

CAPITAL FACILITIES PLAN

2021 to 2026

**Tahoma School District
No. 409**

Adopted: June 22, 2021

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**TAHOMA SCHOOL DISTRICT NO. 409
2021
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 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A 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.

The sale of new and existing homes located within the District continues at a healthy rate. The number of new homes planned for future construction and sale continues to be steady and has increased from figures reported in previous years. The biggest increase is in planned multi-family housing units. The number of single-family units in the pipeline has decreased but this primarily reflects the recent completion of several projects. Nearly 1,600 new units were added between 2010 and 2020, and homes sales in the District increased between 2019 and 2020.

Following a period of modest growth, the District continues to receive healthy enrollment gains in each of the last six years. In 2014, the total student headcount was 7,650 and in October 2020 the count is 8,411, an increase of 9.94% percent. This increase, while significant, is likely understated given the effect of the global pandemic on student enrollment in the fall of 2020. The District expects enrollment to stabilize and grow with the return to in-person learning and post-pandemic environment. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years at all three grade levels, reaching a headcount total of 9,317 by the 2026-27 school year.

Much of the District's growth is occurring within the City of Maple Valley. It is the District's experience that new houses tend to yield the largest number of students five or six years after the initial occupancy.

The District's voters approved a construction bond in 2013. The bond measure has paid for the following projects and enabled the District to implement the following programmatic changes:

- Built a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Created a regional learning center at the new Tahoma High School that is offering more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.
- Built a new Lake Wilderness Elementary School with enrollment of 759 students.
- Realigned grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5, resulting in net new capacity.

- Reduced the use of portable (temporary) classrooms at all sites.
- Safety and security improvements continue to be made at all schools.

The 2013 bond projects are now complete and the District is assessing new capacity needed to meet projected growth and planning for interim projects as a part of this Capital Facilities Plan update. The District created a Housing Committee in 2020, comprised of staff and community members, to review and propose solutions for long term capacity needs. The Committee's work was expected to conclude in 2020 but was delayed due to the pandemic. The Committee is expected to issue recommendations by the end of 2021. Future updates to this Capital Facilities Plan will include information regarding the Committee's recommendations.

SIX-YEAR ENROLLMENT PROJECTIONS

Last year the District consulted with William L. (“Les”) Kendrick Ph.D, the district demographer, to gain a better understanding of the current reality for Tahoma. The demographer has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2021 through 2030. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District’s boundaries.

Enrollment in the Tahoma School District and the Puget Sound declined over the past year. This is not surprising given the pandemic and the lack of in-person schooling. As more people are vaccinated and business and other operations see a return to a more normal time, we are likely to see some improvement in the K-12 education environment as well. There are, however, some uncertainties about the K-12 environment that make predictions about next year and beyond more difficult than usual.

First, the most obvious lesson from this year is that the lack of in-person schooling has a big impact on enrollment, especially at the kindergarten and elementary grades. The secondary students and curriculum appear to be better suited to online schooling. As Districts navigate a return to in-person schooling, what happens at the elementary level is critically important for determining how many students will return to the classroom. We can say, based on some very clear data from the counties, that the more in-person schooling there is at the elementary level, the more enrollment gains Districts are likely to see in the coming year.

Second, many parents may have lost their jobs, or are relegated to working from home while also helping with the education of their children. We do not yet know how these cultural changes might impact enrollment in the coming year and beyond. It is possible that many parents will continue to work from home, with only occasional commutes to a workplace. If so, this may lead to different decisions about where people work, live, and educate their children. If parents do not have to endure long commutes on a daily basis, they may opt to live in the far-out regions of the Puget Sound, such as Maple Valley. This, in turn, could upend the migration patterns that have been in place over the past decade.

Calculations based on the 2020 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,414 (October 2020) is projected to increase to 9,317 (HC) in the 2026-27 school year – an increase of 10.73 percent. All grade levels will experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases.

Appendix A-1 (page 14) 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 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and class size for grades 4 – 6 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art and STEM, music and physical education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 20).
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 30.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not always conducive for scheduling general classes. The district utilizes these specialty areas to the greatest extent possible.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

The District recently reviewed the utilization of its elementary school facilities and has adjusted the total capacity numbers for each school to reflect actual building use.

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

Cedar River	K-5	Is over capacity by 17 students in permanent facilities and is 75 students under capacity when considering relocatable facilities.
Glacier Park	K-5	Is over capacity by 89 students in permanent facilities and 141 students under capacity when considering relocatable facilities.
Lake Wilderness	K-5	Is under capacity by 87 students in permanent facilities and 179 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 91 students in permanent facilities and 139 under capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 79 students in permanent facilities and 171 students under capacity when considering relocatable facilities.
Tahoma	K-5	Is over capacity by 41 students in permanent facilities and 97 students under capacity when considering relocatable facilities.
Maple View Middle	6-8	Is under capacity by 211 students in permanent facilities.
Summit Trail Middle	6-8	Is over capacity by 11 students in permanent facilities and under capacity by 163 students when considering relocatable facilities.
Tahoma High	9-12	Is under capacity by 183 students in permanent facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 20 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	575	92	592
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	598	230	687
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	92	672
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	598	230	689
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	529	92	450
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	621	138	662
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,247	0	1,036
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,102	174	1,113
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,693	0	2,510

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 th Kent, 98042

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

On November 5, 2013, the District passed a \$195 million bond measure to fund new capacity and noncapacity projects, including the rebuild and expansion of Lake Wilderness Elementary and a new comprehensive high school.

In September 2017, the District opened with two new schools – Tahoma Senior High School and the new Lake Wilderness Elementary School, along with substantial completion of construction and remodeling to the other existing schools to accommodate the new grade level configurations and needed net capacity. For at least the coming year, Tahoma Senior High School has remaining available capacity to serve new students from growth.

To address K-5 capacity needs, new permanent modular classrooms are being added at Cedar River Elementary School.

Tahoma Senior High School was designed to accommodate the then-existing 6-period model. Subsequently, the high school program has shifted to a 8-period model. The combination of future projected enrollment growth with increased space needs for the 8-period model makes it likely that the District will add high school capacity within the six-year planning period.

The District continues to review enrollment increases and related housing needs, as well as planned capacity improvements. Future updates to this CFP will include any adopted adjustments as well as information from the Housing Committee's recommendations. The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

PROJECTED ENROLLMENT AND CAPACITY (2021-2026)

Elementary (K-5)	2021	2022	2023	2024	2025	2026
Permanent Program Capacity	3,818	3,818	3,818	3,818	3,818	3,818
Total Relocatable Capacity	874	874	874	874	874	874
Total Capacity	4,692	4,692	4,692	4,692	4,692	4,692
Projected Enrollment	4,019	4,119	4,184	4,193	4,150	4,140
Available Capacity (Temp. & Perm. Facilities)	673	573	508	499	542	552

**Includes new permanent modular classrooms added at Cedar River Elementary School in 2021.

Middle Schools (6-8)	2021	2022	2023	2024	2025	2026
Permanent Program Capacity	2,349	2,349	2,349	2,349	2,349	2,349
Total Relocatable Capacity	174	174	174	174	174	174
Total Capacity	2,523	2,523	2,523	2,523	2,523	2,523
Projected Enrollment	2,159	2,196	2,136	2,183	2,250	2,367
Available Capacity (Temp. & Perm. Facilities)	364	327	387	340	273	156

High School (9-12)	2021	2022	2023	2024	2025	2026
Permanent Program Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Total Relocatable Capacity	0	192	192	192	192	192
Total Capacity	2,693	2,885	2,885	2,885	2,885	2,885
Projected Enrollment	2,666	2,772	2,860	2,870	2,827	2,812
Available Capacity (Temp. & Perm. Facilities)	27	113	25	15	58	73

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten-year enrollment projections (through the 2029-30 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten-year planning period. It also assumes that the enrollment projections included in Appendix A hold steady through the 2030-31 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2030-31 should be viewed through that lens. The District will continue to update its projections on a regular basis.

PROJECTED ENROLLMENT AND CAPACITY (2030-31 school year)

	K-5	6-8	9-12
Projected Enrollment	5,027	1,619	3,124
Permanent Capacity	3,818	2,349	2,693
Total Capacity (Temp/Perm)	4,600	2,581	2,693
Available Capacity (Temp/Perm)	(427)	962	(431)

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

To meet expected enrollment increases and to address other facility needs, the District is relying on recently completed and front-funded capacity projects and capacity adjustments, and previously implemented grade reconfiguration.

The District's completion of the 2013 bond projects and associated grade reconfiguration help to address continuing enrollment growth. Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level when opened in 2017.

The District created a Housing Committee comprised of staff and community members to review and propose solutions for long term capacity needs. The Committee's work was expected to conclude in 2020 but was delayed due to COVID. The Committee recently resumed their work and expects to have recommendations by the end of 2021. Future updates to this Capital Facilities Plan will include information regarding the Housing Committee's recommendations.

The District is currently planning for a six-classroom permanent modular construction addition to open in the 2021-22 school year at the Cedar River Elementary School campus. These classrooms will create additional K-5 capacity needed to serve growth. Tahoma Senior High School continues to have capacity available to serve growth and the District anticipates that, subject to the Housing Committee's recommendations and future funding, additional 9-12 capacity will be provided during the six-year planning period. As such, the growth-related projects at Tahoma Senior High School and the costs of the Cedar River classrooms are used in the District's school impact fee formula. The District will monitor available capacity and make appropriate adjustments in future updates to this Capital Facilities Plan. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed/ Actual End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost
New High School	2015	2017	Summit Pit	2,693	100%	Bonds, Impact Fees	\$9,000,000	\$144,000,000
Cedar River Elementary School Permanent Modular Classroom Addition	2021	2021	22615 Sweeney Rd SE	138	100%	Local Funds, Impact Fees	N/A	\$3,785,000
TOTAL							\$9,000,000	\$147,785,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
HVAC – Design and Engineering	3/21	9/22	CR, RC, CSC. STMS, GPES, TES, MVMS	Cap	TBD	\$6,400,000
SLES Roof	6/21	8/21	SLES	Cap	\$733,781.52	\$733,781.52
Carpet Upgrades	6/21	9/21	RCES	Cap	\$398,531.67	\$398,531.67
TOTAL					\$1,132,313.19	\$7,532,313.19

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2021.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$3,602 and multi-family housing will yield a fee of \$2,923.

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 in King County.

The District is choosing to continue to use the 2020 composite student generation rates in this year's update as some of the districts performing their own studies determined that pandemic-related enrollment disruption during the 2020-21 school year likely presented an inaccurate data set of the students generated from recent new development. The District plans to revisit this analysis in the next update to the CFP.

STUDENT FACTOR RATES

2020 Composite Student Generation Rates

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average
Elementary	0.250	0.181	0.394	0.370	0.328	0.305
Middle	0.131	0.069	0.189	0.153	0.108	0.130
High	0.152	0.099	0.185	0.147	0.101	0.137
Total	0.533	0.349	0.768	0.670	0.537	0.572

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average
Elementary	0.433	0.506	0.226	0.082	0.052	0.198
Middle	0.185	0.252	0.107	0.035	0.019	0.087
High	0.175	0.252	0.128	0.033	0.014	0.088
Total	0.793	1.010	0.461	0.151	0.085	0.373

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

APPENDIX A – ENROLLMENT PROJECTIONS

Tahoma Enrollment History

Births	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
King County	24,244	24,899	25,190	25,057	24,514	24,530	25,032	24,910	25,348	25,487
K Enroll as %	2.04%	2.11%	2.16%	2.35%	2.19%	2.25%	2.34%	2.48%	2.75%	2.30%
City of Maple Valley	405	379	393	348	334	342	329	325	369	383
K Enroll % of City	122.2%	138.8%	138.7%	169.5%	161.1%	161.7%	178.4%	189.8%	188.6%	152.7%

Medium Range Forecast

		Projected Births									
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
		26,011	25,273	24,337	24,090	24,031	24,344	24,669	25,285	25,404	25,801
		2.47%	2.59%	2.62%	2.63%	2.63%	2.63%	2.63%	2.63%	2.62%	2.62%
		380	365	341	337	336	341	345	354	356	361
		169.3%	179.6%	187.0%	187.8%	187.8%	187.8%	187.8%	187.8%	187.2%	187.2%

	Oct11	Oct12	Oct13	Oct14	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30
K	495	526	545	590	538	553	587	617	696	585	643	655	637	633	632	640	649	665	666	676
1	551	572	592	614	641	603	591	598	646	650	666	652	664	642	638	637	645	654	670	671
2	524	587	569	645	621	647	642	644	624	615	695	704	678	691	668	671	670	678	687	705
3	588	552	606	600	663	656	691	668	685	608	677	734	732	706	719	703	706	704	714	723
4	557	624	575	625	615	688	688	720	675	647	644	704	752	751	724	743	726	729	727	737
5	585	576	640	580	642	645	707	710	747	649	694	670	721	770	769	746	765	748	751	749
6	605	609	604	643	602	637	656	743	722	693	679	717	682	735	785	784	760	780	763	766
7	574	621	613	622	681	630	664	670	783	705	750	708	737	701	755	818	817	793	813	795
8	580	587	629	618	631	689	644	664	684	749	730	771	717	747	710	765	828	828	803	824
9	645	601	597	627	632	652	696	673	696	692	798	755	786	731	761	729	784	850	849	824
10	586	630	583	580	620	624	657	687	689	680	686	795	741	771	717	757	725	780	845	844
11	570	540	569	522	529	570	587	618	646	571	610	641	732	682	709	663	700	670	721	782
12	<u>504</u>	<u>545</u>	<u>528</u>	<u>539</u>	<u>498</u>	<u>491</u>	<u>544</u>	<u>548</u>	<u>553</u>	<u>570</u>	<u>572</u>	<u>581</u>	<u>601</u>	<u>686</u>	<u>640</u>	<u>663</u>	<u>620</u>	<u>654</u>	<u>627</u>	<u>675</u>
Total	7,364	7,570	7,650	7,805	7,913	8,085	8,354	8,560	8,846	8,414	8,844	9,087	9,181	9,245	9,226	9,317	9,395	9,533	9,636	9,770

Change	-30	206	80	155	108	172	269	206	286	-432	430	243	94	65	-19	91	78	138	103	134
% Change	-0.4%	2.8%	1.1%	2.0%	1.4%	2.2%	3.3%	2.5%	3.3%	-4.9%	4.7%	2.7%	1.0%	0.7%	-0.2%	1.0%	0.8%	1.5%	1.1%	1.4%

Totals by Level

K-5	3300	3437	3527	3654	3720	3792	3906	3957	4073	3754	K-5	4,019	4,119	4,185	4,194	4,150	4,139	4,160	4,178	4,978	5,027
6-8	1759	1817	1846	1883	1914	1956	1964	2077	2189	2147	6-8	2,158	2,196	2,136	2,182	2,250	2,366	2,406	2,401	1,616	1,619
9-12	2305	2316	2277	2268	2279	2337	2484	2526	2584	2513	9-12	2,667	2,772	2,859	2,870	2,826	2,811	2,829	2,955	3,042	3,124

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

TAHOMA SCHOOL DISTRICT NO. 409 SCHOOL IMPACT FEE CALCULATION

School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$0	759	0.305	0.198	\$0	\$0
Middle	35.00	\$0	800	0.130	0.087	\$0	\$0
High	35.00	\$0	2,693	0.137	0.088	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 3,785,000	138	0.305	0.198	\$8,365	\$5,431
Middle	100.00%	\$ -	800	0.130	0.087	\$0	\$0
High	100.00%	\$ 146,000,000	2,693	0.137	0.088	\$7,427	\$4,771
						\$15,793	\$10,202
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	0.00%	\$ -	20	0.305	0.198	\$0	\$0
Middle	0.00%	\$ -	25	0.130	0.087	\$0	\$0
High	0.00%	\$ -	25	0.137	0.088	\$0	\$0
					TOTAL	\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	0.00%	0.305	0.198	\$0	\$0
Middle	\$ 238.22	108	0.00%	0.130	0.087	\$0	\$0
Sr. High	\$ 238.22	130	0.00%	0.137	0.088	\$0	\$0
					TOTAL	\$0	\$0
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
Capital Bond Interest Rate						\$516,550	\$261,978
Net Present Value of Average Dwelling						2.44%	2.44%
Years Amortized						\$4,534,927	\$2,299,973
Property Tax Levy Rate						10	10
						\$1.89	\$1.89
	Present Value of Revenue Stream					\$8,589	\$4,356
Fee Summary:							
				Single	Multi-		
				Family	Family		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$15,793	\$10,202		
	Temporary Facility Cost			\$0	\$0		
	State Funding Credit			\$0	\$0		
	Tax Payment Credit			(\$8,589)	(\$4,356)		
	FEE (AS CALCULATED)			\$7,204	\$5,845		
	50% LOCAL SHARE			\$3,602	\$2,923		

