2014 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted July 9, 2014
Resolution No. 1038

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, 2014.

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 64 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 36 classrooms distributed among all elementary schools.

Combined, these legislative proposals would require an additional 100 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 0.471 elementary student, 0.170 middle school student, 0.145 high school student, for a total of 0.786 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.165 elementary student, 0.052 middle school student, 0.051 high school student, for a total of 0.268 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 7180 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3798 students at the middle school level Appendix C (page 19) shows a permanent capacity (at100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary projected Oct 2014 headcount is 8925. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 2104 students (Appendix A). At the middle school level, the projected Oct 2014 headcount is 4346. This is 738 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 119 students (Appendix C).

Based upon the District's student generation rates, the District expects that .786 student will be generated from each new single family home in the District and that .268 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 1198 students, at the middle school level by 1086 students, and an excess capacity of 613 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
Liberty HS	2014	Renton	216
Apollo Elementary	2014	Renton	160
Pacific Cascade Middle Portables	2014	Issaquah	56
Issaquah Valley Elementary	2014	Issaquah	160
Clark Elementary	2016	Issaquah	244
Clark - Portables	2014	Issaquah	40
Sunny Hills Elementary	2018	Sammamish	40
Newcastle Elem Portables	2014	Newcastle	40
Issaquah Middle School	2015	Issaquah	338
Tiger Mtn. Com. HS Community HS	2016	Issaquah	120
Issaquah HS Portables	2014	Issaquah	112
Skyline HS Portables	2014	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 anticipate 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.

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 2014-2015 through 2028-2029 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2005-06 Through 2013-14
Enrollment Projections 2014-15 Through 2028-29

FTE Enrollment

Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	**14,861**	6575	3733	4553	**14,861**
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	656	1470	1516	1448	1540	1513	1472	1484	1392	1503	1322	1301	1123	**17,740**	8143	4347	5249	**17,740**
2015-16	610	1474	1502	1548	1463	1556	1510	1495	1484	1430	1483	1216	1187	**17,958**	8153	4489	5316	**17,958**
2016-17	618	1375	1506	1534	1561	1477	1549	1529	1496	1515	1405	1367	1103	**18,034**	8070	4574	5390	**18,034**
2017-18	649	1389	1408	1541	1545	1573	1470	1565	1527	1522	1487	1288	1249	**18,214**	8106	4562	5546	**18,214**
2018-19	645	1456	1416	1438	1543	1555	1562	1483	1558	1546	1492	1366	1166	**18,226**	8053	4603	5570	**18,226**
2019-20	649	1448	1486	1449	1449	1556	1548	1580	1481	1589	1521	1379	1251	**18,388**	8038	4610	5741	**18,388**
2020-21	645	1455	1479	1518	1459	1462	1549	1566	1579	1510	1564	1406	1263	**18,456**	8019	4694	5744	**18,456**
2021-22	663	1446	1486	1511	1528	1472	1454	1566	1564	1606	1484	1447	1290	**18,517**	8106	4584	5827	**18,517**
2022-23	668	1483	1476	1518	1520	1540	1463	1471	1563	1590	1579	1367	1330	**18,571**	8207	4498	5866	**18,571**
2023-24	670	1493	1513	1508	1527	1532	1532	1480	1468	1590	1564	1463	1250	**18,590**	8244	4480	5866	**18,590**
2024-25	669	1498	1524	1546	1518	1539	1525	1549	1478	1496	1564	1448	1346	**18,699**	8294	4551	5854	**18,699**
2025-26	676	1496	1528	1556	1555	1531	1531	1542	1547	1505	1470	1448	1331	**18,715**	8342	4620	5754	**18,715**
2026-27	684	1509	1526	1561	1565	1567	1522	1548	1539	1574	1479	1353	1331	**18,759**	8412	4610	5737	**18,759**
2027-28	684	1524	1539	1558	1570	1578	1559	1539	1546	1566	1547	1363	1236	**18,810**	8453	4644	5713	**18,810**
2028-29	684	1525	1555	1572	1568	1582	1569	1576	1537	1573	1540	1431	1246	**18,957**	8485	4683	5790	**18,957**

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	6	0	4	10	0.222	0.00	0.148	0.370
Belvedere	82	37	17	2	2	21	0.459	0.05	0.054	0.568
Cavalia	49	8	0	1	1	2	0.000	0.13	0.125	0.250
Chestnut Estates	38	22	5	3	3	11	0.227	0.14	0.136	0.500
Claremont	91	26	4	0	0	4	0.154	0.00	0.00	0.154
Crossing @ Pine Lake	132	116	71	37	17	125	0.612	0.32	0.147	1.078
Delany Park	26	26	5	1	0	6	0.192	0.04	0.00	0.231
Glencoe @ Trossachs	160	112	30	11	6	47	0.268	0.10	0.054	0.420
Issaquah Highlands	1945	1730	932	318	277	1527	0.539	0.18	0.16	0.883
Laurel Hill & Laurel Hills 2,3,4	56	47	20	11	13	44	0.426	0.23	0.277	0.936
Reserve @ Newcastle	163	155	33	17	8	58	0.213	0.11	0.052	0.374
Shorelane Vistas	38	14	0	0	0	0	0.000	0.00	0.00	0.000
Talus; Bridges	64	40	3	1	9	13	0.075	0.03	0.225	0.325
Tarmigan @ Pine Ridge	32	29	3	4	5	12	0.103	0.14	0.172	0.414
Windstone 1-5	82	66	29	13	10	52	0.439	0.20	0.152	0.788
Woods @ Beaver Lake	75	65	28	10	11	49	0.431	0.15	0.169	0.754
TOTALS	3060	2520	1186	429	366	1981	0.471	0.17	0.145	0.786

SINGLE FAMILY	
Elementary K - 5	0.471
Middle School 6 - 8	0.170
High School 9 - 12	0.145
TOTAL	0.786

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

STUDENT GENERATION MULTI-FAMILY

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	41	1	1	1	3	0.024	0.024	0.024	0.073
Copper Leaf	28	28	3	0	0	3	0.107	0.000	0.000	0.107
Issaquah Highlands	1217	1122	200	61	62	323	0.178	0.054	0.055	0.288
Lake Boren Townhomes	56	55	2	3	0	5	0.036	0.055	0.000	0.091
Totals	1381	1246	206	65	63	334	0.165	0.052	0.051	0.268

MULTI-FAMILY		
Elementary K-5	Elementary K - 5	0.165
Middle School 6-8		0.052
High School 9-12		0.051
TOTAL		0.268

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 15,560 students in permanent facilities and 3,340 students in portables. The projected student enrollment for the 2014-2015 school year is expected to be 17,740 including K-5 headcount which leaves a permanent capacity deficit of 2180. Adding portable classrooms into the capacity calculations gives us a capacity of 18,900 with a surplus capacity of 1160 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

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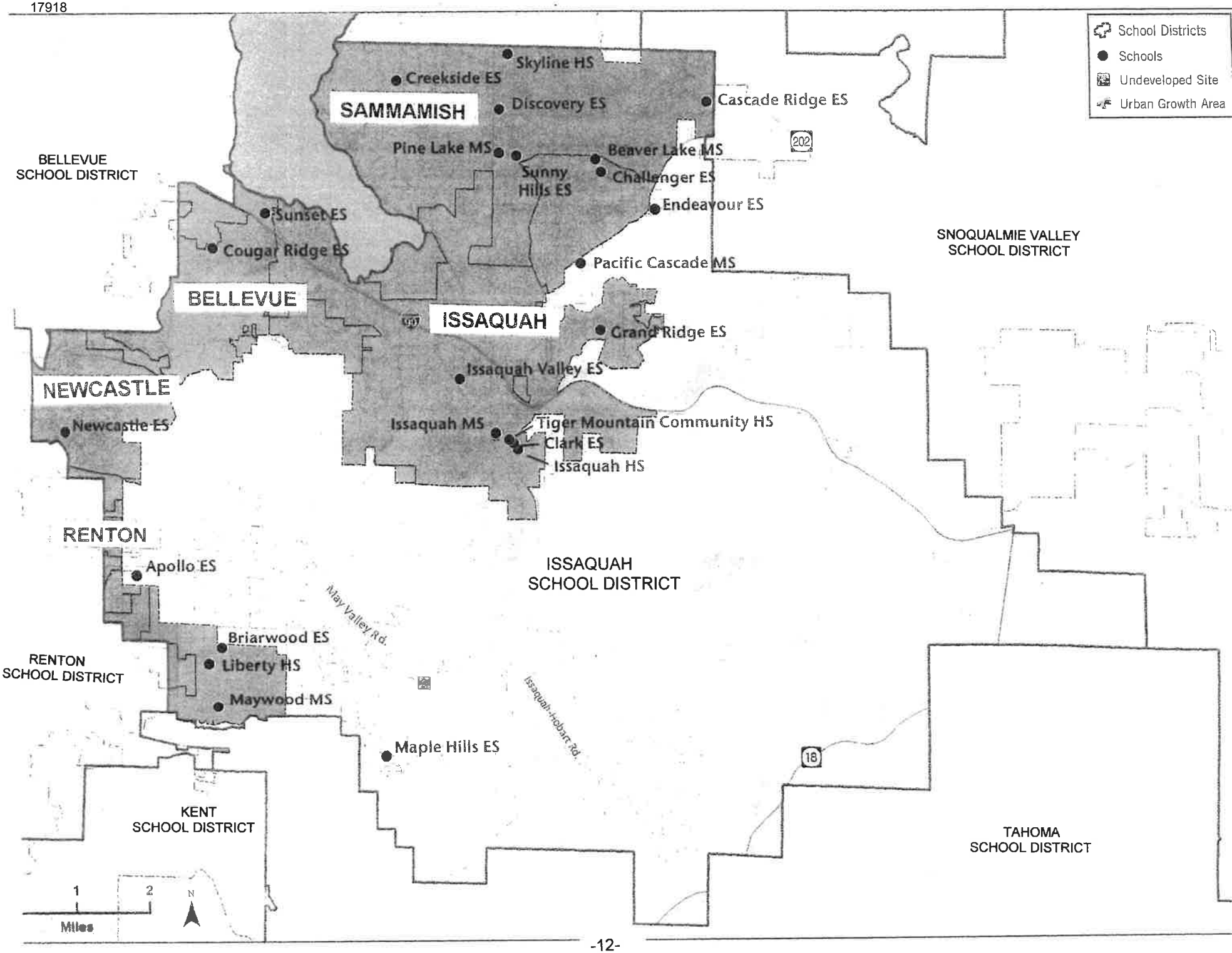


THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

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 17,740 FTE students for the 2014-2015 school year and 18,388 FTE students in the 2019-2020 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	16914	17253	17617	17617	17637
High School	216		120			
Middle School		338				
Elementary School	320		244		40	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	**16068**	**16389**	**16736**	**16736**	**16755**	16755
Portables @ 95%	3340	3682	3682	3682	3682	3682
Total Capacity	**19408**	**20071**	**20418**	**20418**	**20437**	20437
Projected FTE Enrollment**	17740	17958	18034	18214	18226	18388
Permanent Capacity @ 95% (surplus/deficit)	**1672**	**-1569**	**-1298**	**-1478**	**-1471**	**-1633**
Permanent Cap w/Portables (surplus/deficit)	**1668**	**2113**	**2384**	**2204**	**2211**	**2049**

* Permanent capacity, portable capacity and new construction calculations are based on the 95% utilization factors (See Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

** 2013-14 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

Table #3

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2014

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	10.00	$0	604	0.471	0.165	$0	$0
Middle/JR High	0.00	$0	338	0.170	0.052	$0	$0
High	0.00	$0	0	0.145	0.051	$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	0.471	0.165	$15,092	$5,302
Middle/JR High	95.18%	$4,162,500	338	0.170	0.052	$1,995	$611
High	95.18%	$0	336	0.145	0.051	$0	$0
				TOTAL		$17,088	$5,913

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	0.471	0.165	$50	$17
Middle/JR High	4.82%	$175,000	56	0.170	0.052	$26	$8
High	4.82%	$175,000	224	0.145	0.051	$5	$2
				TOTAL		$81	$27

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%	0.471	0.165	$0	$0
Middle/JR High	$200.40	115	0.00%	0.170	0.052	$0	$0
High School	$200.40	130	0.00%	0.145	0.051	$0	$0
				TOTAL		$0	$0

Tax Payment Credit:	SFR	MFR
Average Assessed Value	**$515,887**	**$193,819**
Capital Bond Interest Rate	**4.38%**	4.38%
Net Present Value of Average Dwelling	$4,106,260	$1,542,724
Years Amortized	10	10
Property Tax Levy Rate	**$1.96**	**$1.96**
Present Value of Revenue Stream	$8,048	$3,024

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$0.00	$0.00
Permanent Facility Cost	$17,087.87	$5,913.28
Temporary Facility Cost	$80.73	$27.19
State Match Credit	$0.00	$0.00
Tax Payment Credit	($8,048.27)	($3,023.74)
FEE (AS CALCULATED)	$9,120.33	$2,916.73
FEE (AS DISCOUNTED by 50%)	$4,560.16	$1,458.37
FINAL FEE	**$4,560**	**$1,458**

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 No new middle schools are planned. $8,000,000 is planned for the expansion of Maywood Middle School.
- High School No new high schools are planned.

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

Total Square Footage	2,482,262
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	145,992

STATE MATCH CREDIT:

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

2013-14 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. 2014 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT OVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	410	9	180	612	581	0	0	612	9	666	-256	-85
BRIARWOOD	28	560	2	24	584	555	0	0	584	555	8	160	744	8	529	26	26
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	531	-60	92
CHALLENGER	20	400	5	60	460	437	10	200	660	627	0	0	660	10	566	-129	61
CLARK	16	320	2	24	344	327	10	200	544	519	2	40	584	12	567	-240	-50
COUGAR RIDGE	21	420	3	36	456	433	8	160	616	585	0	0	616	8	610	-177	-25
CREEKSIDE	27	540	3	36	576	548	4	80	656	625	4	80	736	8	669	123	44
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	612	-160	-8
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	647	-195	-5
GRAND RIDGE	27	540	3	36	576	547	10	200	776	737	0	0	776	10	720	-173	17
ISSAQUAH VALLEY	21	420	0	0	420	405	10	200	620	589	0	0	620	10	628	223	-39
MAPLE HILLS	19	380	3	36	416	395	2	40	456	433	4	80	536	6	409	-14	24
NEWCASTLE	24	480	3	36	516	490	2	40	556	528	6	120	676	8	560	-70	-32
SUNNY HILLS	19	380	1	12	392	372	11	220	612	581	0	0	612	11	584	-212	-3
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	627	-95	-19
TOTAL	332	6640	45	540	7180	6821	106	2120	9300	8835	28	560	9860	134	8925	-2104	-90

*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.

2013-2014 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. 2014 Headcount	PERMANENT CAP Over or short**	W/EXISTING PORT. OVER OR SHORT ***
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	844	-105	142
ISSAQUAH MIDDLE	22	572	8	96	668	635	6	156	824	783	2	52	876	8	757	-122	26
MAYWOOD	33	858	4	48	906	860	2	52	958	910	0	0	958	2	1008	-148	-98
PACIFIC CASCADE	29	754	7	84	838	796	4	104	942	895	4	104	1046	8	926	-130	-31
PINE LAKE	22	572	3	36	608	578	8	208	816	775	0	0	816	8	811	-233	-36
TOTAL	135	3510	24	288	3798	3608	30	780	4578	4349	6	156	4734	36	4346	-738	3

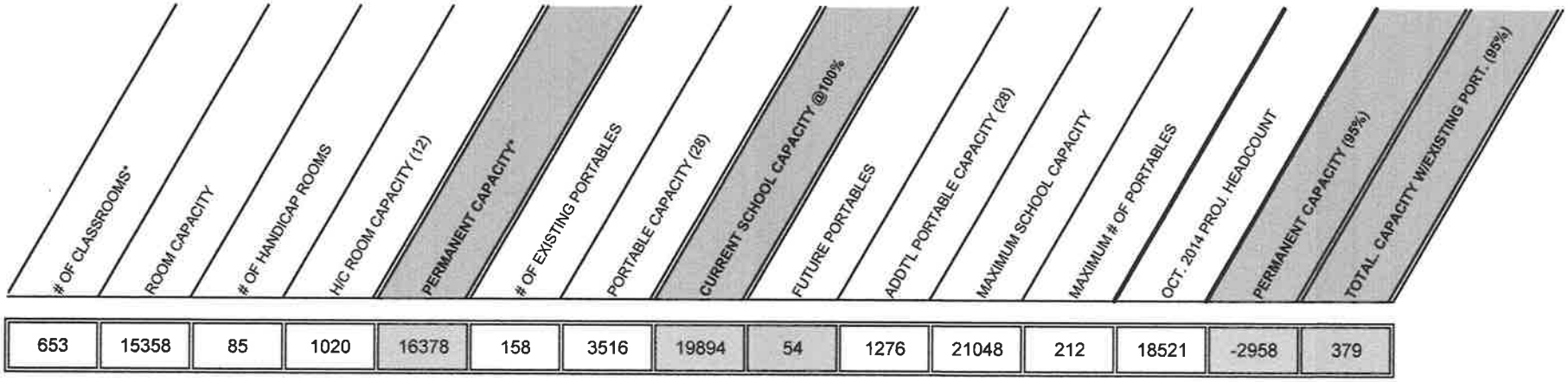
*Minus excluded spaces for special program needs
**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
Permanent capacity reflects the building's level of service design capacity.
The maximum capacity includes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

2013-2014 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	HIC 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	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2014 Headcount	PERM CAP OVER OR SHORT**	W/EXISTING PORT. OVER OR SHORT***
ISSAQUAH HIGH	78	2184	2	24	**2208**	**2098**	0	0	**2208**	**2098**	8	224	2310	8	1975	**123**	**123**
LIBERTY HIGH	39	1092	4	48	**1140**	**1083**	18	504	**1644**	**1562**	8	224	1868	26	1172	**-89**	**390**
TIGER MTN	0	0	7	84	**84**	**80**	0	0	**84**	**80**	0	0	84	0	74	**6**	**6**
SKYLINE HIGH	69	1932	3	36	**1968**	**1870**	4	112	**2080**	**1976**	4	112	2192	8	2029	**-159**	**-53**
TOTAL	186	5208	16	192	**5400**	**5131**	22	616	**6016**	**5716**	20	560	6454	42	5250	**-119**	**466**

*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.

2013-2014 District Total Capacity



# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY*	# 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%)
653	15358	85	1020	16378	158	3516	19894	54	1276	21048	212	18521	-2958	379

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

Six-Year Finance Plan

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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					$12,500,000	$12,500,000	
Clark Elementary	M		$1,000,000	$7,000,000	$10,250,000	$1,250,000		$19,500,000	$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	$1,450,000	500,000				$3,150,000	$3,150,000	$500,000
TOTALS		**$38,350,000**	**$64,005,000**	**$57,000,000**	**$20,925,000**	**$28,750,000**	**$2,700,000**	**$211,730,000**	**$211,730,000**	**$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.