

# ***2008 Capital Facilities Plan***

***Issaquah School District No. 411  
Issaquah, Washington***

***Adopted June 25, 2008  
Resolution No. 936***

***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, 2008.

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 relocatable 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. It is the Board's intent to reduce the K-2 class size ratio to 18 and grades 3-5 to 22 if Initiative 728 funding is provided by the legislature. 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.

## TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of one elementary school, adding classrooms to all three high schools, expansion of Maywood Middle School and converting Pacific Cascade Freshman High School to a middle school to meet the needs of middle school over enrollment. 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 a bond issue passed on February 7, 2006, 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 of data of 38 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 over the last five years 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 0.374 elementary student, 0.145 middle school student, 0.146 high school student, for a total of 0.664 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.102 elementary student, 0.049 middle school student, 0.052 high school student, for a total of 0.203 school aged student per residence (see Table 3).

Single-family averages have increased since last year.

## 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. 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. The District currently does not qualify for state match funding for new K-12 construction.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 6,564 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3,124 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5,120 students at the high school level. Current enrollment is identified on page 8. The District elementary population for the 2007-2008 school year is 6,889. This leaves the District's elementary enrollment over permanent capacity at the elementary level by 325 students (Appendix A), at the middle/junior high school level the District population for the 2007-2008 school year is 3745. This is 621 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 413 students (Appendix C).

Based upon the District's student generation rates, the District expects that .664 student will be generated from each new single family home in the District and that .203 student 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 2014-15, the District elementary population will be over its permanent capacity by 368 students, at the middle school level by 913 students, and an excess capacity of 403 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	Capacity
Expand Skyline High School	2009	Issaquah Plateau	370
Expand Issaquah High School	2009	Issaquah	370
Expand Liberty High School	2010	Renton	420
Expand Maywood Middle School	2010	Renton	175
Elem School 15	2010	Issaquah Plateau	584

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 2001 through 2023 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

**ISSAQUAH SCHOOL DISTRICT**

**Actual Student Counts 2001-02 Through 2007-08  
Enrollment Projections 2008-09 Through 2022-23**

**FTE Enrollment**

Year	FTE Enrollment												Total	Total				
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH			12TH			
2000-01	462	1025	1094	1157	1181	1173	1154	1049	1074	1108	1024	934	887	6092	3277	3953	13,322	13,322
2001-02	475	1072	1069	1127	1171	1155	1201	1159	1072	1143	1128	969	888	6069	3432	4128	13,629	13,629
2002-03	458	1059	1101	1062	1150	1204	1166	1213	1174	1131	1129	1054	896	6034	3553	4210	13,797	13,797
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1062	956	6097	3664	4352	14,113	14,113
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	6270	3715	4453	14,438	14,438
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	6575	3733	4553	14,861	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	6749	3707	4698	15,153	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	6889	3745	4707	15,340	15,340
2008-09	528	1334	1237	1352	1244	1247	1294	1258	1251	1203	1219	1186	994	6941	3803	4602	15,347	15,347
2009-10	546	1191	1368	1270	1368	1262	1262	1293	1258	1263	1176	1082	1046	7006	3813	4567	15,385	15,385
2010-11	560	1228	1218	1392	1287	1383	1271	1253	1284	1261	1227	1036	940	7068	3808	4464	15,340	15,340
2011-12	534	1262	1268	1248	1416	1305	1396	1269	1250	1297	1232	1096	898	7033	3915	4523	15,470	15,470
2012-13	535	1206	1301	1293	1267	1435	1316	1392	1263	1257	1267	1102	956	7036	3971	4581	15,588	15,588
2013-14	537	1207	1241	1329	1311	1283	1443	1309	1384	1271	1226	1132	962	6907	4137	4591	15,636	15,636
2014-15	535	1211	1242	1269	1347	1328	1295	1439	1304	1393	1240	1092	992	6932	4037	4717	15,686	15,686
2015-16	536	1208	1246	1269	1288	1364	1339	1290	1432	1312	1362	1106	952	6910	4061	4731	15,703	15,703
2016-17	535	1210	1244	1273	1288	1305	1375	1335	1284	1441	1281	1229	967	6857	3994	4918	15,769	15,769
2017-18	535	1208	1246	1271	1292	1306	1316	1371	1328	1292	1411	1148	1089	6859	4015	4940	15,814	15,814
2018-19	536	1209	1244	1273	1290	1309	1316	1311	1364	1337	1261	1277	1008	6861	3991	4883	15,736	15,736
2019-20	535	1209	1244	1271	1292	1308	1320	1312	1305	1373	1306	1128	1137	6860	3937	4943	15,740	15,740
2020-21	535	1209	1245	1271	1290	1310	1318	1315	1305	1313	1342	1172	988	6860	3939	4815	15,615	15,615
2021-22	535	1209	1245	1272	1291	1308	1320	1314	1309	1314	1282	1208	1033	6859	3943	4837	15,640	15,640
2022-23	535	1209	1245	1272	1291	1308	1318	1315	1307	1318	1283	1149	1069	6860	3941	4818	15,619	15,619

## Single Family Student Generation Factor

### AVERAGE PER UNIT

Single Family Development	# Sold	AVERAGE PER UNIT			Total	AVERAGE PER UNIT			
		K-5	6-8	9-12		K-5	6-8	9-12	Total
Aspen Meadows	52	22	12	12	46	0.423	0.231	0.231	0.885
Autumn Meadows	52	15	4	4	23	0.288	0.077	0.077	0.442
Beaver Lake Estates	172	65	37	33	135	0.378	0.215	0.192	0.785
Canterfield @ Redford Ranch	77	23	10	8	41	0.299	0.130	0.104	0.532
China Falls	78	17	10	8	35	0.218	0.128	0.103	0.449
Highlands @ Newcastle	152	51	12	7	70	0.336	0.079	0.046	0.461
Issaquah Highlands	1202	306	102	99	507	0.255	0.085	0.082	0.422
Lakemont Findley Court	42	3	5	5	13	0.071	0.119	0.119	0.310
Lakemont Long Shadow Ridge	43	7	5	16	28	0.163	0.116	0.372	0.651
Licorice Fern 2	85	34	18	16	68	0.400	0.212	0.188	0.800
Maple Station	27	16	3	3	22	0.593	0.111	0.111	0.815
Maureen Highlands div 1,2,3	125	26	11	7	44	0.208	0.088	0.056	0.352
Park Hill @ Newcastle	32	19	5	9	33	0.594	0.156	0.281	1.031
Pinnacle @ Lakemont	48	12	7	7	26	0.250	0.146	0.146	0.542
Redhawk	48	13	4	5	22	0.271	0.083	0.104	0.458
Renaissance Ridge	270	144	47	66	257	0.533	0.174	0.244	0.952
Reserve @ Newcastle	125	21	7	7	35	0.168	0.056	0.056	0.280
Sara's Crossing	55	28	9	11	48	0.509	0.164	0.200	0.873
Seneca	25	7	1	1	9	0.280	0.040	0.040	0.360
Silverleaf	53	18	11	7	36	0.340	0.208	0.132	0.679
Stonegate	53	36	8	11	55	0.679	0.151	0.208	1.038
Talus	349	68	35	53	156	0.195	0.100	0.152	0.447
Traditions	95	33	10	13	56	0.347	0.105	0.137	0.589
Trossachs	865	580	234	202	1016	0.671	0.271	0.234	1.175
Wesley Park I & II	226	82	29	27	138	0.363	0.128	0.119	0.611
Windwood	109	44	20	20	84	0.404	0.183	0.183	0.771
<b>TOTALS</b>	<b>4567</b>	<b>1706</b>	<b>663</b>	<b>665</b>	<b>3034</b>	<b>0.374</b>	<b>0.145</b>	<b>0.146</b>	<b>0.664</b>

### SINGLE FAMILY

Elementary School	0.374
Middle School 6 - 8	0.145
High School 9 - 12	0.146
<b>TOTAL</b>	<b>0.664</b>

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

## STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	#Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Highland Garden Apts	51	51	33	21	14	68	0.647	0.412	0.275	1.333
Palomino Condos @ Redford	60	60	3	1	2	6	0.050	0.017	0.033	0.100
Summer Hill Condos	168	168	19	9	11	39	0.113	0.054	0.065	0.232
Sterling Square @Trossachs	174	174	12	5	3	20	0.069	0.029	0.017	0.115
Fairfield Green Apts	59	59	7	3	10	20	0.119	0.051	0.169	0.339
Sierra Apts	92	92	6	3	4	13	0.065	0.033	0.043	0.141
Issaquah Highlands Multi	688	644	29	13	15	57	0.045	0.020	0.023	0.089
Daybreak Apts	90	90	7	2	1	10	0.078	0.022	0.011	0.111
Cascade Lookout	33	33	2	2	1	5	0.061	0.061	0.030	0.152
Trillium Heights Apts	74	74	7	2	2	11	0.095	0.027	0.027	0.149
The Hamptons	124	101	0	0	1	1	0.000	0.000	0.010	0.010
Parterra @ Newcastle	140	78	6	2	3	11	0.077	0.026	0.038	0.141

MULTI-FAMILY	
Elementary K - 5	0.102
Middle School 6 - 8	0.049
High School 9 - 12	0.052
<b>TOTAL</b>	<b>0.203</b>

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 14,068 students in permanent facilities and 2,280 students in portables. The projected student enrollment for the 2008-2009 school year is expected to be 15,347 leaves a permanent capacity deficit of 1,279. Adding portable classrooms into the capacity calculations gives us a capacity of 16,348 with a surplus capacity of 1,001 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 on Page 8.

### **Existing Facility**

### **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
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 136 <sup>th</sup> 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:**

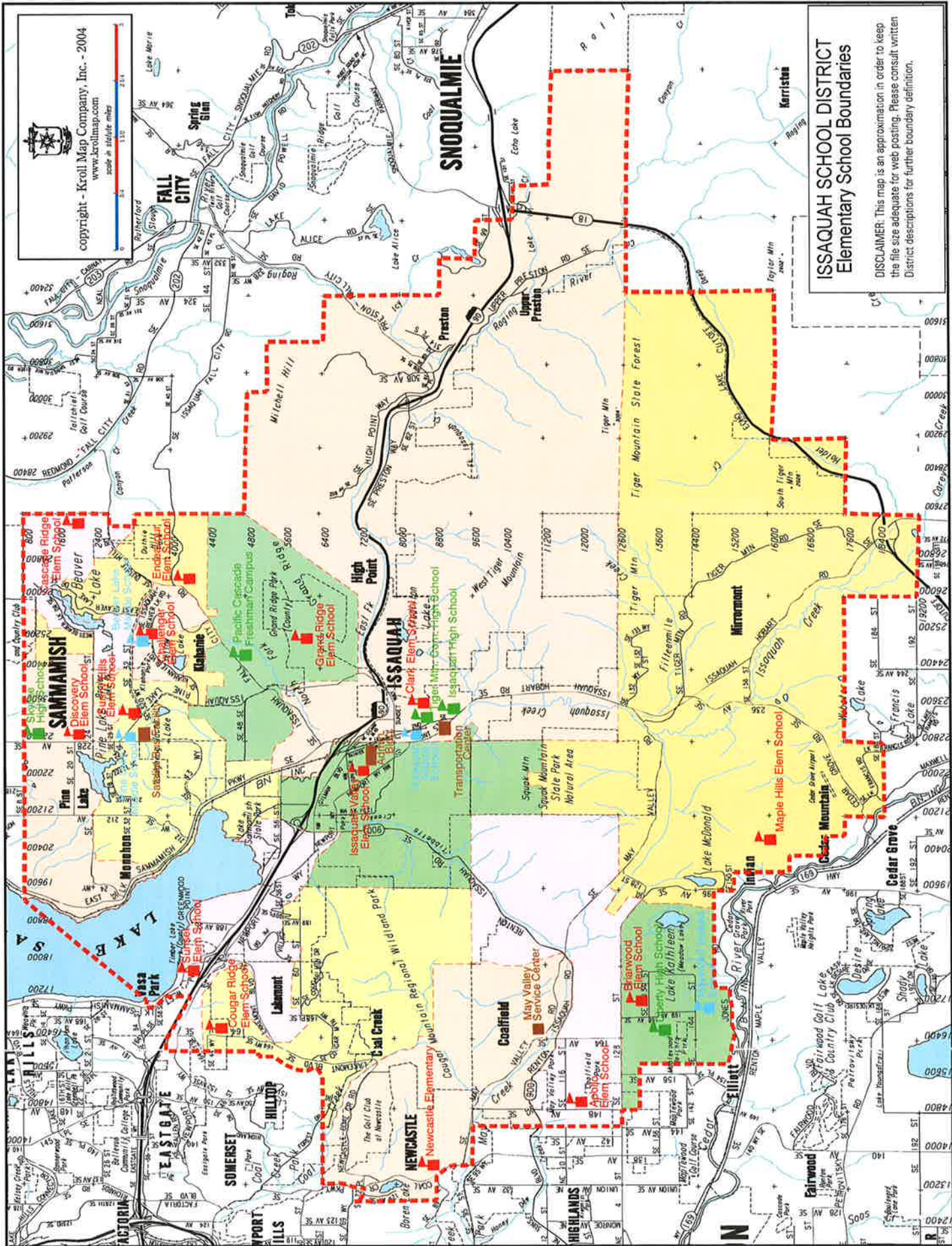
Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

#### **GRADE SPAN 9-12:**

Pacific Cascade Freshman Campus	24635 SE Issaquah Fall City Rd, Issaquah
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 <sup>th</sup> 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



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**ISSAQUAH SCHOOL DISTRICT  
 Elementary School Boundaries**

DISCLAIMER: This map is an approximation in order to keep the file size adequate for web posting. Please consult written District descriptions for further boundary definition.

## THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

At the time of plan preparation no schools are under construction.

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. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9<sup>th</sup> grade only high school to a 5<sup>th</sup> middle school. All 9<sup>th</sup> grade students will then be served by the District's three comprehensive high schools. To accommodate this Issaquah High and Skyline High schools will be expanded to meet the space needs of the returning freshman and to accommodate growth. The District will expand Liberty High School and Maywood Middle School to accommodate growth experienced in the south end of the District. 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 \$1 million in impact fees and mitigation payments that will be applied to capital projects.

The District projects 15,347 FTE students for the 2008-2009 school year and 15,636 FTE students in the 2013-2014 school year. This growth represents a 2% (rounded) increase in student population. This 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	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
*Permanent Capacity	14808	14771	15950	15950	15950	15950
High School	740	420				
Middle School		175				
Elementary School		584				
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	14771	15950	15950	15950	15950	15950
Portables	2280	2280	2280	2280	2280	2280
Total Capacity	17051	18230	18230	18230	18230	18230
Projected FTE Enrollment	15478	15754	16031	16204	16425	16697
Permanent Capacity (surplus/deficit)	-707	196	-81	-254	-475	-747
Permanent Cap w/Portables (surplus/deficit)	1573	2476	2199	2026	1805	1533

\* 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. The 2009-10 Permanent Capacity number reflect the conversion of Pacific Cascade Freshman Campus, a high school, to a middle school facility, and the resulting shift in student capacity.



# SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
 YEAR 2006

## 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	10.00	\$300,000	584	0.374	0.102	\$1,919	\$523
Middle/JR High	0.00	\$0	855	0.145	0.049	\$0	\$0
High	0.00	\$0	0	0.146	0.052	\$0	\$0
<b>TOTAL</b>						\$1,919	\$523

## 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	95.24%	\$20,350,000	584	0.374	0.102	\$12,397	\$3,378
Middle/JR High	95.24%	\$1,107,400	175	0.145	0.049	\$875	\$295
High	95.24%	\$32,395,500	1,160	0.146	0.052	\$3,873	\$1,385
<b>TOTAL</b>						\$17,144	\$5,058

## 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	4.76%	\$0	40	0.374	0.102	\$0	\$0
Middle/JR High	4.76%	\$0	52	0.145	0.049	\$0	\$0
High	4.76%	\$0	56	0.146	0.052	\$0	\$0
<b>TOTAL</b>						\$0	\$0

## 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	\$168.79	90	0.00%	0.374	0.102	\$0	\$0
High School	\$168.79	130	0.00%	0.145	0.049	\$0	\$0
<b>TOTAL</b>						\$0	\$0

## Tax Payment Credit:

Average Assessed Value	\$556,191	\$273,363
Capital Bond Interest Rate	5.11%	5.11%
Net Present Value of Average Dwelling	\$4,271,910	\$2,099,606
Years Amortized	10	10
Property Tax Levy Rate	\$1.89	\$1.89
Present Value of Revenue Stream	\$8,074	\$3,968

## Fee Summary:

	Single Family	Multi-Family
Site Acquisition Costs	\$1,918.92	\$522.88
Permanent Facility Cost	\$17,144.22	\$5,057.51
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$8,073.91)	(\$3,968.26)
<b>FEE (AS CALCULATED)</b>	<b>\$10,989.23</b>	<b>\$1,612.13</b>
<b>FEE (AS DISCOUNTED)</b>	<b>\$5,494.62</b>	<b>\$806.07</b>
<b>FINAL FEE</b>	<b>\$5,495</b>	<b>\$806</b>

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.

<b>BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS</b>
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**SCHOOL SITE ACQUISITION COST:**

- Elementary     \$300,000/ acre for elementary site
- Middle School   No new sites are being considered.
- High School     No high school sites are planned for purchase within the next six years.

**SCHOOL CONSTRUCTION COST:**

- Elementary     \$20,350,000 is the cost of the project budget for Elem. #15
- Middle School   No new middle schools are planned. \$1,107,400 is planned for the expansion of Maywood Middle School.
- High School     \$32,395,000 is budgeted for expansion of 3 high schools.

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

Total Square Footage	1,684,069
Permanent Square Footage (OSPI)	1,588,897
Temporary Square Footage	95,172

**TEMPORARY FACILITY COST:**

No new portables are considered in this plan.

**STATE MATCH CREDIT:**

Current Area Cost Allowance	\$168.79
Percentage of State Match (Issaquah School District does not qualify for state funding for new construction under existing formulas)	\$ -0-

### 2007 - 2008 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS**	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERMANENT CAP. OVERAGE OR SHORTAGE	EXISTING PORT. OVERAGE OR SHORTAGE
APOLLO	19	380	5	60	440	3	60	500	0	0	500	3	417	1	58
BRIARWOOD	18	360	1	12	372	5	100	472	0	0	472	5	428	-75	20
CASCADE RIDGE	24	480	2	24	504	8	160	664	0	0	664	8	620	-44	44
CHALLENGER	20	400	3	36	436	10	200	636	0	0	636	10	602	-188	2
CLARK	16	320	1	12	332	8	160	492	0	0	492	8	307	8	180
COUGAR RIDGE	22	440	2	24	464	8	160	624	0	0	624	8	548	-107	45
DISCOVERY	22	440	2	24	464	8	160	624	0	0	624	8	574	-133	19
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	689	-248	-58
GRAND RIDGE	28	560	2	24	584	10	200	784	0	0	784	10	748	-193	-3
ISSAQ VALLEY	20	400	2	24	424	3	60	484	0	0	484	3	438	-35	22
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	420	13	51
NEWCASTLE	24	480	2	24	504	0	0	504	0	0	504	0	435	44	44
SUNNY HILLS	28	560	1	12	572	2	40	612	0	0	612	2	563	-20	18
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	581	-80	16
<b>TOTAL</b>	309	6180	32	384	6564	81	1620	8184	0	0	8184	81	7370	-1134	405

\*\*Minus excluded spaces for special program needs  
 \*\*\*Average of staffing ratios with 1-728 target of 1.19 K-2, 1.22 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 assign capacity.  
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

## 2007-2008 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	ADDTL PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERMANENT CAP Over of short	EXISTING PORT. OVER OR SHORT
BEAVER LAKE	30	780	2	24	804	10	260	1064	0	0	1064	10	1080	-316	-69
ISSAC MIDDLE	29	754	2	24	778	6	156	934	2	52	986	8	873	-134	-14
MAYWOOD	31	806	3	36	842	4	104	946	4	104	1050	8	874	-74	25
PINE LAKE	26	676	2	24	700	8	208	908	0	0	908	8	925	-260	-62
<b>TOTAL</b>	116	3016	9	108	3124	28	728	3452	6	156	4008	34	3752	-764	-93

\*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.

## 2007-2008 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	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERM CAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT***
ISSAQ HIGH	52	1453	2	24	1480	2	56	1536	6	168	1704	8	1265	141	194
LIBERTY HIGH	41	1143	3	36	1184	0	0	1184	0	0	1184	0	1183	-58	-58
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	90	-10	-10
SKYLINE HIGH	52	1453	2	24	1480	2	56	1536	2	56	1592	12	1288	117	170
PCFC	31	863	2	24	892	4	112	1004	0	0	1004	4	928	-51	26
<b>TOTAL</b>	<b>145</b>	<b>4063</b>	<b>14</b>	<b>168</b>	<b>5120</b>	<b>8</b>	<b>224</b>	<b>5344</b>	<b>8</b>	<b>224</b>	<b>5668</b>	<b>24</b>	<b>4755</b>	<b>109</b>	<b>322</b>

\*Minus excluded spaces for special program needs  
 \*\*9/1/07 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)  
 \*\*\*9/1/07 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.

## 2007-2008 District Total Capacity

# OF CLASSROOMS*	570	13256	55	660	14808	117	2572	17380	0	380	17760	139	15877	-1809	1503
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															
SEPT. 2006 PROJ. HEADCOUNT															
PERMANENT CAPACITY (95%)															
TOTAL CAPACITY W/EXISTING PORT. (95%)															

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

# Six-Year Finance Plan

(\$ in \$1,000's)

BUILDING	N/m*	2008	2009	2010	2011	2012	2013	Cost to		UNSECURED LOCAL***
								Complete	Secured LOCAL/STATE**	
Skyline High School	M	\$7,000,000	\$20,000,000	\$7,000,000				\$34,000,000	\$34,000,000	\$0
Issaquah High School	M	15,000,000	40,000,000	40,000,000	9,000,000			104,000,000	104,000,000	0
Liberty High School	M	250,000	5,000,000	8,550,000	1,000,000			14,800,000	14,800,000	0
Maywood Middle School	M	250,000	2,000,000	4,000,000				6,250,000	6,250,000	0
Elementary #15	N	3,000,000	8,000,000	9,000,000	2,000,000			22,000,000	22,000,000	0
Portables	N							0	0	0
<b>Totals</b>		<b>\$25,500,000</b>	<b>\$75,000,000</b>	<b>\$68,550,000</b>	<b>\$12,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,050,000</b>	<b>\$181,050,000</b>	<b>\$0</b>

\*N= New Construction M= Modernization

\*\*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 Issaquah School District.

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