

## SNOQUALMIE VALLEY SCHOOL DISTRICT 410

# CAPITAL FACILITIES PLAN 2018



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 7, 2018

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2018-2023  
SIX-YEAR CAPITAL FACILITIES PLAN

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

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

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, Vice-President	1	1/1/18 - 12/31/21
Geoff Doy	2	1/1/16 - 12/31/19
Carolyn Simpson, President	3	1/1/16 - 12/31/19
Gary Fancher	4	1/1/18 - 12/31/21
Dan Popp	5	1/1/16 - 12/31/19

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent - Teaching & Learning	Jeff Hogan
Assistant Superintendent - Finance & Operations	Ryan Stokes
Executive Director of Student Services	Nancy Meeks
Executive Director of Teaching and Learning	Dan Schlotfeldt

Snoqualmie Valley School District No. 410  
Snoqualmie, Washington

**Administration Building**

8001 Silva Ave S.E., P.O. Box 400  
Snoqualmie, WA 98065  
(425) 831-8000

**G. Joel Aune, Superintendent**

**Mount Si High School**

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

**Cascade View Elementary**

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

**Mount Si H.S Freshman Campus**

9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
Vernie Newell, Principal

**Snoqualmie Elementary**

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

**Two Rivers School**

330 Ballarat Ave.  
North Bend, WA 98045  
Rhonda Schmidt, Principal

**North Bend Elementary**

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

**Fall City Elementary**

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

**Chief Kanim Middle School**

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

**Timber Ridge Elementary**

34412 SE Swenson Drive  
Snoqualmie, WA 98065  
Amy Wright, Principal

**Twin Falls Middle School**

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

**Opstad Elementary**

1345 Stilson Avenue S.E.  
North Bend, WA 98045  
Ryan Hill, Principal

## Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2018 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan, as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	28 Students

School capacity is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). Using reduced class size at the K-3 level, the District's current overall permanent capacity is 5,170 students (with an additional 2,012 student capacity available in portable classrooms). October enrollment for the 2017-18 school year was 6,705 full time equivalents ("FTE"). FTE enrollment is projected to increase by 12% to 7,520 in 2023, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners, including those which require additional special educational services. HB 2776 also stipulates K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average currently funded). This transition has also required significant increases in the number of classrooms needed to adequately serve our grades 1-3 population. As noted in Section 7, the elementary school portable classrooms in the district house the equivalent of 2 elementary schools, or approximately one-third of all elementary students.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released a few years ago indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2023, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005, Twin Falls Middle School in 2008, a 12 portable classroom expansion at Mount Si High School in 2009 and the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, as well as the addition of numerous portable classrooms throughout the District.

In the February 2015, a bond proposition was passed to construct a 6<sup>th</sup> elementary school and expand and modernize the main campus of Mount Si High School.

The expanded and modernized Mount Si High School facilitates the relocation of the freshman campus back onto the main high school campus, which in turn creates needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School). The bond proposition did not address the need for expanded field capacity to adequately serve the anticipated larger student body. The District is working on land acquisition and/or alternative field solutions in order to address those known capacity needs.

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016 provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge. Elementary capacity needs calculated in this plan incorporate the lower K-3 class sizes that should be fully implemented by 2018. Despite the addition of Timber Ridge and

recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools currently at capacity. Future enrollment growth, when combined with these reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to a number of factors, including: land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As such, the District anticipates the need for a 7<sup>th</sup> Elementary School in 2022 in order to provide adequate capacity for future enrollment growth.

Middle school level capacity shortfalls are projected during the construction of Mount Si High School, and will likely be addressed first via conversion of computer labs into general education classrooms until the reinstatement of Snoqualmie Middle School as part of the high school expansion project noted above. If the classroom conversions do not provide sufficient capacity relief at the middle school level prior to the time that Snoqualmie Middle School is brought back online as a middle school facility, the district would need to purchase additional portable classrooms.

**Section 2. Current District "Standard of Service"**  
(as defined by King County Code 21A.06)

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

**Standard of Service for Elementary Students**

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs



## Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 29 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

## Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2018-19 school year, Mount Si High School is converting to a 7 period schedule. Teachers will only teach 5 of those periods, resulting in an expected room utilization of 71% (5 out of 7). As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 29. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

### **Section 3. Inventory and Evaluation of Current Permanent Facilities**

The District's current overall capacity after consideration for smaller class sizes in grades K-3 is 7,182 students (5,170 in permanent classrooms and 2,012 in portable classrooms). October enrollment for the 2017-18 school year was 6,705 full time equivalents ("FTE"). FTE enrollment is projected to increase by 12% to 7,520 in 2023, based on the mid-range of enrollment projections provided by a third-party demographer.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2012 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

## Inventory of Permanent School Facilities and Related Program Capacity 2018

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2017-18 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	460	591
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	320	563
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	304	493
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	420	548
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	280	520
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	584	655
<b>Total Elementary School</b>			<b>2,368</b>	<b>3,370</b>
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2017-18 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	798
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	660	820
<b>Total Middle School</b>			<b>1,253</b>	<b>1,618</b>
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2017-18 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,117	1,024
MOUNT SI FRESHMAN CAMP	9200 Railroad Ave SE Snoqualmie, Washington	9	432	494
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	98
<b>Total High School</b>			<b>1,549</b>	<b>1,616</b>
<b>TOTAL DISTRICT</b>			<b>5,170</b>	<b>6,604</b>

\* Does not include capacity for special programs as identified in Standards of Service section.

\*\* Difference between enrollment (pg. 13) is due to rounding, Parent Partner Program, and out-of-district placements.

#### **Section 4. Relocatable (Portable) Classrooms**

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

The District inventory includes 96 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 28% of capacity District-wide. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional portables at the elementary and potentially the middle school level during the next six-year period.

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

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

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

## Section 5. Six Year Enrollment Projections

The District contracts with Educational Data Solutions, LLC (“EDS”) to project student enrollment over the next six years. EDS provides the District a low, middle and high-range projections that are based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in November 2017 by EDS, enrollment is expected to increase by 815 students (12%) over the next six years.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016.

**Snoqualmie Valley School District No. 410**  
**Actual Full-Time Equivalent Enrollment through 2017 and Projected Enrollment from 2018 through 2023**

GRADE:	Actual									Enrollment Projections through 2023 *					
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Kindergarten **	234	236	233	257	245	267	241	548	508	510	557	560	559	561	552
1st Grade	504	505	490	495	540	530	578	526	574	522	530	578	581	580	582
2nd Grade	489	530	501	491	504	559	536	614	560	608	541	549	600	605	606
3rd Grade	512	491	522	510	509	515	567	559	608	569	625	557	565	619	627
4th Grade	505	527	493	534	517	509	566	597	566	638	591	649	580	591	649
5th Grade	481	506	517	492	528	538	526	570	596	575	648	600	660	592	605
<b>K-5 Subtotal</b>	<b>2,725</b>	<b>2,795</b>	<b>2,756</b>	<b>2,779</b>	<b>2,843</b>	<b>2,918</b>	<b>3,014</b>	<b>3,414</b>	<b>3,412</b>	<b>3,422</b>	<b>3,492</b>	<b>3,493</b>	<b>3,545</b>	<b>3,548</b>	<b>3,621</b>
6th Grade	472	475	491	504	472	514	570	529	580	608	576	649	602	663	596
7th Grade	416	469	480	488	512	481	525	572	511	573	613	581	654	609	671
8th Grade	426	430	473	481	476	505	486	508	563	503	568	608	576	650	607
<b>6-8 Subtotal</b>	<b>1,314</b>	<b>1,374</b>	<b>1,444</b>	<b>1,473</b>	<b>1,460</b>	<b>1,500</b>	<b>1,581</b>	<b>1,609</b>	<b>1,654</b>	<b>1,684</b>	<b>1,757</b>	<b>1,838</b>	<b>1,832</b>	<b>1,922</b>	<b>1,874</b>
9th Grade	476	431	408	467	477	489	525	475	510	564	504	571	611	579	655
10th Grade	403	420	400	406	473	469	473	500	472	497	555	498	565	604	573
11th Grade	391	383	385	364	369	396	357	310	362	331	347	387	347	394	421
12th Grade	359	346	372	410	363	388	372	324	295	326	307	331	370	332	376
<b>9-12 Subtotal</b>	<b>1,629</b>	<b>1,580</b>	<b>1,565</b>	<b>1,647</b>	<b>1,682</b>	<b>1,742</b>	<b>1,727</b>	<b>1,609</b>	<b>1,639</b>	<b>1,718</b>	<b>1,713</b>	<b>1,787</b>	<b>1,893</b>	<b>1,909</b>	<b>2,025</b>
<b>K-12 TOTAL</b>	<b>5,668</b>	<b>5,749</b>	<b>5,765</b>	<b>5,899</b>	<b>5,985</b>	<b>6,160</b>	<b>6,322</b>	<b>6,632</b>	<b>6,705</b>	<b>6,824</b>	<b>6,962</b>	<b>7,118</b>	<b>7,270</b>	<b>7,379</b>	<b>7,520</b>
	2.5%	1.4%	0.3%	2.3%	1.5%	2.9%	2.6%	4.9%	1.1%	1.8%	2%	2.2%	2.1%	1.5%	1.9%

\* Enrollment Projections above reflect mid-range enrollment projections provided by Educational Data Solutions, LLC (EDS) in November 2017.

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

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

## **Section 6. Six-Year Planning and Construction Plan**

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

- Construction of new schools: full reconstruction and expansion of MSHS, and planning and construction of a new elementary school;
- Reinstatement of Snoqualmie Middle School upon partial completion of high school expansion and relocation of current Freshman Campus onto existing main high school campus location;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Field improvements needed to serve the expanded capacity at MSHS; and
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The bond proposition was passed by the voters in February, 2015.

The expanded and modernized Mount Si High School will facilitate the relocation of the freshman campus onto the main high school campus, which in turn creates needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School). The bond proposition also did not address the need for expanded field capacity to adequately serve the anticipated larger student body. The District is currently working on land acquisition and/or alternative field solutions in order to address those known capacity needs.

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6 (Timber Ridge Elementary). The construction and opening of Timber Ridge in 2016 provides initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge. Elementary capacity calculated in this plan incorporates the lower K-3 class sizes that should be fully implemented by 2018. Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools currently at capacity. Future enrollment growth, when combined with these reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however the district currently houses nearly 2 elementary schools of classrooms in portables, or approximately one-third of all elementary students. Many of the District's current elementary schools have reached the capacity to add more portable classrooms due to a number of factors, including: land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As such, the District anticipates the need for a 7<sup>th</sup> Elementary School in 2022 in order to provide adequate capacity for future enrollment growth.

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

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

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

After considering K-3 class size reductions to quantify current capacity, future enrollment projections, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and portable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at ALL levels. Some of those needs were partially addressed with the opening of Elementary #6 (Timber Ridge Elementary School). The expansion of Mount Si High School makes significant improvements in permanent capacity at the high school and middle school levels. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District will face a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs will need to be addressed in the short-term with portable classrooms. The construction of Elementary #7 will address the longer-term capacity needs.

As summarized in the table, the District currently has 28% of its classroom capacity in portable classrooms. With the addition of portable classrooms and the construction of two new facilities over the period of this Plan, the District would have 20% of its classroom capacity in portable classrooms in 2022, assuming older portable classrooms are not removed from service.

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



## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

PLAN YEARS: *	2018	2019	2020	2021	2022	2023
<b>Permanent Capacity</b>	2,368	2,368	2,368	2,468	2,468	3,052
New Construction: <i>Preschool, ES#7</i>	-	-	100	-	584	-
<b>Permanent Capacity subtotal:</b>	2,368	2,368	2,468	2,468	3,052	3,052
Projected Enrollment:	3,422	3,492	3,493	3,546	3,548	3,621
<b>Surplus/(Deficit) of Permanent Capacity:</b>	(1,054)	(1,124)	(1,025)	(1,078)	(496)	(569)
Portable Capacity Available:	1,040	1,160	1,240	1,240	1,240	1,240
Portable Capacity Changes (+/-):	120	80	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	106	116	215	162	744	671

### Middle School 6-8

PLAN YEARS: *	2018	2019	2020	2021	2022	2023
<b>Permanent Capacity</b>	1,253	1,253	1,724	1,724	1,724	1,724
Conversion of Freshman Campus to MS	-	471	-	-	-	-
<b>Permanent Capacity subtotal:</b>	1,253	1,724	1,724	1,724	1,724	1,724
Projected Enrollment:	1,684	1,757	1,838	1,832	1,922	1,874
<b>Surplus/(Deficit) of Permanent Capacity:</b>	(431)	(33)	(114)	(108)	(198)	(150)
Portable Capacity Available:	314	314	381	381	381	381
Portable Capacity Changes (+/-):	-	67	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	(117)	348	267	273	183	231

### High School 9-12

PLAN YEARS: *	2018	2019	2020	2021	2022	2023
<b>Permanent Capacity **</b>	1,549	1,549	2,117	2,150	2,150	2,150
New Construction: MSHS expansion	-	568	33	-	-	-
<b>Total Capacity:</b>	1,549	2,117	2,150	2,150	2,150	2,150
Projected Enrollment:	1,718	1,713	1,787	1,893	1,909	2,025
<b>Surplus/(Deficit) Permanent Capacity:</b>	(169)	404	363	257	241	125
Portable Capacity Available: **	538	538	105	105	105	105
Portable Capacity Changes (+/-):	-	(433)	-	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	369	509	468	362	346	230

### K-12 TOTAL

PLAN YEARS: *	2018	2019	2020	2021	2022	2023
<b>Total Permanent Capacity:</b>	5,170	6,209	6,342	6,342	6,926	6,926
Total Projected Enrollment:	6,824	6,962	7,118	7,271	7,379	7,520
<b>Surplus/(Deficit) Permanent Capacity:</b>	(1,654)	(753)	(776)	(929)	(453)	(594)
Total Portable Capacity	2,012	1,726	1,726	1,726	1,726	1,726
<b>Total Permanent and Portable Capacity</b>	7,182	7,935	8,068	8,068	8,652	8,652
<b>Surplus/(Deficit) with Portables:</b>	358	973	950	797	1,273	1,132

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

\*\* Beginning in school year 2018-19, high school capacity has been adjusted to reflect anticipated daily schedule changes. Refer to pg.9 for more information.

## **Section 8. Impact Fees and the Finance Plan**

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit. These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

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

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2018 through 2023. The financing components are primarily composed of secured funding (via the recently approved bond proposition). The District currently owns land in Snoqualmie or North Bend for a new elementary school #7. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

For the purposes of this Plan's construction costs, the District is using actual and construction bid amounts for the Mount Si High School project and actual costs of recent portable acquisitions and the construction of Timber Ridge. These costs include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. The calculation for matching funds are grouped and calculated as K-8 and 9-12 capacity.

For purposes of the Impact Fee calculation, only new construction matching funds are applicable. Timber Ridge Elementary qualified for new construction state matching funds. Mount Si High School expansion and rebuild project is anticipated to qualify for modernization matching funds for most of the existing square footage of the building.

Based on the most recent OSPI estimates using the 2023 enrollment projections, the District would not qualify for State matching funds for the new construction of Elementary #7. The OSPI calculation is based on K-8 capacity. When the current Freshman Campus is converted back to a middle school, that building is added to the overall K-8 capacity and currently would prevent the District from qualifying for K-8 state matching funds for new construction.

## 2018 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees
<i>MSHS New/Modernization, Land Acquisition and Field Improvements</i>	\$219,800,000	\$0	\$21,389,169	\$500,000	\$197,410,831	\$0	\$500,000
<i>Preschool</i>	\$4,740,750	\$0	\$0	\$490,750	\$4,000,000	\$0	\$250,000
<i>Elementary School #7</i>	\$40,700,000	\$39,700,000	\$0	\$1,000,000		\$0	\$0
<i>Portable Classrooms - ES</i>	\$1,680,000	\$0	\$0	\$780,000	\$0	\$0	\$900,000
<i>Land Acquisition/Development - Transportation Facility Expansion</i>	\$4,500,000	TBD	\$0	TBD	\$0	\$0	\$0

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

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

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

**Added Elementary School Capacity:** Estimated total project cost = \$40,700,000      Estimated cost of construction = \$30,500,000.  
**Added High School Capacity:** Estimated total project cost = \$219,800,000      Estimated cost of construction = \$178,900,000

## Appendix A: Single Family Residence Impact Fee Calculation

### Site Acquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.3900	\$0.00
Middle	25	\$0	n/a	0.1690	\$0.00
High	40	\$0	n/a	0.1980	\$0.00
A----->					\$0.00

### Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$30,500,000	584	0.3900	0.8781	\$17,885.27
Middle	\$0	0	0.1690	0.9397	\$0.00
High	\$178,900,000	2,150	0.1980	0.9703	\$15,986.12
B----->					\$33,871.39

### Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	20	0.3900	0.1219	\$399.34
Middle	\$168,000	27	0.1690	0.0603	\$63.41
High	\$0	0	0.1980	0.0297	\$0.00
C----->					\$462.75

### State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$225.97	90	n/a	0.3900	n/a
Middle	\$225.97	117	n/a	0.1690	n/a
High	\$225.97	130	10.25%	0.1980	\$596.19
D----->					\$596.19

### Tax Credit Per Residence

Average Residential Assessed Value	\$578,702
Current Debt Service Tax Rate	\$2.3300
Annual Tax Payment	\$1,348.37
Bond Buyer Index Annual Interest Rate	3.85%
Discount Period (Years Amortized)	10
TC----->	\$11,018.65

### Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$33,871.39
Temporary Facility Cost	\$462.75
Subtotal	\$34,334.14
State Match Credit	(\$596.19)
Tax Payment Credit	(\$11,018.65)
Subtotal	\$22,719.30
50% Local Share	(\$11,359.65)
<b>Impact Fee, net of Local Share</b>	<b>\$11,359.65</b>

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

### Site Acquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.0880	\$0.00
Middle	25	\$0	n/a	0.0420	\$0.00
High	40	\$0	n/a	0.0450	\$0.00
A----->					\$0.00

### Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$30,500,000	584	0.0880	0.8781	\$4,035.87
Middle	\$0	0	0.0420	0.9397	\$0.00
High	\$178,900,000	2,150	0.0450	0.9703	\$3,633.34
B----->					\$7,669.21

### Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	20	0.0880	0.1219	\$90.11
Middle	\$168,000	27	0.0420	0.0603	\$15.76
High	\$0	0	0.0450	0.0297	\$0.00
C----->					\$105.87

### State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$225.97	90	n/a	0.0880	n/a
Middle	\$225.97	117	n/a	0.0420	n/a
High	\$225.97	130	10.25%	0.0450	\$135.50
D----->					\$135.50

### Tax Credit Per Residence

Average Residential Assessed Value	\$222,656
Current Debt Service Tax Rate	\$2.3300
Annual Tax Payment	\$518.79
Bond Buyer Index Annual Interest Rate	3.85%
Discount Period (Years Amortized)	10
TC----->	
	\$4,239.45

### Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$7,669.21
Temporary Facility Cost	\$105.87
Subtotal	\$7,775.08
State Match Credit	(\$135.50)
Tax Payment Credit	(\$4,239.45)
Subtotal	\$3,400.13
50% Local Share	(\$1,700.07)
<b>Impact Fee, net of Local Share</b>	<b>\$1,700.07</b>

## Appendix B: Composite Student Generation Factors

Single Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
<b>Elementary</b>	0.343	0.436	<b>0.390</b>
<b>Middle</b>	0.158	0.180	<b>0.169</b>
<b>High</b>	0.261	0.135	<b>0.198</b>
<b>Total:</b>	<b>0.762</b>	<b>0.751</b>	<b>0.757</b>

Multi Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
<b>Elementary</b>	0.110	0.066	<b>0.088</b>
<b>Middle</b>	0.058	0.025	<b>0.042</b>
<b>High</b>	0.072	0.018	<b>0.045</b>
<b>Total:</b>	<b>0.240</b>	<b>0.109</b>	<b>0.175</b>

Notes: The above student generation rates represent unweighted averages, based on adjacent school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:  
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

### Schools and Undeveloped Sites in Snoqualmie Valley School District

