

CAPITAL FACILITIES PLAN

2012 to 2017

**Tahoma School District
No. 409**

Adopted: June 26, 2012

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**TAHOMA SCHOOL DISTRICT NO. 409
2012**

CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 9100 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." An ongoing Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District has recently experienced healthy enrollment gains in each of the last six years. In 2006, the total student headcount was 7,056 and in October 2011 the count is 7,351 (6,992 FTE), an increase of 4.2 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the Summit Pit area of the District (which is currently located in unincorporated King County but planned for annexation by City of Maple Valley in the near future). At one time, a large residential development of 1,500 units was planned. It has been the District's recent experience that new houses being built in the District tend to yield the largest number of students five or six years after the initial occupancy.

Over the past several years, the District has completed a number of activities to accommodate capacity needs throughout the District. At the elementary level, the completion of Rock Creek Elementary School provided 25 new classrooms and the expansion of Cedar River added 3 additional specialized classrooms. In addition, Glacier Park Elementary School was complete in the fall of 1994, with 12 additional classrooms added in 1997. With the successful passage of the bond issue in 1997 and the construction of an addition at the High School and a new secondary school, Glacier Park was reconfigured to serve grades K through 6 for the 2000-2001 school year. The middle school students at Glacier Park were then moved to Cedar River. Then, following the reopening of Tahoma Junior High School, the District reconfigured grade levels and moved all sixth graders to the middle schools, creating additional elementary school capacity at existing schools. Some students are housed in relocatable facilities, which will continue to be used until permanent facilities are constructed.

Even with these actions, the District must construct additional capacity at all grade levels in order provide adequate space to accommodate the six-year projected enrollment. This Plan includes the capacity projects planned by the District during this planning period.

SIX-YEAR ENROLLMENT PROJECTION

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI). The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2011 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 6,992 (October 2011 FTE) is projected to increase to 7,604 (FTE) in 2017 --- an increase of 8.75 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, enrollment increases will occur due to residential development in the District. In particular, large residential development in the Summit Pit area development will only add to the enrollment projections contained in this Plan. The District intends to monitor the future activities related to this land and will include updated information in future updates to this Plan.

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

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 9100 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size. Enrollment and spaces occupied by the Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

Standards of Service for Elementary School Students:

1. Class size for grades K-5 averages 23.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Shadow Lake Elementary.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle/Junior High School Students:

1. Class sizes for both the middle/junior high school average 26 and class sizes for the senior high average 27.
2. Self contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

Lake Wilderness	K-5	Is over capacity by 149 students in permanent facilities and 57 students over capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 5 students in permanent facilities and 51 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 144 students in permanent facilities and 17 under capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 67 students in permanent facilities and 117 students under capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 32 students in permanent facilities and is 20 students under capacity when considering relocatable facilities.
Tahoma Middle	6-7	Is under capacity by 20 students in permanent facilities.
Tahoma Junior High	8-9	Is over capacity by 61 students in permanent facilities and under capacity by 17 students when considering relocatable facilities.
High School	10-12	Is over capacity by 161 students in permanent facilities and under capacity by 190 students when considering relocatable facilities.

The District also operates an alternative school, Russell Ridge Center (K-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 50 for Russell Ridge Center. Because of these District limits, neither the enrollment nor capacity of Russell Ridge Center are considered in the calculations and conclusions in this document.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 11 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	885
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	499
Rock Creek Elementary	K-5	25700 SR 169 Maple Valley, 98038	708	161	852
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	708	184	775
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	545
Tahoma Middle School	6-7	24425 S.E. 216 th Maple Valley, 98038	629	0	609
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1204
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,413	351	1574
Russell Ridge (Alternative School)	K-12	24425 SE 216 th Way Maple Valley, 98038	50		50

Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

NOTE: Russell Ridge Center is not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. Note that the District uses relocatable capacity as a temporary remedy only.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. It is anticipated that the continued building of single family residences in the District will cause the need to build a new 5th elementary school and replace (with additional new capacity) the existing Lake Wilderness Elementary School. The District will also need to expand Cedar River Middle School, Tahoma Junior High School and Tahoma High School. Relocatable capacity may also be added at all grade levels. The District may also purchase land for a future school site. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that may be necessary to serve development in the Summit Pit area.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2011	2012	2013	2014	2015	2016	2017
Permanent Program Capacity	2,656	2,656	2,656	2,656	2,656	3,552	3,552
Elementary No. 5					792		
Lake Wilderness Renovation (additional capacity)					104		
Total Permanent Capacity	2,656	2,656	2,656	2,656	3,552	3,552	3,552
Additional Relocatables	46						
Total Relocatable Capacity	345	345	345	345	345	345	345
Total Capacity	3,001	3,001	3,001	3,001	3,897	3,897	3,897
Projected Enrollment	**3,011	*3,082	*3,131	*3,146	*3,214	*3,243	*3,280
Available Capacity (Temp. & Perm. Facilities)	(10)	(84)	(130)	(145)	683	654	617
Available Capacity (Permanent Facilities)	(355)	(426)	(475)	(490)	338	309	272

*Projected FTE Enrollment - OSPI

**Actual Oct. 1 2011 FTE enrollment - OSPI

Middle/Junior High School (6-9)	2011	2012	2013	2014	2015	2016	2017
Permanent Program Capacity	2,285	2,285	2,285	2,285	2,285	2,285	2,360
Middle/Junior High Addition						75	62
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,285	2,360	2,422
Additional Relocatables	52						
Total Relocatable Capacity	381	381	381	381	381	381	381
Total Capacity	2,666	2,666	2,666	2,666	2,666	2,741	2,803
Projected Enrollment	**2,358	*2,401	*2,437	*2,501	*2,474	*2,503	*2,544
Available Capacity (Temp. & Perm. Facilities)	308	265	229	165	192	238	259
Available Capacity (Permanent Facilities)	(73)	(116)	(152)	(216)	(189)	(143)	(122)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1 2011 FTE enrollment - OSPI

High School (10-12)	2011	2012	2013	2014	2015	2016	2017
Permanent Program Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,413
High School Addition							265
Total Permanent Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,678
Additional Relocatables							
Total Relocatable Capacity	162	162	162	162	162	162	162
Total Capacity	1,575	1,575	1,575	1,575	1,575	1,575	1,840
Projected Enrollment	**1,574	*1,713	*1,698	*1,707	*1,719	*1,763	*1,780
Available Capacity (Temp. & Perm. Facilities)	1	(138)	(123)	(132)	(144)	(188)	60
Available Capacity (Permanent Facilities)	(161)	(300)	(285)	(294)	(306)	(350)	(102)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1 2011 FTE enrollment - OSPI

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facilities needs, the District is planning, pending voter approval of bond funding, the following projects: a new elementary school (Elementary No. 5), replacement and expansion of Lake Wilderness Elementary School, a capacity addition at Cedar River Middle School, a capacity addition at Tahoma Junior High School, and a capacity addition at Tahoma High School. In addition, the District plans to reconfigure portables across District schools to relieve interim growth needs. Additional portables may be added in the District during the six years of this Plan. Finally, the District is considering the purchase of land for a new school site.

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

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

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

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement (Net New Seats)	2013	2015	24216 Witte Road SE	104	100%	State Match, Bonds, Impact Fees	Previously purchased	\$4,118,550
New Elementary School No. 5	2013	2015	Adjacent to Tahoma Junior High	792	100%	State Match, Bonds, Impact Fees	Previously purchased	\$34,915,918
Cedar River Middle School Addition	2015	2017	22516 Sweeney Road SE	62	100%	State Match, Bonds, Impact Fees	Previously purchased	\$1,513,070
Tahoma Junior High Addition	2014	2016	25600 SE Summit-Landsburg Rd	75	100%	State Match, Bonds, Impact Fees	Previously purchased	\$4,714,310
Tahoma High School Addition	2015	2017	18200 SE 240th	265	100%	State Match, Bonds, Impact Fees	Previously purchased	\$10,264,980
Land Purchase	2012	2014	40 acres – location TBD	TBD	100%	Impact Fees, Capital Funds	TBD	
TOTAL							TBD	\$55,526,828

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement	2013	2015	24216 Witte Road SE	State Match, Bonds	Previously purchased	\$29,146,659
Shadow Lake Elementary Improvements	2013	2015	22620 Sweeney Road SE	Bonds	Previously purchased	\$708,949
Rock Creek Elementary Improvements	2014	2016	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	\$4,538,695
Glacier Park Elementary Improvements	2014	2016	23700 SE 280 th	Bonds	Previously purchased	\$3,892,885
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	\$11,319,494
Tahoma Middle School Improvements	2015	2016	24425 SE 216th	Bonds	\$655,000	\$4,732,850
Tahoma Junior High Improvements	2014	2016	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$7,616,644
Tahoma High School Improvements	2015	2017	18200 SE 240th	State Match, Bonds	Previously purchased	\$28,276,281
Transitions Program	2013	2014		State Match, Bonds	Previously purchased	3,141,300
TOTAL						\$93,373,757

* Previously purchased property paid from earlier bond issues unless otherwise noted.

** The District anticipates presenting a bond proposal to the voters to fund the stated projects.

*** Site and Building cost estimates provided by DLR Group.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). For this year's calculation, because the District is adding capacity to existing schools and is not required to purchase new land, the District's costs are related only to the cost per dwelling unit to construct schools. As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2012.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need. For the 2012 Plan, the Tahoma School District has voluntarily increased this discount rate.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,818 and multi-family housing will yield a fee of \$3,071.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts.

STUDENT FACTOR RATES

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.261	0.502	0.486	0.454	0.426
Middle	0.130	0.159	0.130	0.108	0.132
High	0.134	0.136	0.250	0.077	0.149
Total	0.525	0.797	0.866	0.639	0.707

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.172	0.092	0.331	0.051	0.162
Middle	0.070	0.033	0.067	0.018	0.047
High	0.090	0.032	0.124	0.017	0.066
Total	0.332	0.157	0.522	0.086	0.275

APPENDIX A – ENROLLMENT PROJECTIONS

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 1049
RUN ON 10:45 DEC 02 '11

D E T E R M I N A T I O N O F P R O J E C T E D E N R O L L M E N T S .

B Y C O H O R T S U R V I V A L K K L I N E A R P R O J E C T I O N

	DISTRICT NO. 409 KING						COUNTY NO. 17							
	----ACTUAL ENROLLMENTS ON OCTOBER FIRST----						AVER. % SURVIVAL	-----P R O J E C T E D E N R O L L M E N T S--						
	2006	2007	2008	2009	2010	2011		2012	2013	2014	2015	2016	2017	
KINDERGARTEN	470	471	498	465	504	495		503	508	514	519	525	530	
GRADE 1	531	545	528	553	495	551	110.97	549	558	564	570	576	583	
GRADE 2	528	534	547	547	570	524	102.69	566	564	573	579	585	591	
GRADE 3	493	551	560	571	564	588	103.97	545	588	586	596	602	608	
GRADE 4	574	510	563	568	580	557	101.47	597	553	597	595	605	611	
GRADE 5	546	597	539	561	591	585	102.84	573	614	569	614	612	622	
GRADE 6	571	555	605	556	565	605	101.84	596	584	625	579	625	623	
K-6 HEADCOUNT	3,713	3,763	3,840	3,821	3,869	3,905		3,929	3,969	4,028	4,052	4,130	4,168	
K-6 W/K @ 1/2	3,478	3,528	3,591	3,589	3,617	3,658		3,678	3,715	3,771	3,793	3,868	3,903	
GRADE 7	546	581	568	616	569	574	101.96	617	608	595	637	590	637	
GRADE 8	611	566	601	580	647	580	103.23	593	637	628	614	658	609	
7-8 HEADCOUNT	1,157	1,147	1,169	1,196	1,216	1,154		1,210	1,245	1,223	1,251	1,248	1,246	
GRADE 9	592	614	575	646	601	645	102.57	595	608	653	644	630	675	
GRADE 10	555	598	587	553	627	580	97.27	627	579	591	635	626	613	
GRADE 11	531	542	553	582	534	563	95.12	552	596	551	562	604	595	
GRADE 12	508	491	526	531	547	504	94.78	534	523	565	522	533	572	
9-12 HEADCOUNT	2,186	2,245	2,241	2,312	2,309	2,292		2,308	2,306	2,360	2,363	2,393	2,455	
K-12 HEADCOUNT	7,056	7,155	7,250	7,329	7,394	7,351		7,447	7,520	7,611	7,666	7,771	7,869	

APPENDIX B – IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tahoma SD #409						
YEAR	2012						
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$	600	0.426	0.162	\$0	\$0
Middle	35.00	\$	800	0.132	0.047	\$0	\$0
High	50.00	\$	1,400	0.159	0.059	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	91.40%	\$ 34,915,918	792	0.426	0.162	\$17,165	\$6,528
Middle	91.40%	\$ 4,714,310	75	0.132	0.047	\$7,584	\$2,700
High	91.40%	\$ 10,264,980	265	0.149	0.066	\$5,275	\$2,337
						\$30,024	\$11,565
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	8.60%	\$	23	0.426	0.162	\$0	\$0
Middle	8.60%	\$	26	0.132	0.047	\$0	\$0
High	8.60%	\$	27	0.149	0.066	\$0	\$0
						TOTAL	\$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 188.55	90	59.59%	0.426	0.162	\$4,308	\$1,638
Junior	\$ 188.55	114	59.59%	0.132	0.047	\$1,691	\$602
Sr. High	\$ 188.55	130	59.59%	0.149	0.066	\$2,176	\$964
						TOTAL	\$8,175
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
Capital Bond Interest Rate						\$301,867	\$1,47,078
Net Present Value of Average Dwelling						3.84%	3.84%
Years Amortized						\$2,468,030	\$1,202,493
Property Tax Levy Rate						10	10
						\$1.40	\$1.40
	Present Value of Revenue Stream					\$3,455	\$1,683
Fee Summary:							
				Single	Multi-		
				Family	Family		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$30,024	\$11,565		
	Temporary Facility Cost			\$0	\$0		
	State Match Credit			(\$8,175)	(\$3,204)		
	Tax Payment Credit			(\$3,455)	(\$1,683)		
	FEE (AS CALCULATED)			\$18,394	\$6,677		
	FEE (AS DISCOUNTED)			\$9,197.10	\$3,338		
	FEE (AS ADJUSTED BY DISTRICT)			\$7,818	\$3,071		
	FINAL FEE			\$7,818	\$3,071		