

16698

CAPITAL FACILITIES PLAN

2009 to 2014

**Tahoma School District
No. 409**

Adopted: July 14th, 2009

ATTACHMENT A

2009-579

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TAHOMA SCHOOL DISTRICT NO. 409
2009
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 2003, the total student headcount was 6,293 and in this current year the count is 7,250, an increase of 15 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. A large development is planned in the Summit Pit area of the District, which is currently located in unincorporated King County but planned for annexation by City of Maple Valley in the near future. 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). The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2008 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,001 (October 2008 FTE) is projected to increase to 8,456 in 2014 — an increase of 21 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, substantial enrollment increases will occur due to the development of approximately 1,500 dwelling units in the Summit Pit area. Again, the Summit Pit area development will only add to the enrollment projections contained in this Plan. The impacts of this development on the District are likely to begin around the 2013 school year. The District intends to monitor this development as it proceeds and will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 9100 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size. 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-round 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-round 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:

Lake Wilderness	K-5	Is over capacity by 111 students in permanent facilities and 19 students over capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 11 students in permanent facilities and 57 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 69 students in permanent facilities and 99 under capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 106 students in permanent facilities and 78 students under capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 52 students in permanent facilities and is at capacity with relocatable facilities.
Tahoma Middle	6-7	Is under capacity by 41 students in permanent facilities.
Tahoma Junior High	8-9	Is over capacity by 6 students in permanent facilities and under capacity by 72 students when considering relocatable facilities.
High School	10-12	Is over capacity by 172 students in permanent facilities and under capacity by 179 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 08 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	847
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	493
Rock Creek Elementary	K-5	25700 SR 169 Maple Valley, 98038	708	161	777
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	708	184	814
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	565
Tahoma Middle School	6-7	24425 S.E. 216 th Maple Valley, 98038	629	0	588
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1,149
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,413	351	1,585
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 th Way Maple Valley, 98038	50		71

Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	23015 S.E. 216 th 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. Note that the District uses relocatable capacity as a temporary remedy only.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. 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 the need to expand three existing elementary schools and either add to or replace (with additional new capacity) the existing Lake Wilderness Elementary School. The District will also need to expand Cedar River Middle School, Tahoma Junior High School and Tahoma High School. Relocatable capacity may also be added at all grade levels. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that will be necessary to serve development in the Summit Pit area.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2008**	2009	2010	2011	2012	2013	2014
Permanent Program Capacity	2,656	2,656	2,656	2,656	2,656	2,656	3,232
Elementary Additions						576	
Lake Wilderness Renovation (additional capacity)							224
Total Permanent Capacity	2,656	2,656	2,656	2,656	2,656	3,232	3,456
Additional Relocatables						92	
Total Relocatable Capacity	483	483	483	483	483	576	576
Total Capacity	3,139	3,139	3,139	3,139	3,139	3,808	4,032
Projected Enrollment*	2,986**	3,130	3,246	3,360	3,477	3,615	3,738
Available Capacity (Temp. & Perm. Facilities)	153	9	(107)	(704)	(338)	193	294
Available Capacity (Permanent Facilities)	(330)	(474)	(580)	(221)	(821)	(383)	(282)

*Projected FTE Enrollment

**Actual Oct. 1 2007 FTE enrollment

Middle/Junior High School (6-9)	2008	2009	2010	2011	2012	2013	2014
Total Permanent Program Capacity	2,285	2,285	2,285	2,285	2,285	2,285	2,485
Middle/Junior High Addition						200	307
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,285	2,485	2,792
Additional Relocatables							
Total Relocatable Capacity	130	130	130	130	130	130	78°
Total Capacity	2,415	2,415	2,415	2,415	2,415	2,615	2,870
Projected Enrollment*	2,349**	2,405	2,466	2,565	2,621	2,739	2,836
Available Capacity (Temp. & Perm. Facilities)	66	10	(51)	(150)	(206)	(124)	34
Available Capacity (Permanent Facilities)	(64)	(120)	(181)	(280)	(336)	(254)	(44)

*Projected FTE Enrollment

**Actual Oct. 1 2007 FTE enrollment

°Portables removed from Cedar River Middle School

High School (10-12)	2008	2009	2010	2011	2012	2013	2014
Permanent Program Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,413
High School Addition							512
Total Permanent Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,925
Additional Relocatables							
Total Relocatable Capacity	351	351	351	351	351	351	351
Total Capacity	1,764	1,764	1,764	1,764	1,764	1,764	2,276
Projected Enrollment*	1,666**	1,646	1,685	1,708	1,810	1,812	1,882
Available Capacity (Temp. & Perm. Facilities)	98	118	79	56	(46)	(48)	394
Available Capacity (Permanent Facilities)	(253)	(233)	(272)	(295)	(397)	(399)	43

*Projected FTE Enrollment

**Actual Oct. 1 2007 FTE enrollment

District-wide (K-12)	2008	2009	2010	2011	2012	2013	2014
Total Permanent Elementary	2,456	2,456	2,456	2,456	2,456	3,232	3,456
Total Permanent Middle/Junior	2,285	2,285	2,285	2,285	2,285	2,485	2,792
Total Permanent High School	1,413	1,413	1,413	1,413	1,413	1,413	1,925
Total Permanent Capacity K-12	6,354	6,354	6,354	6,354	6,354	7,130	8,173
Total Relocatable	964	964	964	964	964	1,056	1,004
Total Space K-12	7,318	7,318	7,318	7,318	7,318	8,186	9,177
Projected Enrollment K-12*	6,876**	7,056	7,272	7,508	7,793	8,041	8,331
Available Capacity K-12 (Temp. & Perm. Facilities)	442	262	46	(190)	(475)	145	846

**The total actual Oct. 1 2008 FTE enrollment was 7,001. The 6,876 figure represents the Oct. 1 2008 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. This adjustment is made in the Districtwide capacity figures only.

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facilities needs, the District is planning, pending voter approval of bond funding, the following projects: capacity additions at Glacier Park, Rock Creek, Shadow Lake and Lake Wilderness Elementary Schools, capacity additions at Cedar River Middle School and Tahoma Junior High School, and a capacity addition at Tahoma High School. In addition, the District plans to add portables at Glacier Park Elementary School to relieve interim growth needs. Portables may be added at other schools in the District during the six years of this Plan.

The District also plans noncapacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Glacier Park Elementary: miscellaneous building upgrades.
- Lake Wilderness Elementary: modernization of existing facility.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Cedar River Middle School: improvements to athletic fields; new drama classroom; covered outdoor eating area; replacement of roofing and exterior siding; miscellaneous building upgrades.
- Tahoma Middle School: construct outdoor covered eating area; auditorium improvements (seating and lighting); removal of hall lockers; upgrades to gym; athletic field improvements; locker room renovations; minor building repairs.
- Tahoma Junior High School: add teacher planning areas, resources rooms, and instruction rooms; lecture hall; drama classroom; enlarged commons and athletic storage; covered outdoor eating area; minor building repairs.
- Tahoma High School: add teacher planning areas and small group instruction rooms; improve site vehicular circulation; replace visitor grandstand at football field; replace concession stand/restroom building at baseball field; enlarge commons area.

These projects would be completed over the course of the six years of this Plan. The Financial Plan reflects costs based on current architectural projections and revenue based on the present District match ratio and impact fees projections.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Modernization	2012	2014	24216 Witte Road SE	224	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,172,300
Shadow Lake Elementary Addition	2011	2013	22620 Sweeney Road SE	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$5,354,300
Rock Creek Elementary Addition	2011	2013	25700 MV-Blk Diamond Rd SE	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$13,167,500
Glacier Park Elementary Addition	2011	2013	23700 SE 280 th	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$13,801,500
Cedar River Middle School Addition	2011	2013	22516 Sweeney Road SE	200	100%	State Match, Bonds, Impact Fees	Previously purchased	\$12,050,500
Tahoma Junior High Addition	2012	2014	25600 SE Summit-Landsburg Rd	307	100%	State Match, Bonds, Impact Fees	Previously purchased	\$20,312,800
Tahoma High School Addition	2012	2014	18200 SE 240th	512	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,038,800
TOTAL								\$94,897,700

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Modernization	2012	2014	24216 Witte Road SE	State Match, Bonds	Previously purchased	\$6,102,000
Shadow Lake Elementary Improvements	2011	2013	22620 Sweeney Road SE	Bonds	Previously purchased	\$940,000
Rock Creek Elementary Improvements	2011	2013	25700 MV-Bik Diamond Rd SE	Bonds	Previously purchased	\$4,198,000
Glacier Park Elementary Improvements	2011	2013	23700 SE 280 th	Bonds	Previously purchased	\$5,292,000
Tahoma Middle School Improvements	2014	2015	24425 SE 216 th	Bonds	\$655,000	\$6,613,000
Tahoma Junior High Improvements	2012	2014	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$1,976,000
Tahoma High School Improvements	2012	2014	18200 SE 240 th	State Match, Bonds	Previously purchased	\$9,359,000
TOTAL						\$34,480,000

* Previously purchased property paid from earlier bond issues
 ** The District anticipates presenting a bond proposal to the voters to fund the stated projects
 *** Site and Building cost estimates provided by DLR Group

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). For this year's calculation, because the District is adding capacity to existing schools and is not required to purchase new land, 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 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 2009.

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. For the 2009 Plan, the Tahoma School District has voluntarily increased this discount rate to 60%.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,708 and multi-family housing will yield a fee of \$2,817.