

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2022



© Benjamin Benschneider



© Benjamin Benschneider

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 02, 2022

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2022-2027

SIX-YEAR CAPITAL FACILITIES PLAN

TABLE OF CONTENTS

Section:	Page Number:
i Board of Directors and Administration	3
ii Schools	4
1. Executive Summary	5
2. Current District "Standard of Service"	8
3. Inventory and Evaluation of Current Permanent Facilities	10
4. Relocatable (Portable) Classrooms	12
5. Six-Year Enrollment Projections	13
6. Six-Year Planning and Construction Plan	14
7. Six-Year Classroom Capacities: Availability/Deficit Projection	16
8. Impact Fees and the Finance Plan	18
9. Appendix A- Impact Fee Calculations; Student Generation Factors; District Map	20

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

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

Board of Directors

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, President	1	1/1/22 - 12/31/25
Geoff Doy, Vice President	2	1/1/20 - 12/31/23
Carolyn Simpson,	3	1/1/20 - 12/31/23
Gary Fancher	4	1/1/22 - 12/31/25
Ram Dutt Vedullapalli	5	1/1/20 - 12/31/23

Central Office Administration

Superintendent	Lance Gibbon
Assistant Superintendent - Finance & Operations	Ryan Stokes
Assistant Superintendent - Teaching and Learning	Ginger Callison
Assistant Superintendent - Teaching and Learning	Dan Schlotfeldt
Executive Director of Student Services	Nicole Fitch
Executive Director of Human Resources	Beth Porter

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

Lance Gibbon, Superintendent

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
John Belcher, Principal

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
Jim Frazier, Principal

Two Rivers School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Rhonda Schmidt, Principal

Snoqualmie Elementary

39801 S.E. Park Street
Snoqualmie, WA 98065
John Norberg, Principal

North Bend Elementary

400 East Third Street
North Bend, WA 98045
Stephanie Shepherd, Principal

Snoqualmie Middle School

9200 Railroad Ave S.E.
Snoqualmie, WA 98065
Megan Botulinski, Principal

Fall City Elementary

33314 S.E. 42nd
Fall City, WA 98027
Katelyn Long, Principal

Chief Kanim Middle School

32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
Michelle Trifunovic, Principal

Timber Ridge Elementary

34412 SE Swenson Drive
Snoqualmie, WA 98065
Kaaren Kim, Principal

Twin Falls Middle School

46910 SE Middle Fork Road
North Bend, WA 98045
Jeff D'Ambrosio, Principal

Opstad Elementary

1345 Stilson Avenue S.E.
North Bend, WA 98045
Emily Hays, Principal

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 the spring of 2022 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all the organization's needs.

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 like 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 is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the implementation of Initiative 1351 progresses.

It should also be noted that although 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	20 Students
Middle	27 Students
High	28 Students

School capacity for the 2022-23 school year is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's 2022-23 overall permanent capacity is 6,490 students (with an additional 2,070 student capacity available in portable classrooms). Enrollment in 2020-21 decreased due to the impacts of COVID-19 on available school service models. October enrollment for the 2021-22 school year rebounded from the 2020-21 dip, with 6,876 full time equivalents ("FTE"). The District anticipates enrollment to continue to grow over the duration of this plan, as projected by our third-party demographer. Their projections are based on census data, economic trends, housing projections and birth rates, among other factors. FTE enrollment is projected to increase by 1% to 6,952 in 2027, based on the mid-range of enrollment projections provided by a third-party demographer. High-range projections would anticipate approximately 5% enrollment growth over the same period.

Washington State House Bill 2776, which was enacted in 2010, required all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners, including students which require additional special educational services. HB 2776 also stipulated K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average previously funded). This reduction in class sizes also required significant increases in the number of classrooms needed to adequately serve our K-3 population. As noted in Section 7, the elementary school portable classrooms house the equivalent of 2 elementary schools, or approximately one-third of all elementary students.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released in 2021 indicated the City of Snoqualmie grew by 32.3% over the last decade, while the City of North Bend grew by 31.8% over the same time period. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2027, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

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, Twin Falls Middle School in 2008, a 12-classroom portable expansion at Mount Si High School in 2009, the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, the relocation of the 12-classroom portable expansion from Mount Si High School to Snoqualmie Middle School, as well as the addition of numerous portable classrooms throughout the District.

In the February 2015, a bond proposition was passed to construct a 6th elementary school and expand and modernize the main campus of Mount Si High School. The new Timber Ridge Elementary School was completed in 2016 and the Mount Si High School project was completed in 2021. The MSHS project provides available capacity to serve growth needs at the high school level as well as the middle school level, by allowing for the conversion of the "Freshman Campus" back to a middle school (Snoqualmie Middle School).

The District will also need to address continuing elementary capacity needs related to growth. While the District owns property adjacent to Twin Falls Middle School that

could be used for the construction of an elementary, the District has launched a committee to review districtwide facilities needs in conjunction with projected enrollment. This committee is developing a 20-year long-range facilities plan, with the first phase expected to reflect the six-year window of this plan. Elementary capacity projects that are being considered include a rebuild and expansion of North Bend Elementary, Fall City Elementary and Opstad Elementary, and/or a new 7th elementary school. Given the age of both Fall City Elementary and North Bend Elementary, and the floodway restrictions at North Bend Elementary which render a renovation of that building infeasible, the District currently anticipates both schools being candidates for replacement and expansion. These expansions would create capacity to serve elementary growth, while also eliminating significant number of portable classrooms currently at those buildings. A renovated and expanded Opstad Elementary or a new 7th elementary school are also being evaluated as potential options for additional elementary capacity. See Section 6 for more details on the District's capacity planning.

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 has been updated to incorporate anticipated class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the state implementation of Initiative 1351 progresses.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 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
- Computer 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: 30 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 goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

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 uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2019-20 school year, Mount Si High School converted to a 7-period schedule. Teachers teach 5 of those periods, resulting in an expected room utilization of 71% (5 out of 7). As enrollment grows, we would expect a need for some teachers to change classrooms throughout the day, resulting in a slightly higher utilization rate of 75%. As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 30. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity for the 2022-23 school year is expected to be 8,560, comprised of permanent classroom capacity of 6,490 students, and temporary classroom capacity of 2,070 students. October enrollment for the 2021-22 school year was 6,652 for purpose of the building inventory below. Districtwide, October 2021 enrollment totaled 6,876 full time equivalents ("FTE"), which includes students attending Parent Partnership Program and out-of-district placements. FTE enrollment is projected to increase by 1% to 6,952 in 2027, based on the mid-range of enrollment projections provided by a third-party demographer.

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 2022 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
2022-23 School Year**

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2021-22 Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	495	557
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	280	457
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	282	461
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	452	540
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	270	404
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	583	652
Total Elementary School			2,362	3,071
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2021-22 Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	6, 7 & 8	697	589
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	499
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	549
Total Middle School			1,798	1,637
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2021-22 Enrollment **
MOUNT SI/ TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	1,873
Total High School			2,330	1,944
TOTAL DISTRICT			6,490	6,652

* Does not include capacity for special programs as identified in Standards of Service section.
 ** Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and out-of-district placements.

Section 4. Relocatable (Portable) Classrooms

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

The District inventory includes 95 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 24% of capacity District-wide. The rebuild of Mount Si High School and the re-opening of Snoqualmie Middle schools has significantly reduced the percentage of secondary students in portable classrooms. At the elementary level, 38% of facility capacity is housed in portable classrooms, which is the equivalent of over 2 entire elementary schools. Based on projected enrollment growth and timing of anticipated permanent facilities, the District anticipates the need to acquire additional portables at the elementary level during the next six-year period.

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

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The District has an additional 15 portable classrooms in its inventory that are used for special program purposes or districtwide support services and are not available for regular classroom needs.

Two Rivers School relocated to the Mount Si High School campus in the fall of 2021. The District is currently working on facility improvements of that modular classroom facility and expects to bring that building back into available capacity in the Fall of 2023.

Section 5. Six-Year Enrollment Projections

The District contracts with Flo Analytics (“FLO”) to project student enrollment over the next six-years. FLO provides the District a low, middle and high-range projections that are based on historic growth trends, future housing construction plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in April 2022 by FLO, enrollment is expected to increase by 76 students (1%) over the next six years.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change did not increase the number of students (headcount), doubling the amount of time the students are in school also doubled the number of kindergarten classrooms needed to serve that grade level.

A few years prior to the construction of the new Mount Si High School, the District saw a significant increase in the number of students choosing to enroll in Running Start programs. With the opening of the new Mount Si High School and increased availability of dual credit and advanced placement offerings, we anticipate an increase of student retention in the 11th and 12th grades. Additional program enhancements, such as the relocation of Two Rivers onto the Mount Si High School campus, should also improve student outcomes and retention. These factors are not included in the demographer projections below but may result in higher high school enrollment at Mount Si High School over the next six years. We will continue to update enrollment projections in future updates to this plan.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2021 and Projected Enrollment from 2022 through 2027

GRADE:	Actual Enrollment												Enrollment Projections through 2027					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Kindergarten **	236	233	257	245	267	241	548	508	548	603	402	546	548	546	540	530	520	531
1st Grade	505	490	495	504	530	578	526	574	530	552	561	475	560	564	562	555	545	538
2nd Grade	530	501	491	504	559	536	614	560	569	549	516	593	492	577	581	579	573	566
3rd Grade	491	522	510	509	515	567	559	608	564	572	519	549	591	495	580	585	583	580
4th Grade	527	493	534	517	509	566	597	566	585	566	534	525	551	588	493	577	582	584
5th Grade	506	517	492	528	538	526	570	596	557	584	554	545	520	547	582	488	571	580
K-5 Subtotal	2,795	2,756	2,779	2,843	2,918	3,014	3,414	3,412	3,353	3,426	3,086	3,233	3,262	3,317	3,338	3,314	3,374	3,379
6th Grade	475	491	504	472	514	570	529	580	582	574	581	548	550	524	549	584	489	576
7th Grade	469	480	488	512	481	525	572	511	581	590	550	594	556	558	532	557	591	496
8th Grade	430	473	481	476	505	486	508	563	514	570	558	554	593	558	559	535	557	593
6-8 Subtotal	1,374	1,444	1,473	1,460	1,500	1,581	1,609	1,654	1,677	1,734	1,689	1,696	1,699	1,640	1,640	1,676	1,637	1,665
9th Grade	431	408	467	477	489	525	475	510	567	523	571	581	564	600	565	565	541	563
10th Grade	420	400	406	473	469	473	500	472	499	556	507	576	575	559	595	560	560	537
11th Grade	383	385	364	369	396	357	310	360	317	369	381	411	434	434	422	448	422	422
12th Grade	346	372	410	363	388	372	321	283	315	338	376	379	375	396	397	386	409	386
9-12 Subtotal	1,580	1,565	1,647	1,682	1,742	1,727	1,606	1,625	1,698	1,786	1,835	1,947	1,948	1,989	1,979	1,959	1,932	1,908

K-12 TOTAL	5,749	5,765	5,899	5,985	6,160	6,322	6,629	6,691	6,728	6,946	6,610	6,876	6,909	6,946	6,957	6,949	6,943	6,952
	1.4%	0.3%	2.3%	1.5%	2.9%	2.6%	4.9%	0.9%	0.6%	3.2%	-4.8%	4.0%	0.5%	0.5%	0.2%	-0.1%	-0.1%	0.1%

* Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics: April 2022.

** Kindergarteners are counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.

*** The district experienced large increases in Running Start enrollment for grades 11-12 recently. It is still too early to determine if this is a trend or an anomaly based on current circumstances (construction, high school schedule, etc.). Future enrollment will continue to be monitored and projections may be adjusted in subsequent updates to the Capital Facilities Plan.

Section 6. Six-Year Planning and Construction Plan

The District plans to use the following strategies in order to address future needs districtwide:

- Construction of new schools: complete full reconstruction and expansion of MSHS, and planning and construction of a new elementary school capacity;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board adopted a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components, as well as a new, sixth elementary school. The bond proposition was passed by the voters in February 2015.

The expanded and modernized Mount Si High School, completed in 2021, facilitated the relocation of the freshman campus onto the main high school campus, which in turn created needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School).

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016, provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge. Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools operating at capacity. Future enrollment growth, when combined with reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to a number of factors, including land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As the District has more than two elementary schools of capacity in portable classroom, we anticipate future Elementary construction projects to include the reduction of portables within the District.

In the spring of 2020, the District launched a Facilities Study Committee to begin the process of determining the appropriate solution for future elementary capacity needs, while also attempting to address the large amounts of portable classroom capacity. While still in process at the time of the development of the annual update to this plan, the committee has determined that North Bend Elementary cannot be remodeled due to its location within the floodway, which requires that the entire building be floodproofed if improved by greater than 50% of its value. As such, any significant improvements to this building would require a new-in-lieu construction. While not in the floodway, Fall City Elementary is like North Bend Elementary in terms of being the oldest buildings in the District and having the largest relative percentage of portable classroom capacity. Rebuild and expansion projects for these two schools will add capacity for future

enrollment growth, while also eliminating 29 portable classrooms from district inventory. The committee will be spending the spring/summer of 2022 gathering additional feedback and input from our community regarding the timing and sequence of elementary capacity-adding projects, which could include the rebuild and expansion of Fall City Elementary, North Bend Elementary, Opstad Elementary and/or the construction of a new Elementary #7. Regardless of the projects selected, future elementary capacity will need to be achieved via construction of a new facility.

The committee is also reviewing potential improvements for Snoqualmie Middle School, via construction of a new Middle School on district property on Snoqualmie Ridge. This project would significantly improve safety and security, equity of middle school facilities, educational effectiveness of student spaces, and reduce the demand for district transportation. The goal of the committee was to present a final recommendation to the board no later than the Fall of 2022. Should the Board accept a recommendation from the Committee that differs from the anticipated project in this plan, we will incorporate any changes in the following annual Capital Facilities Plan update.

Also of note, the 2015 bond proposition included consideration for the construction of a separate preschool facility that will serve the growing special education needs of the District. This facility would increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The timing and location of that facility is current under review, based on several changes since the planning of the 2015 bond - primarily, the vast geographic area of the District, combined with the expansion of centralized programs requiring transportation to a central facility in the District. One such example is the STREAM program, which has replaced Hi-C programs in each elementary school with a centralized magnet program currently housed at Snoqualmie Elementary. The transportation requirements of this program, when combined with the transportation needs of the preschool program are significant. When combined with a growing shortage of available bus drivers, the location and timing of the new preschool facility requires thoughtful consideration.

The District also needs to identify additional land for an expanded transportation facility to serve enrollment growth adequately. The District's current transportation facility is inadequate for meeting future district needs. The District has no space at the current facility to park additional busses needed to meet the growing student population. In planning for the most recent bond measure, the Board considered adding a new transportation facility to the project list. To control the overall cost of the bond proposition, this facility was the first capital improvement left off the prioritized list of needed improvements recommended by administration. However, at a minimum, additional land must be identified soon to meet short term needs, even prior to securing funding for a full-scale transportation facility that will support the future enrollment growth of the District.

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

The following table summarizes permanent and portable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at the elementary and middle school levels. Some of those needs were partially addressed with the opening of Elementary #6 (Timber Ridge Elementary School). However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District will face a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs will require remediation in the short-term with portable classrooms. The construction of additional elementary capacity will address the longer-term capacity needs. For purposes of this plan, we anticipate North Bend Elementary school to be rebuilt and expanded by 2026, with a similar rebuild and expansion of Fall City Elementary to be completed in 2028.

With the completion and opening of MSHS, the District has provided available capacity to serve new growth at the 9-12 level. The expansion of Mount Si High School results in significant improvements in permanent capacity at the high school and middle school levels, with remaining capacity to serve anticipated growth over the six-year planning period.

The District is anticipated to have 24% of its districtwide classroom capacity in portable classrooms for the 2022-23 school year. At the elementary level, 38% of the anticipated classroom capacity is in portable classrooms. With the addition of portable classrooms and the construction of one new facility over the period of this Plan, the District would have 21% of its overall classroom capacity in portable classrooms in 2027, assuming older portable classrooms are removed from service. At the elementary level, the rebuild/expansion of NBE would reduce elementary portable inventory from 38% to 29% of elementary capacity. Future elementary projects noted above would further improve those ratios.

The District will continue to work towards reducing the percentage of students housed in portable classrooms, while also monitoring the future elementary school needs.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2022	2023	2024	2025	2026	2027
Permanent Capacity	2,362	2,362	2,422	2,422	2,422	2,790
New Construction: <i>Preschool, Elementary Capacity</i>	-	60	-	-	368	-
Permanent Capacity subtotal:	2,362	2,422	2,422	2,422	2,790	2,790
Projected Enrollment:	3,262	3,317	3,338	3,314	3,374	3,379
Surplus/(Deficit) of Permanent Capacity:	(900)	(895)	(916)	(892)	(584)	(589)
Portable Capacity Available:	1,420	1,420	1,462	1,462	1,462	1,139
Portable Capacity Changes (+/-):	-	42	-	-	(323)	-
Surplus/(Deficit) with Portables:	520	567	546	570	555	550

Middle School 6-8

PLAN YEARS: *	2022	2023	2024	2025	2026	2027
Permanent Capacity	1,798	1,798	1,798	1,798	1,798	1,798
Permanent Capacity subtotal:	1,798	1,798	1,798	1,798	1,798	1,798
Projected Enrollment:	1,699	1,640	1,640	1,676	1,637	1,665
Surplus/(Deficit) of Permanent Capacity:	99	158	158	122	161	133
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	749	808	808	772	811	783

High School 9-12

PLAN YEARS: *	2022	2023	2024	2025	2026	2027
Permanent Capacity **	2,330	2,330	2,330	2,330	2,330	2,330
Total Capacity:	2,330	2,330	2,330	2,330	2,330	2,330
Projected Enrollment:	1,948	1,989	1,979	1,959	1,932	1,908
Surplus/(Deficit) Permanent Capacity:	382	341	351	371	398	422
Portable Capacity Available: **	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	382	341	351	371	398	422

K-12 TOTAL

PLAN YEARS: *	2022	2023	2024	2025	2026	2027
Total Permanent Capacity:	6,490	6,550	6,550	6,550	6,918	6,918
Total Projected Enrollment:	6,909	6,946	6,957	6,949	6,943	6,952
Surplus/(Deficit) Permanent Capacity:	(419)	(396)	(407)	(399)	(25)	(34)
Total Portable Capacity	2,070	2,112	2,112	2,112	1,789	1,789
Total Permanent and Portable Capacity	8,560	8,662	8,662	8,662	8,707	8,707
Surplus/(Deficit) with Portables:	1,651	1,716	1,705	1,713	1,764	1,755

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot be the sole source of funding new growth capacity. The school impact fee formula ensures that new development only pays for a portion of the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit and 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), which is intended to calculate the construction cost 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 needs created by existing housing units.

The construction cost, as described above, is reduced by any State matching dollars anticipated to be awarded to the District, and the present value of future tax payments related to the debt service on school construction bonds. This adjusted construction cost quantifies the cost of additional capacity per new residence during the six-year period of this Plan.

In accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, 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 impact of these factors renders impact fees charged and collected insufficient to fully fund school construction projects. Local support via bonds will constitute most of the funding required to construct new facilities.

It may be of interest to the reader, especially those in our communities, that the District qualified for State matching dollars for both the Timber Ridge Elementary and Mount Si High School projects. The amounts awarded via 'State Match' are determined at the State level and represented approximately 11% of the total expected costs of both projects - essentially covering the sales tax that school projects are required to charge on publicly funded projects. So, like impact fees, State matching funds will typically only make minor contributions towards actual construction project costs.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2022 through 2027. The financing components are primarily composed of secured funding (via the recently approved 2015 bond proposition) but will also require additional bonds to be approved. The District currently owns undeveloped land in both Snoqualmie and North Bend, either of which could be used for additional school capacity projects. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

2022 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:			
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees	Other Sources
<i>MSHS New/Modernization, Land Acquisition and Field Improvements</i>	\$219,800,000	\$0	\$582,160	\$500,000	\$188,200,000	\$26,243,240	\$500,000	\$3,774,600
<i>Preschool</i>	\$5,000,000	\$0	\$0	\$150,000	\$4,700,000	\$0	\$150,000	\$0
<i>Elementary School Construction</i>	\$65,500,000	\$55,041,000	\$8,459,000	\$2,000,000	\$0	\$0	\$0	\$0
<i>Portable Classrooms - ES</i>	\$630,000	\$0	\$0	\$455,000	\$0	\$0	\$175,000	\$0
<i>Land Acquisition/Development - Transportation Facility Expansion</i>	\$6,000,000	TBD	\$0	\$0	\$0	\$0	\$0	\$0

* Note that State Match funds will be held and used to offset costs of unforeseen conditions, unanticipated cost escalation, and/or project change orders, etc. At the completion of construction of all projects in the 2015 Bond Proposition, any unused State Match funds will be used to pay down principal outstanding on remaining debt. Such funds may also be used to make other capital improvements to the facilities of the District, but only after holding a public hearing thereon pursuant to RCW 28A.530.020.

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year.

Please note that only construction cost (not total anticipated project cost) is used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = \$83,589,000 Estimated cost of construction = \$65,500,000
Added High School Capacity: Estimated total project cost = \$219,800,000 Estimated cost of construction = \$178,900,000

For the purposes of this Plan’s construction costs, the District is using actual costs for the Mount Si High School project and actual costs for recent portable acquisitions. The estimated cost for the elementary capacity project is based off cost estimates prepared by NAC Architecture, using costs based on recent elementary construction bid awards, and estimated cost inflation through the midpoint of the planned project, applied to the capacity projects under consideration.

The District has also updated State match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. Matching funds are calculated using grade level capacity grouped into two categories: grades K-8 and grades 9-12.

The Mount Si High School expansion and rebuild project qualified for modernization matching funds only, which represented just over 10% of the total construction cost of the project. For K-8 facilities, the district would currently qualify for state matching funds for some new construction and modernization. Even with the equivalent of two elementary schools in portable classrooms, the district only qualifies for state match funding for approximately half of the square footage of a new elementary school. Modernization funding is specific to individual buildings. Based on the estimates provided by OSPI, the combined state matching funds for modernization and new construction would only cover between 4% and 11% of construction costs, depending on the elementary project. For purposes of the state match credit in the impact fee calculation, we used an average of estimated funding - approximately 8% of construction costs.

We are hopeful that in the coming years, the State will address this obvious deficiency in the adequacy of state funding for facilities.

The Mount Si High School Project, recently completed in 2021, continues to have capacity available to serve new growth, and therefore is included in the District’s school impact fee calculations along with the planned elementary additions.

Appendix A: Single Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.3820	\$0.00
Middle	25	\$0	n/a	0.1710	\$0.00
High	40	\$0	n/a	0.1660	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$65,500,000	650	0.3820	0.8503	\$32,731.32
Middle	\$0	0	0.1710	0.9013	\$0.00
High	\$178,900,000	2,330	0.1660	1.0000	\$12,745.67
B----->					\$45,476.99

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$315,000	20	0.3820	0.1497	\$900.67
Middle	\$0	27	0.1710	0.0987	\$0.00
High	\$0	28	0.1660	0.0000	\$0.00
C----->					\$900.67

State Match Credit Per 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	\$246.83	90	8.00%	0.3820	\$678.88
Middle	\$246.83	117	n/a	0.1710	n/a
High	\$246.83	130	10.25%	0.1660	\$545.98
D----->					\$1,224.86

Tax Credit Per Residence

Average Residential Assessed Value	\$701,791
Current Debt Service Tax Rate	\$2.0700
Annual Tax Payment	\$1,452.71
Bond Buyer Index Annual Interest Rate	2.45%
Discount Period (Years Amortized)	10
TC----->	\$12,747.10

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00	
Permanent Facility Cost	\$45,476.99	
Temporary Facility Cost	\$900.67	
Subtotal		\$46,377.66
State Match Credit	(\$1,224.86)	
Tax Payment Credit	(\$12,747.10)	
Subtotal		\$32,405.70
50% Local Share		(\$16,202.85)
Impact Fee, net of Local Share		\$16,202.85

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1540	\$0.00
Middle	25	\$0	n/a	0.0710	\$0.00
High	40	\$0	n/a	0.0810	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$65,500,000	650	0.1540	0.8503	\$13,194.65
Middle	\$0	0	0.0710	0.9013	\$0.00
High	\$178,900,000	2,330	0.0810	1.0000	\$6,219.27
B----->					\$19,413.92

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$315,000	20	0.1540	0.1497	\$363.10
Middle	\$0	27	0.0710	0.0987	\$0.00
High	\$0	28	0.0810	0.0000	\$0.00
C----->					\$363.10

State Match Credit Per 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	\$246.83	90	8.00%	0.1540	\$273.69
Middle	\$246.83	117	n/a	0.0710	n/a
High	\$246.83	130	10.25%	0.0810	\$266.41
D----->					\$540.09

Tax Credit Per Residence

Average Residential Assessed Value	\$449,724
Current Debt Service Tax Rate	\$2.0700
Annual Tax Payment	\$930.93
Bond Buyer Index Annual Interest Rate	2.45%
Discount Period (Years Amortized)	10
TC----->	\$8,168.64

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$19,413.92
Temporary Facility Cost	\$363.10
Subtotal	\$19,777.02
State Match Credit	(\$540.09)
Tax Payment Credit	(\$8,168.64)
Subtotal	\$11,068.29
50% Local Share	(\$5,534.14)
Impact Fee, net of Local Share	\$5,534.14

Appendix B: Composite Student Generation Factors

Single Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
Elementary	0.394	0.370	0.382
Middle	0.189	0.153	0.171
High	0.185	0.147	0.166
Total:	0.768	0.670	0.719

Multi Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
Elementary	0.226	0.082	0.154
Middle	0.107	0.035	0.071
High	0.128	0.033	0.081
Total:	0.461	0.150	0.306

Note: The above student generation rates represent unweighted averages, based on adjacent school district.

The District's student generation factors are based on the 2020 average of student factors from the two adjacent school districts (Lake Washington and Issaquah). The District is choosing to continue to use the 2020 average given that pandemic-related enrollment disruption during the 2021 and 2022 school years likely presented an inaccurate data set of the students generated from recent new development. The District plans to revisit this analysis in the next update to the CFP.

Ordinance No. 10162, Section R. Page 5: lines 30 thru 35 & Page 6: line 1:

“Student factors shall be based on district records on 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

