

2018 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Adopted May 23, 2018
Resolution No. 1116

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 May, 2018.

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. Most 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 legislation that requires the State to fund Full-Day Kindergarten by 2018. The District provided Full-Day Kindergarten for the 2016-2017 school year. 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.

The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The District recently sold this planned site to a third party. The District will need to locate alternative sites inside the UGBL. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new middle school, two new elementary schools, the re-build/expansion of an existing middle school and additions to five existing elementary schools to meet the needs of elementary, middle school and high school capacity needs. The need for new schools and school additions 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 a bond passed on April 26, 2016, 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.

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 schools from future developments. Generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing is shown on page 10 and page 11.

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 a ballot measure that provided funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high 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. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 8288 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 4480 students at the middle school level. Appendix C (page 19) shows a permanent capacity (at 100%) of 5580 students at the high school level. Current enrollment is identified on page 9. The District elementary projected Oct 2018 FTE is 9658. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1784 students (Appendix A). At the middle school level, the projected Oct 2018 headcount is 5034. This is 778 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 479 students (Appendix C).

Based on the District's student generation rates, the District expects that **0.763** students will be generated from each new single family home and **0.24** students will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 9 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2023-24, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1986 students, at the middle school level by 1117 students, and will be over its permanent capacity by 1382 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 Expansions	Projected Completion Date	Location	Additional Capacity
New High School	2021	Issaquah	1600
New Middle School	2021	Issaquah	850
Rebuild/Expand Pine Lake Middle	2018	Sammamish	242
New Elementary #16	2020	Issaquah	680
New Elementary #17	2021	Sammamish	680
Expand Cougar Ridge Elementary	2018	Bellevue	120
Expand Discovery Elementary	2019	Sammamish	120
Expand Endeavour Elementary	2019	King County	120
Expand Maple Hills Elementary	2020	King County	120
Expand Sunset Elementary	2018	Bellevue	120
Creekside Elementary Portable	2018	Sammamish	40
Maple Hills Elementary Portable	2018	King County	40
Challenger Elementary Portable	2018	Sammamish	40
Pine Lake Middle School Portable	2018	Sammamish	56
Sunny Hills Elementary Portables	2018	Sammamish	80
Issaquah Middle School Portables	2018	Issaquah	208
Issaquah High School Portable	2018	Issaquah	56
Maywood Middle School Portable	2018	King County	56

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 anticipated 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. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

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 2018-2019 through 2032-2033 are shown in Table One. Student generation factors are shown in Table Two and Table Three.

TABLE ONE:
ACTUAL STUDENT COUNTS 2009-10 through 2017-18
ENROLLMENT PROJECTIONS 2018-19 through 2032-33

FTE Enrollment																		
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
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	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1447	1561	1535	1691	1641	1680	1627	1655	1651	1629	1546	1243	1165	20,072	9556	4933	5584	20,072
2018-19	1447	1611	1617	1590	1716	1678	1705	1651	1677	1677	1618	1371	1114	20,472	9658	5034	5780	20,472
2019-20	1371	1610	1672	1675	1624	1758	1711	1733	1680	1713	1670	1436	1243	20,896	9710	5123	6063	20,896
2020-21	1406	1530	1670	1729	1713	1663	1790	1738	1759	1716	1703	1474	1306	21,199	9712	5287	6200	21,199
2021-22	1398	1565	1589	1727	1760	1752	1693	1815	1763	1795	1706	1505	1350	21,418	9791	5272	6355	21,418
2022-23	1396	1556	1621	1647	1757	1796	1779	1718	1838	1798	1782	1507	1376	21,571	9773	5336	6463	21,571
2023-24	1535	1557	1615	1678	1678	1795	1825	1805	1743	1872	1787	1592	1379	21,862	9858	5373	6631	21,862
2024-25	1543	1695	1616	1672	1711	1717	1825	1851	1830	1779	1862	1594	1464	22,160	9954	5507	6699	22,160
2025-26	1547	1703	1754	1673	1705	1749	1747	1851	1876	1866	1768	1667	1467	22,371	10131	5474	6767	22,371
2026-27	1557	1707	1761	1811	1705	1743	1778	1772	1876	1911	1855	1573	1540	22,587	10282	5427	6878	22,587
2027-28	1568	1716	1765	1818	1843	1742	1772	1804	1797	1911	1900	1660	1445	22,741	10452	5373	6916	22,741
2028-29	1550	1728	1775	1822	1850	1881	1772	1798	1829	1832	1900	1707	1533	22,975	10605	5399	6971	22,975
2029-30	1553	1710	1786	1832	1854	1888	1910	1798	1823	1864	1821	1706	1579	23,124	10623	5531	6970	23,124
2030-31	1555	1713	1768	1843	1864	1892	1918	1936	1823	1858	1853	1627	1578	23,227	10635	5677	6916	23,227
2031-32	1556	1715	1771	1825	1875	1902	1921	1944	1961	1858	1847	1659	1499	23,333	10644	5826	6863	23,333
2032-33	1556	1716	1773	1828	1857	1913	1931	1947	1968	1996	1847	1652	1531	23,518	10644	5847	7027	23,518

* 2016-17 Enrollment reflects the addition of State Funded Full Day Kindergarten

TABLE TWO: STUDENT FACTORS - SINGLE FAMILY

2017-18 Single Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development										
Belvedere	94	92	42	17	20	79	0.457	0.185	0.217	0.859
Cavalia	49	49	21	12	22	55	0.429	0.245	0.449	1.122
Cedarcroft	27	4	0	0	1	1	0	0	0.25	0.25
Claremont @ Renton	91	91	18	3	12	33	0.198	0.033	0.132	0.363
Forest Heights	24	6	0	1	0	1	0	0.167	0	0.167
Glencoe, Preswick & Kinlock @ Trossachs	211	198	80	45	76	201	0.404	0.227	0.384	1.015
Heritage Estates	86	86	57	20	18	95	0.663	0.233	0.209	1.105
Highcroft @ Sammamish	121	120	48	19	27	94	0.4	0.158	0.225	0.783
Issaquah Highlands	311	236	42	27	61	130	0.178	0.114	0.258	0.551
Issaquah Highlands - Ichijo Sun Ridge	35	35	11	5	12	28	0.314	0.143	0.343	0.8
Lawson Park	31	31	20	6	8	34	0.645	0.194	0.258	1.097
Liberty Gardens	36	36	3	1	5	9	0.083	0.028	0.139	0.25
Overlook @ Brookshire	38	36	7	2	1	10	0.194	0.056	0.028	0.278
Summit Pickering/Inneswood Estates	30	21	10	9	11	30	0.476	0.429	0.524	1.429
Rivenwood	52	52	20	8	13	41	0.385	0.154	0.25	0.788
Shorelane Vistas	38	38	8	6	13	27	0.211	0.158	0.342	0.711
Symphony Ridge (new area)	57	51	19	6	9	34	0.373	0.118	0.176	0.667
TOTALS	1331	1182	406	187	309	902	0.343	0.158	0.261	0.763

SINGLE FAMILY

Elementary School	0.343
Middle School 6 - 8	0.158
High School 9 - 12	0.261
TOTAL	0.763

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

TABLE THREE: STUDENT FACTORS - MULTI-FAMILY
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2017-18 Multi Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Multi Family Development										
Avalon Bay	900	7	3	0	1	4	0.429	0.000	0.143	0.571
Issaquah Highlands - View Ridge	38	38	10	8	7	25	0.263	0.211	0.184	0.658
Issaquah Highlands - The Brownstones	175	175	19	11	15	45	0.109	0.063	0.086	0.257
Lake Boren Townhomes	56	56	2	1	1	4	0.036	0.018	0.018	0.071
Lakehouse	41	17	4	0	1	5	0.235	0.000	0.059	0.294
Overlook @ Brookshire	42	42	2	1	0	3	0.048	0.024	0.000	0.071
Talus: Spring Peak	28	28	0	0	1	1	0.000	0.000	0.036	0.036
TOTALS	1280	363	40	21	26	87	0.110	0.058	0.072	0.240
MULTI FAMILY										
Elementary School	0.110									
Middle School 6 - 8	0.058									
High School 9 - 12	0.072									
TOTAL	0.240									

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 **17431** students in permanent facilities and **4195** students in portables. The projected student enrollment for the 2018-2019 school year is expected to be **20472** including K-5 FTE which leaves a permanent capacity deficit of **3041**. Adding portable classrooms into the capacity calculations gives us a capacity of **21626** with a surplus capacity of **1154** for 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.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117 th Street, Renton
Briarwood Elementary	17020 S.E. 134 th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	335 First Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167 th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228 th Ave. S.E., Sammamish
Endeavour Elementary	26205 S.E. Issaquah-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 204 th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave S.E., Newcastle
Sunny Hills Elementary	3200 Issaquah-Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Sammamish Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School	25025 S.E. 32 nd Street, Issaquah
Issaquah Middle School	600 2 nd Ave. Ave. S.E., Issaquah
Maywood Middle School	14490 168 th Ave. S.E., Renton
Pacific Cascade Middle School	24635 SE Issaquah-Fall City Rd, Issaquah
Pine Lake Middle School	3200 228 th Ave. S.E., Sammamish

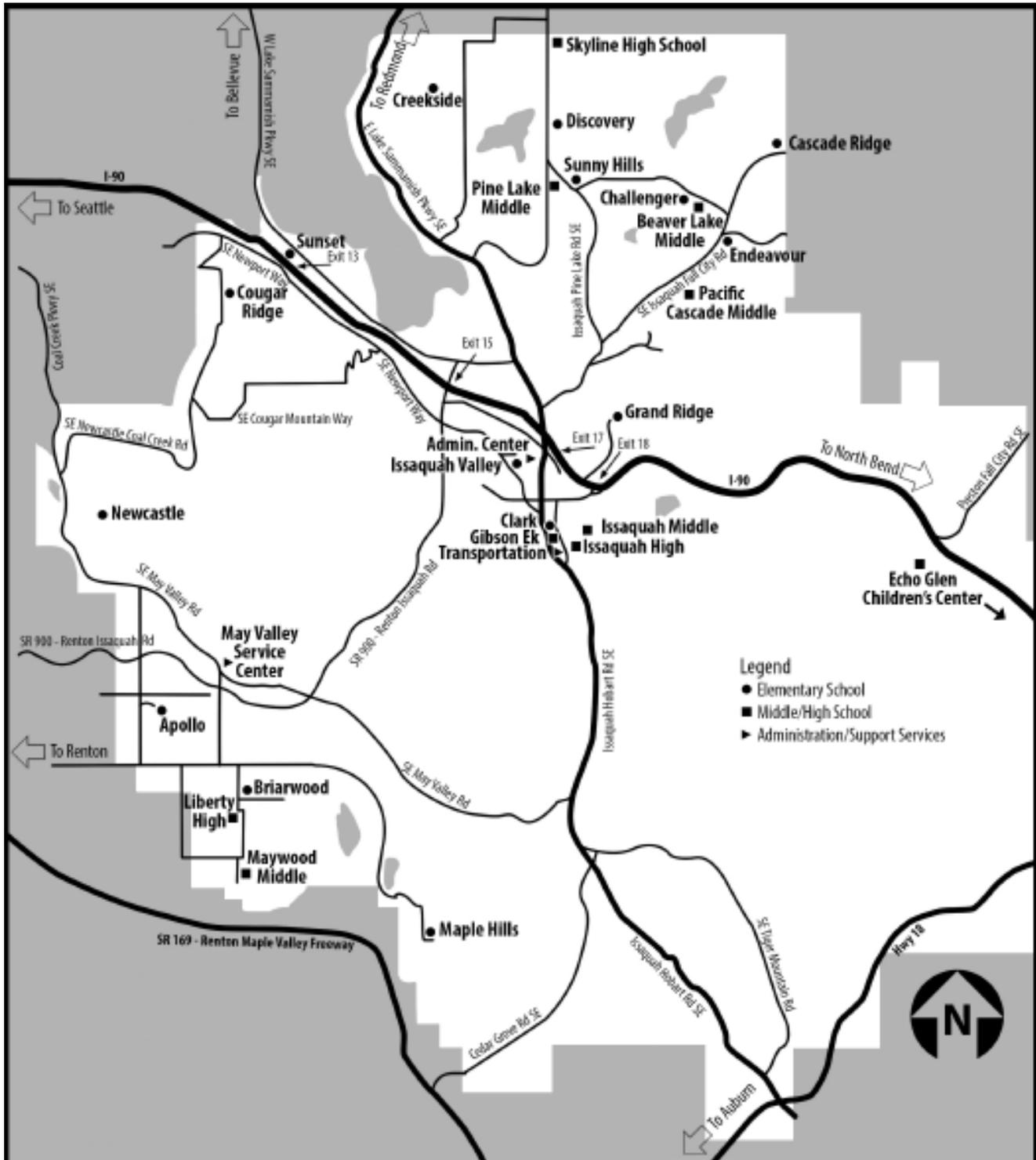
GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136 th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Gibson Ek High School	379 First Ave. S.E., 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 th Ave. S.E., Sammamish

SITE LOCATION MAP



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table Four is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$533 million bond in April 2016 to fund the purchase of land for and construction of a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. The District does 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 **20,472** FTE students for the 2018-2019 school year and **21,862** FTE students in the 2023-2024 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of the unfunded growth-related need is assigned to impact fees and half is the local share.

TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

Projected Capacity to House Students

Years	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Permanent Capacity	17826	18348	18348	19028	22158	22158
High School	56			1600		
Middle School	346			850		
Elementary School	120		680	680		
Gross Totals	18348	18348	19028	22158	22158	22158
*Subtotal (Sum at 95% Utilization Rate)	17431	17431	18077	21050	21050	21050
Portables @ 95%	4195	4195	4195	4195	4195	4195
Total Capacity	21626	21626	22272	25245	25245	25245
Projected FTE Enrollment**	20472	20896	21199	21418	21571	21862
Permanent Capacity @ 95% (surplus/deficit)	-3041	-3465	-3122	-368	-521	-812
Permanent Cap w/Portables (surplus/deficit)	1154	730	1073	3827	3674	3383

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2018

School Site Acquisition Cost:

((Acres x Cost per Acre)/Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.00	\$1,000,000	680	0.343	0.110	\$3,536	\$1,134
Middle/Jr High	10.00	\$1,000,000	850	0.158	0.058	\$1,861	\$681
High	30.00	\$1,000,000	1,600	0.261	0.072	\$4,902	\$1,343
TOTAL						\$10,299	\$3,158

School Construction Cost:

((Facility Cost/Facility Capacity) x Student 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	92.37%	\$30,000,000	680	0.343	0.110	\$13,998	\$4,491
Middle/Jr High	92.37%	\$55,000,000	850	0.158	0.058	\$9,456	\$3,458
High	92.37%	\$95,000,000	1,600	0.261	0.072	\$14,338	\$3,928
TOTAL						\$37,791	\$11,876

Temporary Facility Cost:

((Facility Cost/Facility Capacity) x Student 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	7.63%	\$250,000	80	0.343	0.110	\$82	\$26
Middle/Jr High	7.63%	\$250,000	56	0.158	0.058	\$54	\$20
High	7.63%	\$250,000	224	0.261	0.072	\$22	\$6
TOTAL						\$158	\$52

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	\$225.97	90	8.00%	0.343	0.110	\$559	\$179
Middle/Jr High	\$225.97	108	0.00%	0.158	0.058	\$0	\$0
High School	\$225.97	130	0.00%	0.261	0.072	\$0	\$0
TOTAL						\$559	\$179

Tax Payment Credit:

Average Assessed Value	\$780,054	\$321,036
Capital Bond Interest Rate	3.85%	3.85%
Net Present Value of Average Dwelling	\$6,374,447	\$2,623,446
Years Amortized	10	10
Property Tax Levy Rate	\$1.49	\$1.49
Present Value of Revenue Stream	\$9,498	\$3,909

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$10,298.78	\$3,157.92
Permanent Facility Cost	\$37,790.93	\$11,876.49
Temporary Facility Cost	\$158.05	\$52.08
State Match Credit	(\$558.85)	(\$179.28)
Tax Payment Credit	(\$9,497.93)	(\$3,908.94)
FEE (AS CALCULATED)	\$38,190.99	\$10,998.27
Local Share	\$22,914.59	\$6,598.96
FINAL FEE	\$15,276	\$4,399

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 Two new sites are planned for purchase
- Middle School One new site is planned for purchase
- High School One new site is planned for purchase

SCHOOL CONSTRUCTION COST:

- Elementary \$30,000,000 is the proportional cost of the project providing additional elementary capacity
- Middle School \$55,000,000 is the proportional costs of the projects providing additional middle school capacity
- High School \$95,000,000 is the proportional cost of the project providing additional high school capacity

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

Total Square Footage	2,634,410
Permanent Square Footage (OSPI)	2,459,774
Temporary Square Footage	187,572

STATE MATCH CREDIT:

Current Area Cost Allowance	\$225.97
Percentage of State Match	39.54%

APPENDIX A

2017-18 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADD'TL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2018 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @95%***	EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%****
APOLLO	26	520	4	48	568	540	7	140	708	673	0	0	708	7	663	-123	10
BRIARWOOD	28	560	2	24	584	555	12	240	824	783	0	0	824	12	696	-141	87
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	496	-25	127
CHALLENGER	20	400	5	60	460	437	16	320	780	741	0	0	780	16	591	-154	150
CLARK	31	620	3	36	656	623	10	200	856	813	0	0	856	10	792	-169	21
COUGAR RIDGE	27	540	3	36	576	548	8	160	736	699	0	0	736	8	598	-51	101
CREEKSIDE	27	540	3	36	576	546	10	200	776	737	0	0	776	10	736	-189	1
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	638	-186	-34
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	637	-185	5
GRAND RIDGE	27	540	3	36	576	547	12	240	816	775	0	0	816	12	736	-189	39
ISSAQUAH VALLEY	29	580	0	0	580	551	10	200	780	741	0	0	780	10	671	-120	70
MAPLE HILLS	19	380	3	36	416	395	4	80	496	471	2	40	536	6	443	-48	28
NEWCASTLE	24	480	3	36	516	490	8	160	676	642	0	0	676	8	660	-170	-18
SUNNY HILLS	38	760	1	12	772	733	2	40	812	771	8	160	972	8	723	10	48
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	578	-46	30
TOTAL	388	7760	44	528	8288	7872	129	2580	10868	10325	14	280	11148	141	9658	-1784	667

*Minus excluded spaces for special program needs

**Average of staffing ratios 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.

APPENDIX B

2017-2018 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (26)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2018 Headcount	PERMANENT CAP Over or short @95%**	WITH EXISTING PORTABLES SHORT @ 95% ***	OVER OR
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	898	-159	88	
ISSAQUAH MIDDLE	34	884	2	24	908	863	8	208	1116	1060	0	0	1116	8	1009	-146	51	
MAYWOOD	39	1014	4	48	1062	1009	4	104	1166	1108	0	0	1166	4	1187	-178	-79	
PACIFIC CASCADE	29	754	7	84	838	796	10	260	1098	1043	0	0	1098	8	1005	-209	38	
PINE LAKE	33	858	3	36	894	849	2	52	946	899	6	156	1102	8	935	-86	-36	
TOTAL	164	4264	18	216	4480	4256	34	884	5364	5096	6	156	5520	38	5034	-778	62	

*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.

APPENDIX C

2017-2018 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2018 Headcount	PERM CAP OVER OR SHORT	WITH EXISTING PORTABLES OVER OR SHORT @ 95%**
ISSAQUAH HIGH	78	2184	2	24	2208	2098	10	280	2488	2364	2	56	2540	12	2219	-121	145
LIBERTY HIGH	39	1092	4	48	1140	1083	8	224	1364	1296	6	168	1532	14	1313	-230	-17
GIBSON EK HIGH	9	252	1	12	264	251	0	0	264	251	0	0	264	0	209	42	42
SKYLINE HIGH	69	1932	3	36	1968	1870	16	448	2416	2295	0	0	2416	16	2039	-169	256
TOTAL	195	5460	10	120	5580	5249	34	952	6532	6205	8	224	6752	42	5780	-479	425

*Minus excluded spaces for special program needs

** Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

*** 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.

APPENDIX D

2017-2018 TOTAL CAPACITIES

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY @ 100%	PORTABLE CAPACITY @ 95%	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2018 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
747	17484	72	864	18348	17431	197	4416	4195	22764	21626	28	660	23420	221	20472	-3041	1154

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

APPENDIX E

Six-Year Finance Plan

BUILDING	N/M*	2018	2019	2020	2021	2022	2023	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
New High School	N	\$15,000,000	\$35,000,000	\$40,000,000	\$19,000,000	\$10,000,000		\$119,000,000	\$119,000,000	
New Middle School	N	\$6,000,000	\$27,000,000	\$30,000,000	\$10,000,000			\$73,000,000	\$73,000,000	
New Elementary #16	N	\$4,000,000	\$16,000,000	\$15,500,000				\$35,500,000	\$35,500,000	
New Elementary #17	N	\$4,000,000	\$15,000,000	\$14,000,000	\$4,000,000			\$37,000,000	\$37,000,000	
Rebuild/Expand Pine Lake Mid	M	\$33,000,000	\$6,000,000					\$39,000,000	\$39,000,000	
Expand Cougar Ridge El	M	\$3,000,000						\$3,000,000	\$3,000,000	
Expand Discovery El	M	\$3,000,000	\$5,000,000					\$8,000,000	\$8,000,000	
Expand Endeavour El	M	\$3,000,000	\$6,000,000					\$9,000,000	\$9,000,000	
Expand Maple Hills El	M		\$1,000,000	\$4,000,000	\$2,000,000			\$7,000,000	\$7,000,000	
Expand Sunset El	M	\$4,000,000						\$4,000,000	\$4,000,000	
Portables	N	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000			\$4,000,000	\$4,000,000	\$500,000
Land	N	\$80,000,000	\$10,000,000					\$90,000,000	\$90,000,000	
TOTALS		\$156,000,000	\$122,000,000	\$104,500,000	\$36,000,000	\$10,000,000	\$0	\$428,500,000	\$428,500,000	\$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 growth-related facilities.

Impact fees are currently collected from King County, City of Bellevue, City of New castle, 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.