Attachment D

2013 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted June 26, 2013
Resolution No. 1027

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2013.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also recently passed legislation that requires the State to fund Full-Day Kindergarten by 2018, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the rebuild/expansion of two elementary schools, adding classrooms to one high school, expansion of Maywood Middle School and a rebuild/expansion of Issaquah Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by bond issues passed on February 7, 2006 and April 17, 2012, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.521 elementary student, 0.181 middle school student, 0.156 high school student, for a total of 0.858 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.140 elementary student, 0.044 middle school student, 0.045 high school student, for a total of 0.229 school aged student per residence (see Table 3).

Generation rates were recalculated in 2013 due to the volatility in assessed valuation, tax rate and new development listings that needed to be considered for the calculation of the associated impact fee.

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 ballot measure that provides funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one highs school and rebuild/expand one middle school. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7120 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3798 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity (at100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2012-2013 school year is 8669. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1905 students (Appendix A). At the middle/junior high school level, the District population for the 2012-2013 school year is 4271. This is 663 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 65 students (Appendix C).

Based upon the District's student generation rates, the District expects that .858 student will be generated from each new single family home in the District and that .229 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2019-20, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1164 students, at the middle school level by 831 students, and an excess capacity of 610 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility	Projected Completion Date	Location	Additional Capacity
Expand Liberty High School	2014	Renton	216
Expand Apollo Elementary	2016	Renton	160
Expand Issaquah Valley Elementary	2015	Issaquah	160
Expand Clark Elementary	2015	Issaquah	244
Expand Sunny Hills Elementary	2018	Issaquah Plateau	20
Expand Issaquah Middle School	2015	Issaquah	338
Expand Tiger Mtn. Community HS	2015	Issaquah	120

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduces that amount by the anticipate state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.

2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:

    a) The number of actual new students as a percentage of actual new dwellings for the past several years.
    b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
    c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2013-2014 through 2027-2028 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2005-06 Through 2012-13
Enrollment Projections 2013-14 Through 2027-28

FTE Enrollment

Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	**14,861**	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	**15,153**	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	**15,340**	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	**15,480**	7023	3804	4653	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	**15,807**	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	**16,138**	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	**16,563**	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	**17,147**	7863	4148	5136	17,147
2013-14	633	1455	1387	1495	1513	1460	1452	1367	1452	1382	1401	1277	1135	**17,409**	7943	4271	5195	17,409
2014-15	655	1422	1477	1416	1512	1525	1453	1469	1365	1500	1359	1307	1172	**17,632**	8007	4287	5338	17,632
2015-16	600	1463	1447	1500	1433	1523	1517	1469	1465	1411	1478	1262	1198	**17,767**	7967	4451	5349	17,767
2016-17	633	1346	1486	1469	1516	1441	1511	1527	1465	1506	1384	1373	1154	**17,810**	7890	4504	5417	17,810
2017-18	647	1404	1367	1507	1482	1519	1427	1515	1518	1501	1474	1278	1260	**17,901**	7927	4460	5514	17,901
2018-19	641	1443	1428	1392	1523	1493	1512	1437	1513	1561	1478	1378	1174	**17,972**	7920	4461	5591	17,972
2019-20	640	1431	1466	1452	1408	1532	1483	1523	1433	1555	1536	1378	1270	**18,107**	7928	4439	5740	18,107
2020-21	634	1427	1454	1489	1468	1416	1522	1494	1519	1474	1529	1435	1270	**18,130**	7887	4534	5708	18,130
2021-22	653	1415	1450	1476	1505	1475	1405	1531	1489	1559	1448	1428	1327	**18,160**	7973	4425	5762	18,160
2022-23	653	1451	1437	1473	1492	1512	1465	1414	1526	1530	1533	1347	1320	**18,153**	8019	4405	5729	18,153
2023-24	654	1454	1474	1461	1489	1500	1503	1475	1410	1568	1504	1433	1239	**18,164**	8031	4388	5744	18,164
2024-25	657	1454	1477	1497	1476	1497	1490	1513	1470	1452	1542	1404	1325	**18,254**	8058	4473	5722	18,254
2025-26	663	1461	1477	1500	1513	1484	1487	1500	1508	1512	1425	1441	1295	**18,266**	8098	4495	5674	18,266
2026-27	670	1472	1483	1500	1516	1521	1474	1496	1495	1549	1485	1325	1333	**18,321**	8162	4466	5693	18,321
2027-28	670	1486	1495	1506	1516	1524	1511	1484	1492	1537	1523	1385	1217	**18,345**	8197	4487	5662	18,345

STUDENT GENERATION
SINGLE FAMILY

			STUDENTS				AVERAGE PER UNIT			
Single Family Development	# Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Belcara	27	27	13	3	6	22	0.481	0.111	0.222	0.815
Belvedere	82	25	5	2	3	10	0.200	0.080	0.120	0.400
Bristol Court	28	28	11	0	0	11	0.393	0.000	0.000	0.393
Chestnut Estates	38	16	5	3	2	10	0.313	0.188	0.125	0.625
Crossing @ Pine Lake	132	106	60	24	12	96	0.566	0.226	0.113	0.906
Delany Park	26	26	1	1	2	4	0.038	0.038	0.077	0.154
Glencoe @ Trossachs	160	78	30	11	6	47	0.385	0.141	0.077	0.603
Issaquah Highlands (less than 5 years old)	1736	1637	916	309	271	1496	0.560	0.189	0.166	0.914
Katera Park	27	27	38	11	19	68	1.407	0.407	0.704	2.519
Laurel Hill & Laurel Hills 2&3	47	47	24	9	14	47	0.511	0.191	0.298	1.000
Liberty Grove	24	24	15	7	7	29	0.625	0.292	0.292	1.208
Reserve @ Newcastle	163	154	42	17	4	63	0.273	0.110	0.026	0.409
Shamrock div 1 & 2	129	126	62	17	10	89	0.492	0.135	0.079	0.706
Starwood	36	35	13	9	4	26	0.371	0.257	0.114	0.743
Tarmigan @ Pine Ridge	32	15	3	2	5	10	0.200	0.133	0.333	0.667
Windsor Fields 1 & 2	35	35	28	11	9	48	0.800	0.314	0.257	1.371
Woods @ Beaver Lake	75	56	17	9	11	37	0.304	0.161	0.196	0.661
TOTALS	2797	2462	1283	445	385	2113	0.521	0.181	0.156	0.858

SINGLE FAMILY	
Elementary K - 5	0.521
Middle School 6 - 8	0.181
High School 9 - 12	0.156
TOTAL	0.858

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Copper Leaf	28	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands	1103	193	60	61	314	0.175	0.054	0.055	0.285
Lake Boren Town Homes	45	1	2	0	3	0.022	0.044	0.000	0.067
Talus Condos	262	7	1	4	12	0.027	0.004	0.015	0.046
Totals	1438	201	63	65	329	0.140	0.044	0.045	0.229

MULTI-FAMILY	
Elementary K-5	0.140
Middle School 6-8	0.044
High School 9-12	0.045
TOTAL	0.229

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

INVENTORY AND EVALUATION OF CURRENT FACILITIES

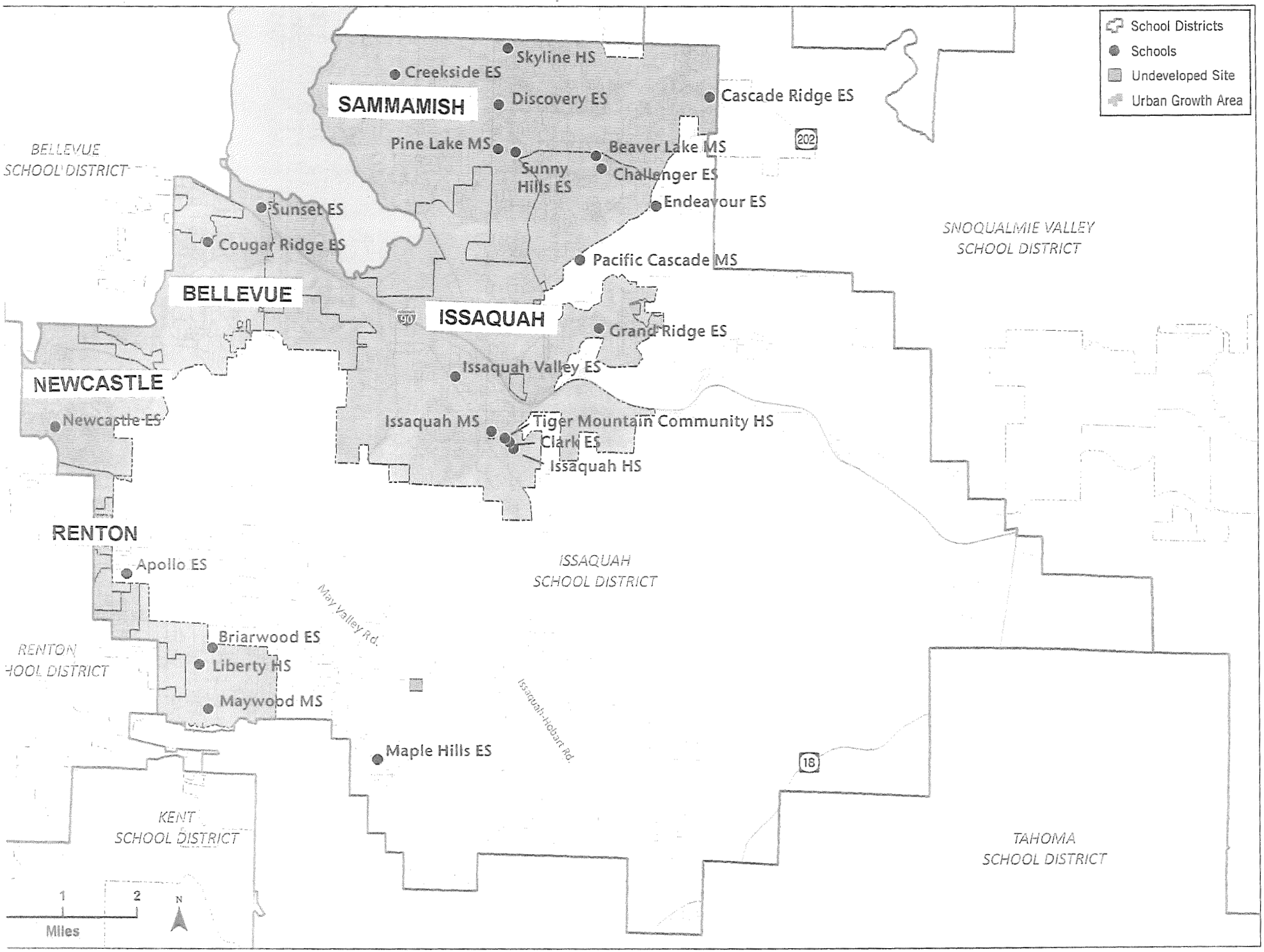
Currently, using the 95% utilization factor, the District has the capacity to house 15,502 students in permanent facilities and 3,302 students in portables. The projected student enrollment for the 2012-2013 school year is expected to be 17,147 including K-5 headcount which leaves a permanent capacity deficit of 1645. Adding portable classrooms into the capacity calculations gives us a capacity of 18,804 with a surplus capacity of 1657for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 8.

EXISTING FACILITIES	**LOCATION**
GRADE SPAN K-5:	
Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah
GRADE SPAN 6-8:	
Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 Se Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish
GRADE SPAN 9-12:	
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah
SUPPORT SERVICES:	
Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 Ave S.E., Sammamish

ISSAQUAH SCHOOL DISTRICT #411



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a $241.87 million bond in February 2006 to fund new school construction and school expansion. Voters also approved $219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive $500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 17,409 FTE students for the 2013-2014 school year and 17,972 FTE students in the 2018-2019 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
*Permanent Capacity	16318	16534	16534	17396	17556	17576
High School	216		120			
Middle School			338			
Elementary School			404	160	20	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	16534	16534	17396	17556	17576	17576
Portables @ 95%	2977	2977	2977	2977	2977	2977
Total Capacity	19511	19511	20373	20533	20553	20553
Projected FTE Enrollment**	17409	17632	17767	17810	17901	17972
Permanent Capacity (surplus/deficit)	-875	-1098	-371	-254	-325	-396
Permanent Cap w/Portables (surplus/deficit)	2102	1879	2606	2723	2652	2581

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see App
The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.
** 2012-13 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

Table #3

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2013

School Site Acquisition Cost:
(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	$0	604	0.521	0.140	$0	$0
Middle/JR High	0.00	$0	338	0.181	0.044	$0	$0
High	0.00	$0	0	0.156	0.045	$0	$0
				TOTAL		$0	$0

School Construction Cost:
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.18%	$20,350,000	604	0.521	0.140	$16,711	$4,482
Middle/JR High	95.18%	$4,162,500	338	0.181	0.044	$2,119	$514
High	95.18%	$0	336	0.156	0.045	$0	$0
				TOTAL		$18,830	$4,996

Temporary Facility Cost:
(Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.82%	$150,000	40	0.521	0.140	$94	$25
Middle/JR High	4.82%	$150,000	52	0.181	0.044	$25	$6
High	4.82%	$150,000	56	0.156	0.045	$20	$6
				TOTAL		$140	$37

State Matching Credit:
Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	$188.55	90	0.00%	0.521	0.140	$0	$0
Middle/JR High	$188.55	115	0.00%	0.181	0.044	$0	$0
High School	$188.55	130	0.00%	0.156	0.045	$0	$0
				TOTAL		$0	$0

Tax Payment Credit:	SFR	MFR
Average Assessed Value	**$476,006**	**$178,589**
Capital Bond Interest Rate	**3.74%**	3.74%
Net Present Value of Average Dwelling	$3,911,295	$1,467,448
Years Amortized	10	10
Property Tax Levy Rate	**$1.92**	**$1.92**
Present Value of Revenue Stream	$7,510	$2,818

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$0.00	$0.00
Permanent Facility Cost	$18,830.05	$4,995.94
Temporary Facility Cost	$139.50	$37.19
State Match Credit	$0.00	$0.00
Tax Payment Credit	($7,509.69)	($2,817.50)
FEE (AS CALCULATED)	$11,459.87	$2,215.63
FEE (AS DISCOUNTED by 50%)	$5,729.93	$1,107.82
FINAL FEE	**$5,730**	**$1,097**

Each city or county sets and adopts the amount of the school impact fee.
For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

SCHOOL SITE ACQUISITION COST:

- Elementary No new sites are planned for purchase.
- Middle School No new sites are planned for purchase.
- High School No new sites are planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary $20,350,000 is the proportional cost of the projects providing additional elementary capacity.
- Middle School No new middle schools are planned. $8,000,000 is planned for the expansion of Maywood Middle School.
- High School No new high schools are planned.

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

Total Square Footage	2,299,082
Permanent Square Footage (OSPI)	2,175,266
Temporary Square Footage	123,800

TEMPORARY FACILITY COST:

No new portables are considered in this plan.

STATE MATCH CREDIT:

Current Area Cost Allowance	$180.17
Percentage of State Match	37.10%

2012-13 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT.OVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	9	180	612	0	0	612	9	599	-189	-18
BRIARWOOD	25	500	2	24	524	0	0	524	8	160	684	8	502	-4	-4
CASCADE RIDGE	23	460	3	36	496	8	160	656	0	0	656	8	550	-79	73
CHALLENGER	20	400	5	60	460	10	200	660	0	0	660	10	545	-108	82
CLARK	16	320	2	24	344	8	160	504	4	80	584	12	528	-201	-49
COUGAR RIDGE	21	420	3	36	456	8	160	616	0	0	616	8	603	-170	-18
CREEKSIDE	27	540	3	36	576	4	80	656	4	80	736	8	665	-118	-42
DISCOVERY	22	440	3	36	476	8	160	636	0	0	636	8	596	-144	8
ENDEAVOUR	22	440	3	36	476	10	200	676	0	0	676	10	637	-185	5
GRAND RIDGE	27	540	3	36	576	10	200	776	0	0	776	10	715	-168	22
ISSAQ VALLEY	21	420	0	0	420	10	200	620	0	0	620	10	585	-186	4
MAPLE HILLS	19	380	3	36	416	2	40	456	4	80	536	6	402	-7	31
NEWCASTLE	24	480	3	36	516	2	40	556	6	120	676	8	548	-58	-20
SUNNY HILLS	19	380	1	12	392	11	220	612	0	0	612	11	590	-218	-9
SUNSET	25	500	5	60	560	4	80	640	4	80	720	8	604	-72	4
TOTAL	329	6580	45	540	7120	104	2080	9200	30	600	9800	134	8669	-1905	71

*Minus excluded spaces for special program needs
**Average of staffing ratios with I-728 target of 1:20 K-2, 1:23 3-5
***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
****Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
Permanent capacity reflects the building's level of service design capacity. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2012-2013 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	**PERMANENT CAPACITY @ 100%**	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	**CURRENT SCHOOL CAPACITY @ 100%**	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 Headcount	**PERMANENT CAP Over or Short** **	**W/EXISTING PORT. OVER OR SHORT** ***
BEAVER LAKE	29	754	2	24	**778**	10	260	**1038**	0	0	1038	10	**858**	**-119**	**128**
ISSAQ MIDDLE	22	572	8	96	**668**	6	156	**824**	2	52	876	8	**774**	**-139**	**9**
MAYWOOD	33	858	4	48	**906**	2	52	**958**	0	0	958	2	**939**	**-78**	**-29**
PAC CASCADE	29	754	7	84	**838**	4	104	**942**	4	104	1046	8	**856**	**-60**	**39**
PINE LAKE	22	572	3	36	**608**	8	208	**816**	0	0	816	8	**844**	**-266**	**-69**
TOTAL	135	3510	24	288	**3798**	30	780	**4578**	6	156	4734	36	**4271**	**-663**	**78**

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

2012-2013 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	**PERMANENT CAPACITY @ 100%**	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	**CURRENT SCHOOL CAPACITY @ 100%**	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 FTE	**PERM CAP OVER OR SHORT****	**W/EXISTING PORT. OVER OR SHORT*****
ISSAQ HIGH	78	2184	2	24	**2208**	0	0	**2208**	8	224	2432	8	1965	**133**	**133**
LIBERTY HIGH	39	1092	4	48	**1140**	18	504	**1644**	8	224	1868	26	1182	**-99**	**380**
TIGER MTN	0	0	7	84	**84**	0	0	**84**	0	0	84	0	89	**-9**	**-9**
SKYLINE HIGH	69	1932	3	36	**1968**	4	112	**2080**	4	112	2192	8	1959	**-89**	**17**
TOTAL	186	5208	16	192	**5400**	22	616	**6016**	20	560	6576	42	5195	**-65**	**520**

*Minus excluded spaces for special program needs
**9/1/10 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
***9/1/10 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)
Permanent capacity reflects the building's level of service design capacity.
The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2012-2013 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	**PERMANENT CAPACITY***	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	**CURRENT SCHOOL CAPACITY**	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2012 PROJ. HEADCOUNT	**PERMANENT CAPACITY (95%)**	**TOTAL CAPACITY W/EXISTING PORT. (95%)**
650	15298	85	1020	16318	156	3476	19794	56	1316	21110	212	18135	-2633	1659

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

Six-Year Finance Plan

BUILDING	N/M*	2012	2013	2014	2015	2016	2017	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
Issaquah Middle School	M	$500,000	$15,000,000	$35,000,000	$8,000,000	$4,000,000		$62,500,000	$62,500,000	
Issaquah High School	M	$2,000,000						$2,000,000	$2,000,000	
Liberty high School	M	$19,000,000	$19,000,000	$16,200,000	$11,000,000			$65,200,000	$65,200,000	
Maywood Middle School	M	$10,000,000	$2,500,000					$12,500,000	$12,500,000	
Clark Elementary	M	$250,000	$1,000,000	$10,000,000	$7,000,000	$1,250,000		$19,500,000	$19,500,000	
Tiger Mountain	M	$100,000	$150,000	$2,000,000	$1,675,000			$3,925,000	$3,925,000	
Apollo Elementary	M	$250,000	$3,000,000	$3,400,000	$620,000			$7,270,000	$7,270,000	
Issaquah Valley	M	$200,000	$3,500,000	$4,000,000	$785,000			$8,485,000	$8,485,000	
Sunny Hills	M						$27,200,000	$27,200,000	$27,200,000	
Portables****	N	$1,200,000						$1,200,000	$1,200,000	$500,000
TOTALS		**$31,000,000**	**$44,150,000**	**$70,600,000**	**$21,080,000**	**$1,250,000**	**$27,200,000**	**$209,780,000**	**$209,780,000**	**$500,000**

*N = New Construction M = Modernization/Rebuild

**The Issaquah School District, with voter approval, has front funded these projects.

***School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaq. School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.