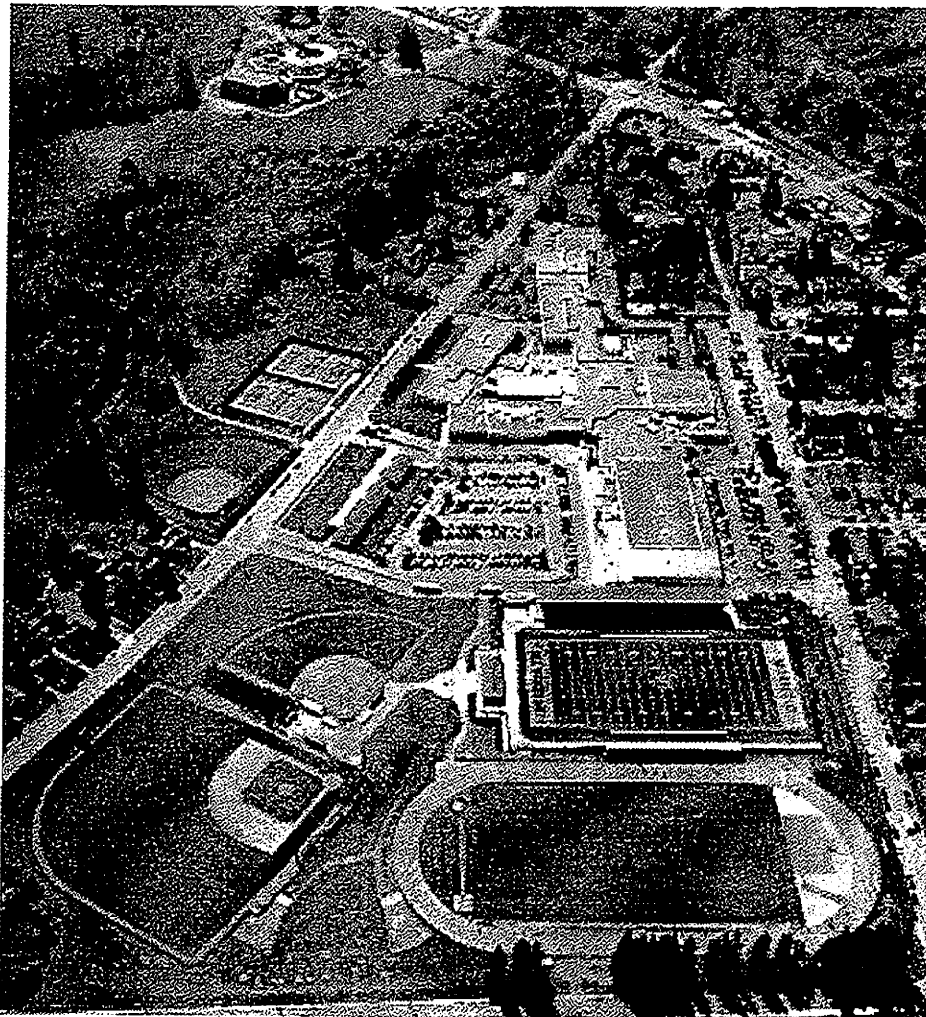


SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2011



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 23, 2011

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	<u>Position Number</u>	<u>Term</u>
G. Scott Hodgins	1	1/1/10 - 12/31/13
Caroline Loudenback	2	1/1/08 - 12/31/11
Craig Husa	3	2/12/09 - 12/31/11
Marci Busby	4	1/1/10 - 12/31/13
Dan Popp	5	12/11/08 - 12/31/11

Central Office Administration

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Executive Director of Instructional Technology	Jeff Hogan
Director of Business Services	Ryan Stokes

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building
8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
G. Joel Aune, Superintendent

Mount Si High School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
(425) 831-8100
John Belcher, Principal

Cascade View Elementary
34816 SE Ridge Street
Snoqualmie, WA 98065
(425) 831-4100
Ray Wilson, Principal

Two Rivers School
330 Ballarat Ave.
North Bend, WA 98045
(425) 831-4200
Amy Montanye-Johnson, Principal

Fall City Elementary
33314 S.E. 42nd
Fall City, WA 98027
(425) 831-4000
Dan Schlotfeldt, Principal

Chief Kanim Middle School
32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
(425) 831-4000
Kirk Dunckel, Principal

North Bend Elementary
400 East Third Street
North Bend, WA 98045
(425) 831-8400
Jim Frazier, Principal

Snoqualmie Middle School
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Vernie Newell, Principal

Opstad Elementary
1345 Stilson Avenue S.E.
North Bend, WA 98045
(425) 831-8300
John Jester, Principal

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
(425) 831-4150
Ruth Moen, Principal

Snoqualmie Elementary
39801 S.E. Park Street
Snoqualmie, WA 98065
(425) 831-8050
Cori Pflug, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2011-2016
SIX-YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the District Business Services Office
(425.831.8011)

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in Spring 2011 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service reflects the current student/teacher ratios in the District's schools, which has been changed to reflect space requirements needed to serve our students. While the current State budget crisis has impacted state funding, the District has made budgetary decisions to attempt to protect class size through reduction in other programs and services. Future state and other funding shortfalls could impact future class sizes.

It might also be noted that though the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	24 Students
Middle	27 Students
High	27 Students

School capacity is based on the District standard of service and existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's current overall capacity is 6,532 students, while enrollment for the 2010-11 school year was 5,750 full time equivalents ("FTE"). FTE enrollment is projected to increase to 7,184 in 2016, based on mid-range projections provided by a third-party demographer, with consideration given to Washington State House Bill 2776, which mandates transition to full day kindergarten over the next few years. This transition essentially requires the District to double the number of classrooms available for kindergarteners, including those which require additional special educational services. The District anticipates needing approximately 15-20 additional classrooms districtwide in order to make that transition.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge area, which has approximately 900 planned housing units that are yet to be constructed. United States Census data was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. In addition, the City of North Bend recently lifted its water moratorium and is adding sewer infrastructure, which will create additional growth opportunities in that area of our District, including approximately 200 homes currently approved for the Cedar Falls and Tannerwood developments.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005 and Twin Falls Middle School in 2008. In February 2009, voters in the Snoqualmie Valley School District passed a bond which funded the addition of 12 relocatables at Mount Si High School. This measure was meant to be a stopgap to address immediate overcrowding at the High School while an alternative solution was developed for the capacity needs at the High School level. After a two-year study which involved staff, parents and members of the community, a plan was developed and approved by the School Board to annex Snoqualmie Middle School and convert it into a 9th grade campus as part of Mount Si High School in the fall of 2013. In order to address the immediate resulting capacity needs at the Middle School level caused by the annexation, the District anticipates utilizing additional relocatables until a Replacement Middle School can be constructed. In addition, the District's elementary population continues to approach capacity, and the District anticipates needing to add relocatables and construct a sixth elementary school in order to provide short and long-term solutions in those grade levels.

Section 2. Current District "Standard of Service"
(as defined by King County Code 21A.06)

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs.

Standard of Service for Elementary Students

- | | |
|--|-------------|
| • Average target class size for grades K - 2: | 21 students |
| • Average target class size for grade 3: | 24 students |
| • Average target class size for grades 4-5: | 27 students |
| • Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: | 12 students |

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 27 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 18 students per classroom for kindergarten through grade 3; 23 students per classroom in grades 4 through 5; and 25 students per classroom in grades 6 through 8. However, in light of recent reductions in state funding for teaching positions and the lack of current classroom capacity, it will take a number of years before the District's goal is feasible.

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,532 students (5,223 in permanent classrooms and 1,309 in relocatable classrooms). Student enrollment for the 2010-11 school year was 5,750 full time equivalents ("FTE"). FTE enrollment is projected to increase to 6,905 in 2016, based on mid-range projections provided to us by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, FTE enrollment after consideration of full-day kindergarten transition, is projected to total 7,184 students in 2016.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2011 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity

2011

ELEMENTARY LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
CASCADE VIEW	K thru 5	564	644
FALL CITY	K thru 5	408	554
NORTH BEND	K thru 5	372	496
OPSTAD	K thru 5	504	558
SNOQUALMIE	K thru 5 & Preschool	360	563
Total Elementary School		2,208	2,795
MIDDLE SCHOOL LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
CHIEF KANIM	6, 7 & 8	595	371
SNOQUALMIE	6, 7 & 8	448	413
TWIN FALLS	6, 7 & 8	639	574
Total Middle School		1,682	1,358
HIGH SCHOOL LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
MOUNT SI	9 thru 12	1,217	1,464
TWO RIVERS	7 thru 12	116	126
Total High School		1,333	1,590

TOTAL DISTRICT	5,223	5743**
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* Does not include capacity for special programs as identified in Standards of Service section

** Difference from enrollment(pg 11) is due to 8th graders attending Two Rivers and rounding.

Section 4. Relocatable Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 59 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. Based on enrollment projections and anticipated permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding relocatables to accommodate temporary fluctuations in enrollment. In addition, the use and need for relocatables will be balanced against program needs. Relocatables are not a solution for housing students on a permanent basis, and the District would like to reduce the percentage of students that are housed in relocatable classrooms.

Currently, three of the relocatables in our inventory are not intended for regular classroom use and have not been included in the capacity to house student enrollment.

Section 5. Six Year Enrollment Projections

The District contracts with Calm River Demographics ("CRD") to project student enrollment over the next six years. CRD provides the District a low, mid, and high-range projection that is based on historic trends, future building plans, birth rates, economic and various other factors that contribute to overall population growth. Based on the mid-range projections (shown below), enrollment is projected to increase approximately 1,434 students over the next six years. This is a 24.9% increase over the current student population. This increase includes an additional 279 kindergarten students that we anticipate will convert from half-day kindergarten, to full-day kindergarten in 2016 as a result of the Washington State House Bill 2776, that was enacted in 2010.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2010 and Projected Enrollment from 2011 through 2016

GRADE:	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2016 ***					
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Live Births *	453	448	432	498	502	559	568	603	585	594	610	626
Kindergarten **	209	239	205	223	234	236	239	245	252	261	270	358
1st Grade	469	495	508	480	504	505	517	530	545	564	584	603
2nd Grade	462	486	497	511	489	530	530	537	551	570	590	610
3rd Grade	403	493	477	504	512	491	534	542	559	580	600	620
4th Grade	426	430	479	481	505	527	523	548	558	579	598	618
5th Grade	423	446	425	484	481	506	526	537	560	581	601	621
K-5 Subtotal	2,391	2,588	2,591	2,683	2,725	2,795	2,868	2,938	3,026	3,135	3,242	3,629
6th Grade	400	435	444	414	472	475	485	501	515	534	547	565
7th Grade	408	407	433	437	416	469	475	488	497	515	538	555
8th Grade	402	417	422	441	426	430	443	461	475	487	508	529
6-8 Subtotal	1,210	1,259	1,298	1,292	1,314	1,374	1,403	1,450	1,488	1,536	1,593	1,650
9th Grade	355	446	423	431	476	431	443	453	469	486	502	519
10th Grade	370	385	429	402	403	420	426	438	453	469	486	502
11th Grade	365	330	372	415	391	383	403	421	427	442	457	472
12th Grade	304	308	310	306	359	346	354	363	371	385	398	411
9-12 Subtotal	1,399	1,469	1,533	1,553	1,630	1,580	1,626	1,675	1,720	1,782	1,843	1,904
K-12 TOTAL	4,994	5,316	5,423	5,529	5,669	5,758	5,898	6,063	6,233	6,452	6,678	7,184
	7.0%	6.5%	2.0%	2.0%	2.5%	1.4%	2.6%	2.8%	2.8%	3.3%	3.5%	7.6%

- * 2013 and prior years are actual births 5 years prior to enrollment year, per King County Public Health Department. 2014-2016 live births are projected based on historic trends.
- ** Kindergarteners are considered 1/2 FTE, except for 2016 when kindergarten classes are expected to be required to transition to full-day kindergarten per SHB 2776.
- *** Enrollment Projections used above reflect mid-range enrollment projections provided by Calm River Demographics Company in Oct, 2010.

Section 6. Six-Year Planning and Construction Plan

To address existing and future capacity needs, the District contemplates using the following strategies:

- Annexation of Snoqualmie Middle School (SMS) into Mount Si High School (MSHS) to serve as a Freshman Learning Center
- Construction of new schools
- Use of additional relocatables to provide housing of students not provided for under other strategies

Based on current enrollment projections and building capacity, Mount Si High School will reach capacity in 2013. Due to floodplain and zoning restrictions, the District cannot place any additional relocatables on the site. Following a recently failed bond proposal meant to increase the high school capacity via new construction, an alternative solution was developed over a two year period by a Long Term Study Committee composed of staff, citizens, and parents. Modernization and upward expansion at the current facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness and less overall disruption, the alternative solution recommended by the Committee was to annex SMS into MSHS and serve as a Freshman Learning Center for the 9th grade student population. The School Board accepted this recommendation and plans to annex SMS in the Fall of 2013 in order to address capacity needs at the High School level.

Unfortunately, the annexation of SMS will create immediate capacity needs at the Middle School level. The District will address those needs initially with the purchase and siting of 14 relocatables at the two remaining Middle School sites. However, the common areas, septic systems, and other aspects of the permanent facilities are not sufficient to support the amount of relocatables that will be required in the future to provide for future expected enrollment. As such, the District anticipates the need to construct a replacement Middle School within the period of this Plan.

Enrollment at the Elementary Level also continues to increase. The District has gone through a number of recent reboundary efforts in order to maximize the use of existing capacity. However, due to continued expected enrollment growth and the newly enacted State law requiring all schools to transition to full-day kindergarten by 2018 (beginning in 2016 for SVSD), the District anticipates Elementary enrollment will exceed capacity during the period of this Plan. As such, the District anticipates the need to purchase and site an additional 5 relocatables as well as construct an additional elementary school within the period of this Plan. Due to the full-day kindergarten transition, all of our elementary schools could potentially need additional capacity. Additionally, the District anticipates adding preschool facilities that will serve the special education needs of our District to the additional elementary school. This contemplated plan would increase the capacity at Snoqualmie Elementary School, which currently houses our preschool program, and would allow for expansion of our preschool capacity in response to overall population growth.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

Applying the enrollment projections, current capacity, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District currently has insufficient permanent capacity to serve the 2011 High School and Elementary student population and will continue to have increasingly insufficient permanent capacity Districtwide. Even after the annexation of SMS, the anticipated construction of a replacement Middle School and an additional Elementary School, the District will still have insufficient permanent capacity in 2016 to serve the High School and Elementary student population. Those additional capacity needs will need to be addressed in the short-term with relocatables. As summarized in the table, the District currently has 20% of its classroom capacity in relocatable classrooms. With the addition of 19 relocatable classrooms over the period of this Plan, combined with projected future enrollment growth, the District will have 21% of its classroom capacity in relocatable classrooms in 2016. The District will continue to work towards reducing the percentage of students housed in relocatable classrooms.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
Permanent Capacity	2,208	2,208	2,208	2,208	2,208	2,808
New Construction: <i>Elementary School #6</i>	-	-	-	-	600	-
Permanent Capacity subtotal:	2,208	2,208	2,208	2,208	2,808	2,808
Projected Enrollment:	2,868	2,938	3,026	3,135	3,242	3,629
Surplus/(Deficit) of Permanent Capacity:	(660)	(730)	(818)	(927)	(434)	(821)
Portable Capacity Available:	816	816	816	816	936	936
Portable Capacity Changes (+/-):	-	-	-	120	-	-
Surplus/(Deficit) with Portables:	156	86	(2)	9	502	115

Middle School 6-8

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
Permanent Capacity	1,682	1,682	1,682	1,234	1,234	1,834
New Construction: <i>Replacement SMS</i>	-	-	(448)	-	600	-
Permanent Capacity subtotal:	1,682	1,682	1,234	1,234	1,834	1,834
Projected Enrollment:	1,403	1,450	1,488	1,536	1,593	1,650
Surplus/(Deficit) of Permanent Capacity:	279	232	(254)	(302)	241	184
Portable Capacity Available:	67	67	67	269	314	314
Portable Capacity Changes (+/-):	-	-	202	45	-	-
Surplus/(Deficit) with Portables:	346	299	15	12	555	498

High School 9-12

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
Permanent Capacity	1,333	1,333	1,333	1,781	1,781	1,781
New Construction: <i>Annexation Old SMS</i>	-	-	448	-	-	-
Total Capacity:	1,333	1,333	1,781	1,781	1,781	1,781
Projected Enrollment:	1,626	1,675	1,720	1,782	1,843	1,904
Surplus/(Deficit) Permanent Capacity:	(293)	(342)	61	(1)	(62)	(123)
Portable Capacity Available:	426	426	426	493	493	493
Portable Capacity Changes (+/-):	-	-	67	-	-	-
Surplus/(Deficit) with Portables:	133	84	487	492	431	370

K-12 TOTAL

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
Total Permanent Capacity:	5,223	5,223	5,223	5,223	6,423	6,423
Total Projected Enrollment:	5,897	6,063	6,234	6,453	6,678	7,183
Surplus/(Deficit) Permanent Capacity:	(674)	(840)	(1,011)	(1,230)	(255)	(760)
Total Portable Capacity	1,309	1,309	1,309	1,578	1,743	1,743
Total Permanent and Portable Capacity	6,532	6,532	6,532	6,801	8,166	8,166
Surplus/(Deficit) with Portables:	535	469	298	348	1,188	983

* Each plan year spans 2 school years - e.g. the 2011 plan year includes half of the 2010-11 and 2011-12 School Years

** 2016 projected enrollment includes consideration for state-mandated transition to full-day Kindergarten

Section 8. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The impact fee calculations that follow examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit). These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, not total project cost). The fee formula is intended to only calculate the costs of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The construction cost (not overall project cost), as described above, represents the total cost per additional residence of the new construction planned within the time period of this Plan. These costs are reduced by any state match dollars anticipated to be awarded to the District and the present value of future tax payments of each anticipated new homeowner, which results in a total cost per new residence.

However, in accordance with King County regulations, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2011 through 2016. The financing components are primarily composed of unsecured funding. The District currently owns land in Snoqualmie for both the replacement middle school and new elementary school. Future updates to this Plan will include updated information regarding these properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using costs quotes received for the replacement middle school in October 2010, and in April 2011 for the elementary school and relocatables. These costs have been adjusted for expected cost escalation through anticipated construction in 2015.

Please see Appendix A for the Impact Fee Calculations for Single Family and Multi-Family Residences, and the student generation factors used in the Impact Fee Calculations.

2011 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:		Secured Source of Funds:		
		Bonds	State Match	Bonds	State Match	Impact Fees
Annexation of Snoqualmie MS	\$3,100,000	\$0	---	\$3,000,000	---	\$100,000
New Snoqualmie Middle School	\$51,900,000	\$51,800,000	---	---	---	\$100,000
Elementary School #6, with preschool capacity	\$31,800,000	\$31,700,000	---	---	---	\$100,000
Portable Classrooms - ES-MS	\$3,350,000	\$3,250,000	---	---	---	\$100,000

¹ Listed here are estimated total project costs as adjusted for cost escalation through 2015. Please note that only cost-of-construction cost amounts are used in the calculation of school impact fees because of the requirements of state and county impact fee regulations.
 Added Elementary School Capacity: Estimated total project cost = \$31,800,000 Estimated cost of construction = \$21,050,000.
 Added Middle School Capacity: Estimated total project cost = \$51,900,000 Estimated cost of construction = \$33,700,000.

Appendix A: Single Family Residence Impact Fee Calculation

Site Acquisition Cost Per Single-Family Residence

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Size}) \times \text{Student Factor}$

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	600	0.4310	\$0.00
Middle	25	\$0	600	0.1350	\$0.00
High	40	\$0	1,200	0.1590	\$0.00
				A →	\$0.00

Permanent Facility Construction Cost Per Single-Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$21,050,000	600	0.4310	0.9235	\$13,964.17
Middle	\$33,700,000	600	0.1350	0.9235	\$7,002.44
High	\$0	0	0.1590	0.9235	\$0.00
				B →	\$20,966.61

Temporary Facilities Cost Per Single-Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	24	0.4310	0.0765	\$230.80
Middle	\$168,000	27	0.1350	0.0765	\$64.26
High	\$0	0	0.1590	0.0765	\$0.00
				C →	\$295.06

State Match Credit Per Single-Family Residence (if applicable)

Formula: $\text{Current Construction Cost Allocation} \times \text{SFI Footage} \times \text{District Match} \times \text{Student Factor}$

	CCCA	SFI Footage	District Match %	Student Factor	
Elementary	\$180.17	90	43.22%	0.4310	n/a
Middle	\$180.17	117	43.22%	0.1350	n/a
High	\$180.17	130	43.22%	0.1590	n/a
				D →	\$0.00

Tax Credit Per Single-Family Residence

Average Residential Assessed Value	\$406,030
Current Debt Service Tax Rate	\$1.3510
Annual Tax Payment	\$548.55
Bond Buyer Index Annual Interest Rate	4.91%
Discount Period (Years Amortized)	10
TC →	\$4,254.34

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00
Permanent Facility Cost	B	\$20,966.61
Temporary Facility Cost	C	\$295.06
Subtotal		\$21,261.67
State Match Credit	D	\$0.00
Tax Payment Credit	TC	(\$4,254.34)
Subtotal		\$17,007.33
50% Local Share		(\$8,503.67)
Impact Fee, net of Local Share		\$8,503.67

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Acquisition Cost Per Single-Family Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	600	0.1480	\$0.00
Middle	25	\$0	600	0.0420	\$0.00
High	40	\$0	1,200	0.0590	\$0.00
				A →	\$0.00

Permanent Facility Construction Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$21,050,000	600	0.1480	0.9235	\$4,795.12
Middle	\$33,700,000	600	0.0420	0.9235	\$2,178.54
High	\$0	0	0.0590	0.9235	\$0.00
				B →	\$6,973.66

Temporary Facilities Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	24	0.1480	0.0765	\$79.25
Middle	\$168,000	27	0.0420	0.0765	\$19.99
High	\$0	0	0.0590	0.0765	\$0.00
				C →	\$99.24

State Match Credit Per Single-Family Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$180.17	90	43.22%	0.1480	n/a
Middle	\$180.17	117	43.22%	0.0420	n/a
High	\$180.17	130	43.22%	0.0590	n/a
				D →	\$0.00

Tax Credit Per Single-Family Residence

Average Residential Assessed Value	\$151,545
Current Debt Service Tax Rate	\$1.3510
Annual Tax Payment	\$204.74
Bond Buyer Index Annual Interest Rate	4.91%
Discount Period (Years Amortized)	10
	TC →
	\$1,587.87

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$6,973.66	
Temporary Facility Cost	C	\$99.24	
Subtotal			\$7,072.90
State Match Credit	D	\$0.00	
Tax Payment Credit	TC	(\$1,587.87)	
Subtotal			\$5,485.03
50% Local Share			(\$2,742.52)
Impact Fee, net of Local Share			\$2,742.52

Appendix A: Composite Student Generation Factors

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.313	0.470	0.486	0.455	0.431
Middle	0.154	0.151	0.130	0.106	0.135
High	0.165	0.134	0.250	0.085	0.159
Total:	0.632	0.755	0.866	0.646	0.725

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.124	0.073	0.331	0.062	0.148
Middle	0.056	0.025	0.067	0.019	0.042
High	0.052	0.042	0.124	0.016	0.059
Total:	0.232	0.140	0.522	0.097	0.249

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Schools and Undeveloped Sites in Snoqualmie Valley School District

