1603	1646	1634	1677	1760	1727	1724	1495	1422	**20,341**	8901	5071	6369	**20,341**
2023-24	737	1634	1684	1743	1606	1636	1657	1659	1694	1790	1716	1611	1381	**20,548**	9040	5010	6498	**20,548**
2024-25	737	1645	1682	1732	1760	1639	1647	1682	1677	1724	1780	1603	1496	**20,805**	9195	5007	6604	**20,805**
2025-26	734	1645	1693	1730	1749	1792	1650	1673	1700	1708	1714	1667	1489	**20,945**	9344	5023	6578	**20,945**
2026-27	734	1638	1693	1741	1748	1782	1803	1676	1691	1730	1697	1601	1553	**21,088**	9336	5170	6582	**21,088**
2027-28	734	1639	1687	1742	1758	1780	1793	1829	1693	1721	1720	1584	1487	**21,167**	9339	5315	6512	**21,167**
2028-29	735	1639	1687	1735	1759	1791	1792	1818	1846	1723	1711	1607	1470	**21,312**	9344	5456	6511	**21,312**
2029-30	734	1639	1687	1735	1752	1791	1802	1817	1836	1877	1713	1598	1493	**21,474**	9338	5455	6680	**21,474**

STUDENT GENERATION SINGLE FAMILY

			STUDENTS				AVERAGE PER UNIT			
Single Family Development	# Planned	#Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Belcara	27	27	5	1	4	10	0.185	0.037	0.148	0.370
Belvedere	82	44	19	5	4	28	0.432	0.114	0.091	0.636
Cavalia	49	49	27	8	5	40	0.551	0.163	0.102	0.816
Chestnut Estates	38	33	7	4	5	16	0.212	0.121	0.152	0.485
Claremont	91	51	8	6	2	16	0.157	0.118	0.039	0.314
Delany Park	26	26	6	2	0	8	0.231	0.077	0.000	0.308
Glencoe @ Trossachs	188	147	81	38	27	146	0.551	0.259	0.184	0.993
Heritage Estates	86	22	2	0	0	2	0.091	0.000	0.000	0.091
Issaquah Highlands	1981	1817	937	327	284	1548	0.516	0.180	0.156	0.852
Laurel Hill & Laurel Hills 2,3,4	56	56	22	9	13	44	0.393	0.161	0.232	0.786
Lawson Park	31	11	3	0	0	3	0.273	0.000	0.000	0.273
Shorelane Vistas	38	38	10	7	2	19	0.263	0.184	0.053	0.500
Talus; Bridges	64	59	4	6	8	18	0.068	0.102	0.136	0.305
Tarmigan @ Pine Ridge	30	30	8	4	7	19	0.267	0.133	0.233	0.633
TOTALS	2787	2410	1139	417	361	1917	0.473	0.173	0.150	0.795

SINGLE FAMILY	
Elementary K - 5	0.473
Middle School 6 - 8	0.173
High School 9 - 12	0.150
TOTAL	0.795

These developments are currently under construction or have been completed within the past five years.

STUDENT GENERATION MULTI-FAMILY

			STUDENTS				AVERAGE PER UNIT			
Multi-Family Development	#Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Alta at the Lake Condos	80	58	3	1	1	5	0.052	0.017	0.017	0.073
Copper Leaf	28	28	2	0	0	2	0.071	0.000	0.000	0.107
Issaquah Highlands	1392	1198	202	65	63	330	0.169	0.054	0.053	0.288
Lake Boren Townhomes	56	56	2	3	1	6	0.036	0.054	0.018	0.091
Totals	1556	1340	209	69	65	343	0.156	0.051	0.049	0.256

MULTI-FAMILY	
Elementary K-5	0.156
Middle School 6-8	0.051
High School 9-12	0.049
TOTAL	0.256

These developments are currently under construction or have been completed within the past five years.

INVENTORY AND EVALUATION OF CURRENT FACILITIES

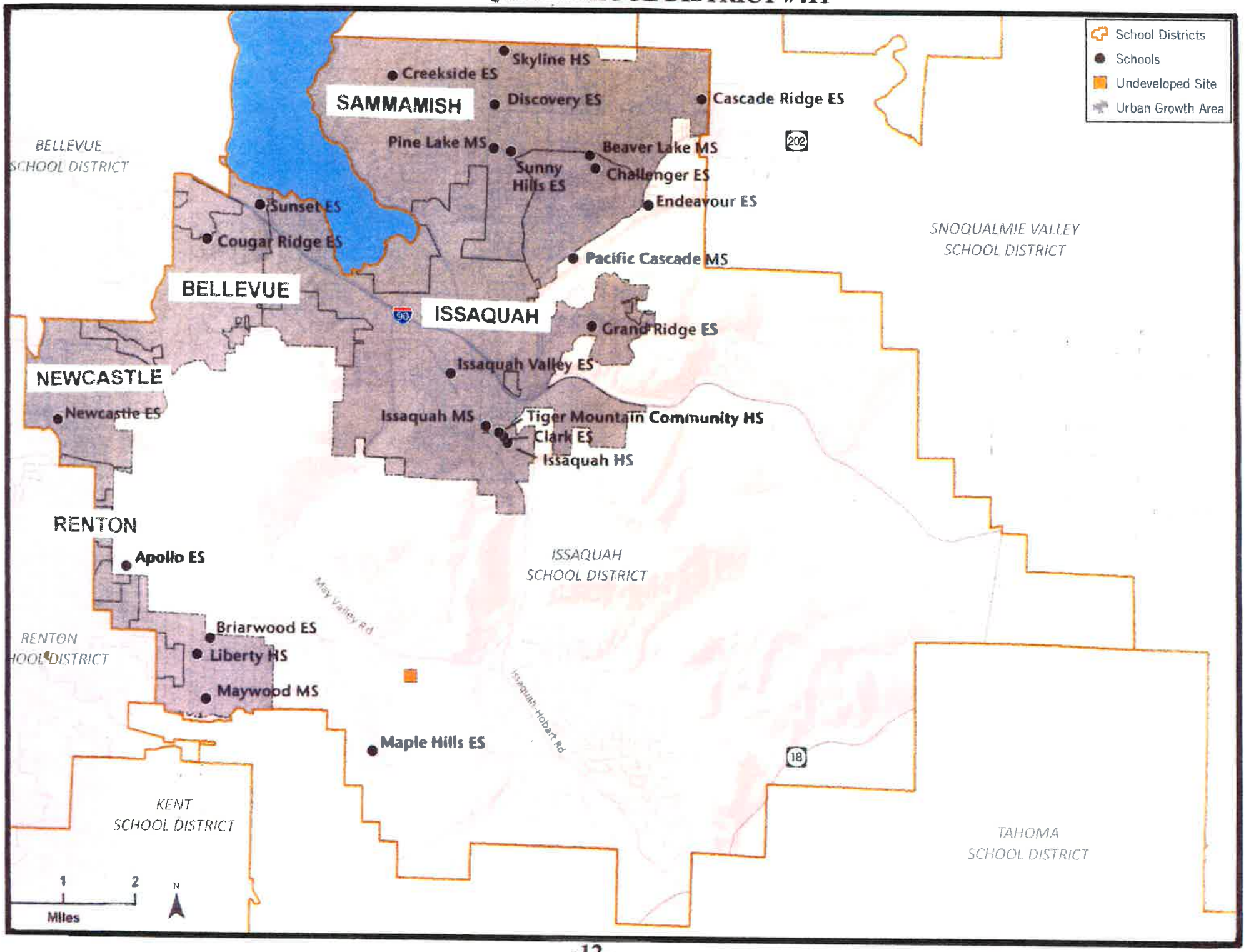
Currently, using the 95% utilization factor, the District has the capacity to house 15,985 students in permanent facilities and 3,876 students in portables. The projected student enrollment for the 2015-2016 school year is expected to be 18,435 including K-5 headcount which leaves a permanent capacity deficit of 2450. Adding portable classrooms into the capacity calculations gives us a capacity of 19,861 with a surplus capacity of 1426 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 12.

EXISTING FACILITIES	**LOCATION**
GRADE SPAN K-5:	
Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah
GRADE SPAN 6-8:	
Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 SE Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish
GRADE SPAN 9-12:	
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah
SUPPORT SERVICES:	
Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 Ave S.E., Sammamish

ISSAQUAH SCHOOL DISTRICT #411



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a $241.87 million bond in February 2006 to fund new school construction and school expansion. Voters also approved $219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive $500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 18,435 FTE students for the 2015-2016 school year and 19,831 FTE students in the 2020-2021 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
*Permanent Capacity	16378	16830	16830	17686	17930	17930
High School	216		120			
Middle School			488			
Elementary School	320		248	244		
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	**16068**	**15985**	**16802**	**17034**	**17034**	**17034**
Portables @ 95%	3340	3876	3876	3876	3876	3876
Total Capacity	**19408**	**19861**	**20678**	**20910**	**20910**	**20910**
Projected FTE Enrollment**	17740	18435	18759	19120	19328	19560
Permanent Capacity @ 95% (surplus/deficit)	**1672**	**-2450**	**-1957**	**-2086**	**-2294**	**-2526**
Permanent Cap w/Portables (surplus/deficit)	**1668**	**1426**	**1919**	**1790**	**1582**	**1350**

* Permanent Capacity and New Construction calculations are based on the 95% utilization factc
The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.
** 2014-15 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

Table #3

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2015

School Site Acquisition Cost:
(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	$1,500,000	604	0.473	0.156	$0	$0
Middle/JR High	0.00	$1,500,000	338	0.173	0.051	$0	$0
High	0.00	$1,500,000	1,500	0.150	0.049	$0	$0
					TOTAL	$0	$0

School Construction Cost:
(Facility Cost/Facility Capacity)xStudent 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	95.18%	$20,350,000	604	0.473	0.156	$15,156	$5,002
Middle/JR High	95.18%	$4,162,500	338	0.173	0.051	$2,028	$604
High	95.18%	$0	336	0.150	0.049	$0	$0
					TOTAL	$17,184	$5,605

Temporary Facility Cost:
(Facility Cost/Facility Capacity)xStudent 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	4.82%	$175,000	80	0.473	0.156	$50	$16
Middle/JR High	4.82%	$175,000	56	0.173	0.051	$26	$8
High	4.82%	$175,000	224	0.150	0.049	$6	$2
					TOTAL	$82	$26

State Matching Credit:
Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	$200.40	90	0.00%	0.473	0.156	$0	$0
Middle/JR High	$200.40	115	0.00%	0.173	0.051	$0	$0
High School	$200.40	130	0.00%	0.150	0.049	$0	$0
					TOTAL	$0	$0

Tax Payment Credit:	SFR	MFR
Average Assessed Value	**$610,085**	**$195,656**
Capital Bond Interest Rate	**3.68%**	3.68%
Net Present Value of Average Dwelling	$5,028,113	$1,612,530
Years Amortized	10	10
Property Tax Levy Rate	**$1.59**	**$1.59**
Present Value of Revenue Stream	$7,995	$2,564

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$0.00	$0.00
Permanent Facility Cost	$17,184.05	$5,605.25
Temporary Facility Cost	$81.53	$26.03
State Match Credit	$0.00	$0.00
Tax Payment Credit	($7,994.70)	($2,563.92)
FEE (AS CALCULATED)	$9,270.88	$3,067.36
FEE (AS DISCOUNTED by 50%)	$4,635.44	$1,533.68
FINAL FEE	**$4,635**	**$1,534**

Each city or county sets and adopts the amount of the school impact fee.
For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

SCHOOL SITE ACQUISITION COST:

- Elementary — No new sites are planned for purchase.
- Middle School — No new sites are planned for purchase.
- High School — No new sites are planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary — $20,350,000 is the proportional cost of the projects providing additional elementary capacity.
- Middle School — $4,162,000 is planned for the expansion of Maywood Middle School. Issaquah Middle School will be rebuilt on a new site providing additional capacity.
- High School — No new high schools are planned.

PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	2,498,894
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	162,624

STATE MATCH CREDIT:

Current Area Cost Allowance	$200.44
Percentage of State Match	42.10%

2014-15 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @9	EXISTING PORT.OVERAGE OR SHORTAGE @95%
APOLLO	26	520	4	48	568	540	7	140	708	673	0	0	708	7	594	-54	79
BRIARWOOD	28	560	2	24	584	555	6	120	704	669	2	40	744	8	622	-67	47
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	525	-54	98
CHALLENGER	20	400	5	60	460	437	10	200	660	627	0	0	660	10	586	-149	41
CLARK	16	320	2	24	344	327	20	400	744	707	0	0	744	20	666	-339	41
COUGAR RIDGE	21	420	3	36	456	433	8	160	616	585	0	0	616	8	615	-182	-30
CREEKSIDE	27	540	3	36	576	548	6	120	696	625	2	40	736	8	665	-119	-40
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	582	-130	22
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	685	-233	-43
GRAND RIDGE	27	540	3	36	576	547	10	200	776	737	0	0	776	10	758	-211	-21
ISSAQUAH VALLEY	29	580	0	0	580	551	10	200	780	741	0	0	780	10	644	223	97
MAPLE HILLS	19	380	3	36	416	395	2	40	456	433	4	80	536	6	390	6	43
NEWCASTLE	24	480	3	36	516	490	6	120	636	604	2	40	676	8	605	-115	-1
SUNNY HILLS	19	380	1	12	392	372	11	220	612	581	0	0	612	11	588	-216	-7
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	627	-95	-19
TOTAL	348	6960	43	516	7476	7097	126	2520	9406	8936	14	280	10276	140	9152	-2055	-216

*Minus excluded spaces for special program needs
**Average of staffing ratios with I-728 target of 1:20 K-2, 1:23 3-5
***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
****Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2014-2015 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERMANENT CAP Over or short @95%**	W/EXISTING PORT. OVER OR SHORT @95% ***
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	863	-124	123
ISSAQUAH MIDDLE	22	572	8	96	668	635	6	156	824	783	2	52	876	8	784	-149	-1
MAYWOOD	39	1014	4	48	1062	1009	2	52	1114	1058	0	0	1058	2	1073	-148	-15
PACIFIC CASCADE	29	754	7	84	838	796	6	156	994	944	2	52	1046	8	995	-199	-51
PINE LAKE	22	572	3	36	608	578	8	208	816	775	0	0	816	8	897	-319	-122
TOTAL	141	3666	24	288	3954	3757	32	832	4786	4546	4	104	4834	36	4612	-855	-66

*Minus excluded spaces for special program needs
**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
Permanent capacity reflects the building's level of service design capacity.
The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2014-2015 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERM CAP OVER OR SHORT @95%**	W/EXISTING PORT. OVER OR SHORT @95%***
ISSAQUAH HIGH	78	2184	2	24	**2208**	**2098**	8	224	**2432**	**2310**	0	0	2432	8	2082	**16**	**228**
LIBERTY HIGH	39	1092	4	48	**1140**	**1083**	8	224	**1364**	**1296**	6	168	1532	14	1188	**-105**	**108**
TIGER MTN	0	0	7	84	**84**	**80**	0	0	**84**	**80**	0	0	84	0	40	**40**	**40**
SKYLINE HIGH	69	1932	3	36	**1968**	**1870**	12	336	**2304**	**2189**	0	0	2304	8	2082	**-212**	**107**
TOTAL	186	5208	16	192	**5400**	**5131**	28	784	**6184**	**5875**	6	168	6352	30	5392	**8**	**483**

*Minus excluded spaces for special program needs
** Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
*** Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)
Permanent capacity reflects the building's level of service design capacity.
The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2014-2015 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2014 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%)	TOTAL CAPACITY W/EXISTING PORT. (95%)
675	15834	83	996	16830	186	4136	20376	24	552	21462	206	19156	-2902	633

*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

Six-Year Finance Plan

BUILDING	N/M*	2013	2014	2015	2016	2017	2018	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
Issaquah Middle School	M	$500,000	$15,000,000	$35,000,000	$8,000,000	$4,000,000		$62,500,000	$62,500,000	
Issaquah High School	M	$2,000,000						$2,000,000	$2,000,000	
Liberty high School	M	$24,200,000	$30,500,000	$10,500,000				$65,200,000	$65,200,000	
Maywood Middle School	M	$10,000,000	$2,500,000	$4,162,000				$16,662,000	$16,662,000	
Clark Elementary	M		$1,000,000	$10,000,000	$10,250,000	$1,250,000		$22,500,000	$19,500,000	
Tiger Mountain	M		$250,000	$2,000,000	$1,675,000			$3,925,000	$3,925,000	
Apollo Elementary	M	$250,000	$6,020,000	$1,000,000				$7,270,000	$7,270,000	
Issaquah Valley	M	$200,000	$7,285,000	$1,000,000				$8,485,000	$8,485,000	
Sunny Hills	M				$1,000,000	$23,500,000	$2,700,000	$27,200,000	$27,200,000	
Portables****	N	$1,200,000						$3,150,000	$3,150,000	$500,000
TOTALS		**$38,350,000**	**$64,005,000**	**$63,662,000**	**$20,925,000**	**$28,750,000**	**$2,700,000**	**$215,892,000**	**$212,892,000**	**$500,000**

*N = New Construction M = Modernization/Rebuild

**The Issaquah School District, with voter approval, has front funded these projects.

***School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaq. School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.