

# SNOQUALMIE VALLEY SCHOOL DISTRICT 410

## CAPITAL FACILITIES PLAN 2021



**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 17, 2021**

**SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410**

**2021-2026  
SIX-YEAR CAPITAL FACILITIES PLAN**

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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**

<b>Board of Directors</b>
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	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, President	1	1/1/18 - 12/31/21
Geoff Doy, Vice President	2	1/1/19 - 12/31/22
Carolyn Simpson,	3	1/1/19 - 12/31/22
Gary Fancher	4	1/1/18 - 12/31/21
Ram Dutt Vedullapalli	5	1/1/19 - 12/31/22

<b>Central Office Administration</b>
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Superintendent	Rob Manahan 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

**Robert Manahan, 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  
Greg Forrest, 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 2021 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 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 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 2021-22 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). Using reduced class size at the K-3 level, the District's 2021-22 overall permanent capacity is 6,486 students (with an additional 2,004 student capacity available in portable classrooms). October enrollment for the 2020-21 school year was 6,610 full time equivalents ("FTE"). Enrollment in 2020-21 decreased due to the impacts of COVID-19 on available school service models. The district anticipates enrollment to rebound during the duration of this plan and return to levels projected by our third-party demographer pre-COVID-19, which was based on economic trends, housing projections and birth rates, among other factors. FTE enrollment is projected to increase by 9% to 7,199 in 2026, based on the low-range of enrollment projections provided by a third-party demographer. While the district usually uses the demographer's mid-range projections, we have chosen to use the low-range projections in the event that an enrollment rebound to pre-covid levels is slower than expected.

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 in the district 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 a few years ago 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. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2025, 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 6<sup>th</sup> 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 has available capacity to serve growth needs at the high school level. The MSHS project also provided the District with the means to create additional middle school capacity by converting 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. A new elementary school,

Elementary #7, is currently included within the six-year planning period. However, a Facilities Study Committee, launched in the spring of 2020, was examining alternative elementary capacity options and was expected to provide a final recommendation to the Board in 2020. That work was delayed due to the COVID-19 closures at will be restarted in the summer of 2021. Future updates to this CFP will incorporate any changes to the current capacity planning. See Section 6 for more details on the District' 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 ultimate 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 2021-22 school year is expected to be 8,550, comprised of permanent classroom capacity of 6,486 students, and temporary classroom capacity of 2,004 students. October enrollment for the 2020-21 school year was 6,610 full time equivalents ("FTE"). FTE enrollment is projected to increase by 9% to 7,199 in 2026, based on the low-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 2012 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 2020-21 School Year

<b>ELEMENTARY LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2020-21 Enrollment **</b>
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	472	562
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	287	467
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	332	443
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	431	501
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	279	396
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	557	631
<b>Total Elementary School</b>			<b>2,358</b>	<b>3,000</b>
<b>MIDDLE SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2020-21 Enrollment **</b>
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	697	583
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	521
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	564
<b>Total Middle School</b>			<b>1,798</b>	<b>1,668</b>
<b>HIGH SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2020-21 Enrollment **</b>
MOUNT SI / TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	1,783
<b>Total High School</b>			<b>2,330</b>	<b>1,854</b>
<b>TOTAL DISTRICT</b>			<b>6,486</b>	<b>6,522</b>

\* 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 103 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, 36% 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 2021 or 2022.

## Section 5. Six-Year Enrollment Projections

The District contracts with Educational Data Solutions, LLC (“EDS”) to project student enrollment over the next six-years. EDS provides the District a low, middle and high-range projections that are based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the low-range projection provided in February 2020 by EDS, enrollment is expected to increase by 589 students (9%) 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.

**Snoqualmie Valley School District No. 410**  
**Actual Full-Time Equivalent Enrollment through 2020 and Projected Enrollment from 2021 through 2026**

GRADE:	Actual											Enrollment Projections through 2026					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Kindergarten **	236	233	257	245	267	241	548	508	548	603	402	588	571	547	561	569	568
1st Grade	505	490	495	540	530	578	526	574	530	552	561	599	594	577	553	567	578
2nd Grade	530	501	491	504	559	536	614	560	569	549	516	627	616	609	592	568	580
3rd Grade	491	522	510	509	515	567	559	608	564	572	519	572	631	619	613	596	570
4th Grade	527	493	534	517	509	566	597	566	585	566	534	558	580	638	627	621	602
5th Grade	506	517	492	528	538	526	570	596	557	584	554	570	561	582	641	630	622
<b>K-5 Subtotal</b>	<b>2,795</b>	<b>2,756</b>	<b>2,779</b>	<b>2,843</b>	<b>2,918</b>	<b>3,014</b>	<b>3,414</b>	<b>3,412</b>	<b>3,353</b>	<b>3,426</b>	<b>3,086</b>	<b>3,514</b>	<b>3,553</b>	<b>3,572</b>	<b>3,587</b>	<b>3,551</b>	<b>3,520</b>
6th Grade	475	491	504	472	514	570	529	580	582	574	581	560	571	562	583	643	630
7th Grade	469	480	488	512	481	525	572	511	581	590	550	586	558	569	560	581	639
8th Grade	430	473	481	476	505	486	508	563	514	570	558	562	577	549	559	551	570
<b>6-8 Subtotal</b>	<b>1,374</b>	<b>1,444</b>	<b>1,473</b>	<b>1,460</b>	<b>1,500</b>	<b>1,581</b>	<b>1,609</b>	<b>1,654</b>	<b>1,677</b>	<b>1,734</b>	<b>1,689</b>	<b>1,708</b>	<b>1,706</b>	<b>1,680</b>	<b>1,702</b>	<b>1,775</b>	<b>1,839</b>
9th Grade	431	408	467	477	489	525	475	510	567	523	571	588	565	580	552	562	552
10th Grade	420	400	406	473	469	473	500	472	499	556	507	554	569	548	562	535	543
11th Grade	383	385	364	369	396	357	310	360	317	369	381	360	390	401	386	396	377
12th Grade	346	372	410	363	388	372	321	283	315	338	376	364	335	362	372	359	368
<b>9-12 Subtotal</b>	<b>1,580</b>	<b>1,565</b>	<b>1,647</b>	<b>1,682</b>	<b>1,742</b>	<b>1,727</b>	<b>1,606</b>	<b>1,625</b>	<b>1,698</b>	<b>1,786</b>	<b>1,835</b>	<b>1,866</b>	<b>1,859</b>	<b>1,891</b>	<b>1,872</b>	<b>1,852</b>	<b>1,840</b>
							***										
<b>K-12 TOTAL</b>	<b>5,749</b>	<b>5,765</b>	<b>5,899</b>	<b>5,985</b>	<b>6,160</b>	<b>6,322</b>	<b>6,629</b>	<b>6,691</b>	<b>6,728</b>	<b>6,946</b>	<b>6,610</b>	<b>7,088</b>	<b>7,118</b>	<b>7,143</b>	<b>7,161</b>	<b>7,178</b>	<b>7,199</b>
	1.4%	0.3%	2.3%	1.5%	2.9%	2.6%	4.9%	0.9%	0.6%	3.2%	-4.8%	7.2%	0.4%	0.4%	0.3%	0.2%	0.3%

\* Enrollment Projections above reflect low-range enrollment projections provided by Educational Data Solutions, LLC (EDS): February 2020.

\*\* 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;
- 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 such, the District anticipates the need for a 7<sup>th</sup> Elementary School in 2023, in order to provide adequate capacity for future enrollment growth.

In the spring of 2020, the district launched a Facilities Study Committee to begin the process of determining the appropriate solution for elementary capacity. This process will involve community input and feedback. The goal of the committee is to review all available options for elementary capacity, as well as to convey a recommended long-term plan related to the reduction of portables at the elementary level. Options being considered include: constructing a 7<sup>th</sup> Elementary school or additions to existing elementary schools and the construction of a new Middle School. The latter project would allow for the current SMS to be used in other ways - potentially as elementary capacity, an elementary magnet school, a swing school to be used during remodel

projects at existing schools, etc. The goal of the committee was to present a final recommendation to the board prior to the end of the prior school year. However, due to the COVID-19 closures and restrictions, progress on the recommendation has been paused. The district anticipates restarting this work in the summer of 2021. 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 our 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 a number of 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. In an attempt to control the overall cost of the bond proposition, this facility was the first capital improvement left off of the prioritized list of needed improvements recommended by administration. However, at a minimum, additional land must be identified in the near future 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 Elementary #7 will address the longer-term capacity needs.

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 2021-22 school year. At the elementary level, 36% of the anticipated classroom capacity is in portable classrooms. With the addition of portable classrooms and the construction of two new facilities over the period of this Plan, the District would have 22% of its overall classroom capacity in portable classrooms in 2026, assuming older portable classrooms are not removed from service. The addition of Elementary #7 in 2025 would reduce the overall elementary classroom capacity in portables from 36% to 32%.

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



## PROJECTED CAPACITY TO HOUSE STUDENTS

## Elementary School K-5

PLAN YEARS: *	2021	2022	2023	2024	2025	2026
<b>Permanent Capacity</b>	<b>2,358</b>	<b>2,358</b>	<b>2,418</b>	<b>2,418</b>	<b>2,418</b>	<b>2,978</b>
New Construction: <i>Preschool, ES#7</i>	-	60	-	-	560	-
<b>Permanent Capacity subtotal:</b>	<b>2,358</b>	<b>2,418</b>	<b>2,418</b>	<b>2,418</b>	<b>2,978</b>	<b>2,978</b>
Projected Enrollment:	3,514	3,553	3,572	3,587	3,551	3,520
<b>Surplus/(Deficit) of Permanent Capacity:</b>	<b>(1,156)</b>	<b>(1,135)</b>	<b>(1,154)</b>	<b>(1,169)</b>	<b>(573)</b>	<b>(542)</b>
Portable Capacity Available:	1,354	1,354	1,394	1,394	1,394	1,394
Portable Capacity Changes (+/-):	-	40	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	<b>198</b>	<b>259</b>	<b>240</b>	<b>225</b>	<b>821</b>	<b>852</b>

## Middle School 6-8

PLAN YEARS: *	2021	2022	2023	2024	2025	2026
<b>Permanent Capacity</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>
<b>Permanent Capacity subtotal:</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>
Projected Enrollment:	1,708	1,706	1,680	1,702	1,775	1,839
<b>Surplus/(Deficit) of Permanent Capacity:</b>	<b>90</b>	<b>92</b>	<b>118</b>	<b>96</b>	<b>23</b>	<b>(41)</b>
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	<b>740</b>	<b>742</b>	<b>768</b>	<b>746</b>	<b>673</b>	<b>609</b>

## High School 9-12

PLAN YEARS: *	2021	2022	2023	2024	2025	2026
<b>Permanent Capacity **</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>
<b>Total Capacity:</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>
Projected Enrollment:	1,866	1,859	1,891	1,872	1,852	1,840
<b>Surplus/(Deficit) Permanent Capacity:</b>	<b>464</b>	<b>471</b>	<b>439</b>	<b>458</b>	<b>478</b>	<b>490</b>
Portable Capacity Available: **	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	<b>464</b>	<b>471</b>	<b>439</b>	<b>458</b>	<b>478</b>	<b>490</b>

## K-12 TOTAL

PLAN YEARS: *	2021	2022	2023	2024	2025	2026
<b>Total Permanent Capacity:</b>	<b>6,486</b>	<b>6,546</b>	<b>6,546</b>	<b>6,546</b>	<b>7,106</b>	<b>7,106</b>
Total Projected Enrollment:	7,088	7,118	7,143	7,161	7,178	7,199
<b>Surplus/(Deficit) Permanent Capacity:</b>	<b>(602)</b>	<b>(572)</b>	<b>(597)</b>	<b>(615)</b>	<b>(72)</b>	<b>(93)</b>
Total Portable Capacity	2,004	2,044	2,044	2,044	2,044	2,044
<b>Total Permanent and Portable Capacity</b>	<b>8,490</b>	<b>8,590</b>	<b>8,590</b>	<b>8,590</b>	<b>9,150</b>	<b>9,150</b>
<b>Surplus/(Deficit) with Portables:</b>	<b>1,402</b>	<b>1,472</b>	<b>1,447</b>	<b>1,429</b>	<b>1,972</b>	<b>1,951</b>

\* 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.

For all of these reasons, the resulting impact fees charged and collected are insufficient to fully fund school construction projects. Local support via bonds will constitute the majority of 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 for our district 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. Similar to 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 2021 through 2026. The financing components are primarily composed of secured funding (via the recently approved bond proposition). The District currently owns undeveloped land in both Snoqualmie and North Bend, either of which could be used for a new elementary school #7. 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.

## 2021 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees
<i>MSHS New/Modernization, Land Acquisition and Field Improvements</i>	\$219,800,000 <sup>1</sup>	\$0	\$3,855,400	\$500,000	\$214,944,600	\$16,400,000	\$500,000
<i>Preschool</i>	\$5,000,000 <sup>1</sup>	\$0	\$0	\$550,000	\$4,200,000	\$0	\$250,000
<i>Elementary School #7</i>	\$52,100,000 <sup>1</sup>	\$50,100,000	\$0	\$2,000,000	\$0	\$0	\$0
<i>Portable Classrooms - ES</i>	\$500,000 <sup>1</sup>	\$0	\$0	\$325,000	\$0	\$0	\$175,000
<i>Land Acquisition/Development - Transportation Facility Expansion</i>	\$4,725,000 <sup>1</sup>	TBD	\$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.

<sup>1</sup> 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 = \$52,100,000	Estimated cost of construction = \$38,300,000
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 Elementary #7 is based off of actual costs for the construction Timber Ridge, escalated through the anticipated bid year for the estimated Elementary #7 costs, and cost estimates provided by an architectural firm.

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.

For purposes of the impact fee calculation, only new construction matching funds are applicable. The Mount Si High School expansion and rebuild project qualified for modernization matching funds for most of the existing square footage of the building. Based on the most recent OSPI estimates using the 2026 enrollment projections, the District would not qualify for State matching funds for the new construction of Elementary #7. The OSPI calculation related to elementary schools is based on K-8 capacity. With current Freshman Campus being converted back to Snoqualmie Middle school, that building is added to the overall K-8 square footage count. While our calculations show a combined K-8 deficit of permanent capacity of approximately 1,100 students in 2021, the State's calculation based on square footage currently does not show the District as qualifying for K-8 state matching funds for new construction. We are hopeful that in the coming years, the State will address this obvious deficiency in how state matching funds are allocated.

The Mount Si High School Project, with Phase I completed in 2019 and Phase II 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 #7.

## Appendix A: Single Family Residence Impact Fee Calculation

### Site Aquisition 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	\$39,300,000	560	0.3820	0.8503	\$22,795.02
Middle	\$0	0	0.1710	0.9013	\$0.00
High	\$178,900,000	2,330	0.1660	1.0000	\$12,745.67
B----->					\$35,540.69

### 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	\$238.22	90	n/a	0.3820	n/a
Middle	\$238.22	117	n/a	0.1710	n/a
High	\$238.22	130	10.25%	0.1660	\$526.93
D----->					\$526.93

### Tax Credit Per Residence

Average Residential Assessed Value	\$665,643
Current Debt Service Tax Rate	\$2.3500
Annual Tax Payment	\$1,564.26
Bond Buyer Index Annual Interest Rate	2.44%
Discount Period (Years Amortized)	10
TC----->	
	\$13,733.06

### Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$35,540.69
Temporary Facility Cost	\$900.67
Subtotal	\$36,441.36
State Match Credit	(\$526.93)
Tax Payment Credit	(\$13,733.06)
Subtotal	\$22,181.37
50% Local Share	(\$11,090.68)
<b>Impact Fee, net of Local Share</b>	<b>\$11,090.68</b>

## Appendix A: Multi-Family Residence Impact Fee Calculation

### Site Aquisition 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	\$39,300,000	560	0.1540	0.8503	\$9,189.13
Middle	\$0	0	0.0710	0.9013	\$0.00
High	\$178,900,000	2,330	0.0810	1.0000	\$6,219.27
B----->					\$15,408.40

### 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	\$238.22	90	n/a	0.1540	n/a
Middle	\$238.22	117	n/a	0.0710	n/a
High	\$238.22	130	10.25%	0.0810	\$257.12
D----->					\$257.12

### Tax Credit Per Residence

Average Residential Assessed Value	\$306,366
Current Debt Service Tax Rate	\$2,3500
Annual Tax Payment	\$719.96
Bond Buyer Index Annual Interest Rate	2.44%
Discount Period (Years Amortized)	10
TC----->	
	\$6,320.72

### Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$15,408.40
Temporary Facility Cost	\$363.10
Subtotal	\$15,771.50
State Match Credit	(\$257.12)
Tax Payment Credit	(\$6,320.72)
Subtotal	\$9,193.66
50% Local Share	(\$4,596.83)
<b>Impact Fee, net of Local Share</b>	<b>\$4,596.83</b>

## Appendix B: Composite Student Generation Factors

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

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

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 2020-21 school year likely presented an inaccurate data set of the students generated from recent new development. The District plans to revisit this analysis in the next update to the CFP.

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

