

DRAFT
2009 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Drafted April 22, 2009

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, 2009.

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 data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.374 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).

Generation rates are the same as those used in 2008. Current housing market conditions suggest using 2008 rates and recalculating rates in 2010 when market conditions are more likely to reflect stable trends.

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 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 2008-2009 school year is 7023. This leaves the District's elementary enrollment over permanent capacity at the elementary level by 459 students (Appendix A), at the middle/junior high school level the District population for the 2008-2009 school year is 3804. This is 680 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 467 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 8 to the District's existing permanent capacity (Appendices A,B, and C) and if no capacity improvements are made by the year 2016-17, the District elementary population will be over its permanent capacity by 441 students, at the middle school level by 840 students, and an excess capacity of 495 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 include the following capacity projects:

Facility	Projected Completion Date	Location	Capacity
Expand Skyline High School	2010	Issaquah Plateau	370
Expand Issaquah High School	2010	Issaquah	370
Expand Liberty High School	2012	Renton	280
Expand Maywood Middle School	2011	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 2009-2010 through 2023-2024 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2000-01 Through 2008-09
Enrollment Projections 2009-10 Through 2023-24

Year	FTE Enrollment																	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	
2000-01	462	1025	1094	1157	1181	1173	1154	1049	1074	1108	1024	934	887	13,322	6092	3277	3953	13,322
2001-02	475	1072	1069	1127	1171	1155	1201	1159	1072	1143	1128	969	888	13,629	6069	3432	4128	13,629
2002-03	458	1059	1101	1062	1150	1204	1166	1213	1174	1131	1129	1054	896	13,797	6034	3553	4210	13,797
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1062	956	14,113	6097	3664	4352	14,113
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	14,438	6270	3715	4453	14,438
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	587	1275	1363	1268	1350	1253	1286	1269	1251	1272	1179	1089	1083	15,524	7095	3806	4623	15,524
2010-11	579	1307	1301	1383	1281	1372	1257	1276	1262	1256	1235	1050	941	15,499	7223	3795	4481	15,499
2011-12	554	1287	1332	1312	1387	1294	1363	1238	1262	1262	1212	1103	893	15,498	7166	3863	4470	15,498
2012-13	562	1228	1308	1334	1308	1398	1279	1339	1218	1253	1214	1080	940	15,464	7140	3837	4488	15,464
2013-14	552	1254	1256	1324	1340	1331	1391	1263	1329	1222	1215	1091	926	15,493	7056	3983	4454	15,493
2014-15	574	1231	1279	1271	1328	1357	1326	1375	1251	1330	1182	1085	936	15,525	7040	3952	4533	15,525
2015-16	575	1276	1257	1292	1275	1345	1350	1309	1362	1251	1289	1052	929	15,563	7020	4021	4522	15,563
2016-17	574	1277	1301	1268	1295	1291	1337	1332	1295	1361	1209	1159	895	15,595	7005	3964	4625	15,595
2017-18	574	1273	1302	1312	1271	1311	1283	1319	1318	1294	1320	1081	1002	15,660	7044	3920	4697	15,660
2018-19	569	1276	1299	1315	1316	1289	1304	1266	1306	1319	1254	1192	925	15,628	7063	3877	4689	15,628
2019-20	574	1264	1301	1312	1318	1333	1281	1287	1253	1306	1278	1124	1035	15,669	7103	3822	4744	15,669
2020-21	574	1276	1290	1313	1315	1335	1326	1264	1274	1253	1265	1149	968	15,602	7103	3864	4635	15,602
2021-22	574	1275	1301	1302	1317	1332	1328	1308	1251	1274	1211	1136	992	15,601	7101	3887	4614	15,601
2022-23	574	1275	1301	1313	1305	1334	1325	1310	1295	1251	1232	1083	980	15,577	7102	3930	4545	15,577
2023-24	574	1275	1301	1313	1317	1322	1326	1307	1297	1295	1209	1104	926	15,567	7102	3931	4535	15,567

Single Family Student Generation Factor

	# Sold					AVERAGE PER UNIT			
		K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development									
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
TOTALS	4567	1706	663	665	3034	0.374	0.145	0.146	0.664
SINGLE FAMILY									
Elementary School		0.374							
Middle School 6 - 8		0.145							
High School 9 - 12		0.146							
TOTAL		0.664							

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
TOTAL	0.203

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 2009-2010 school year is expected to be 15,524 leaves a permanent capacity deficit of 1,456. Adding portable classrooms into the capacity calculations gives us a capacity of 16,348 with a surplus capacity of 824 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 FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
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 th 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:

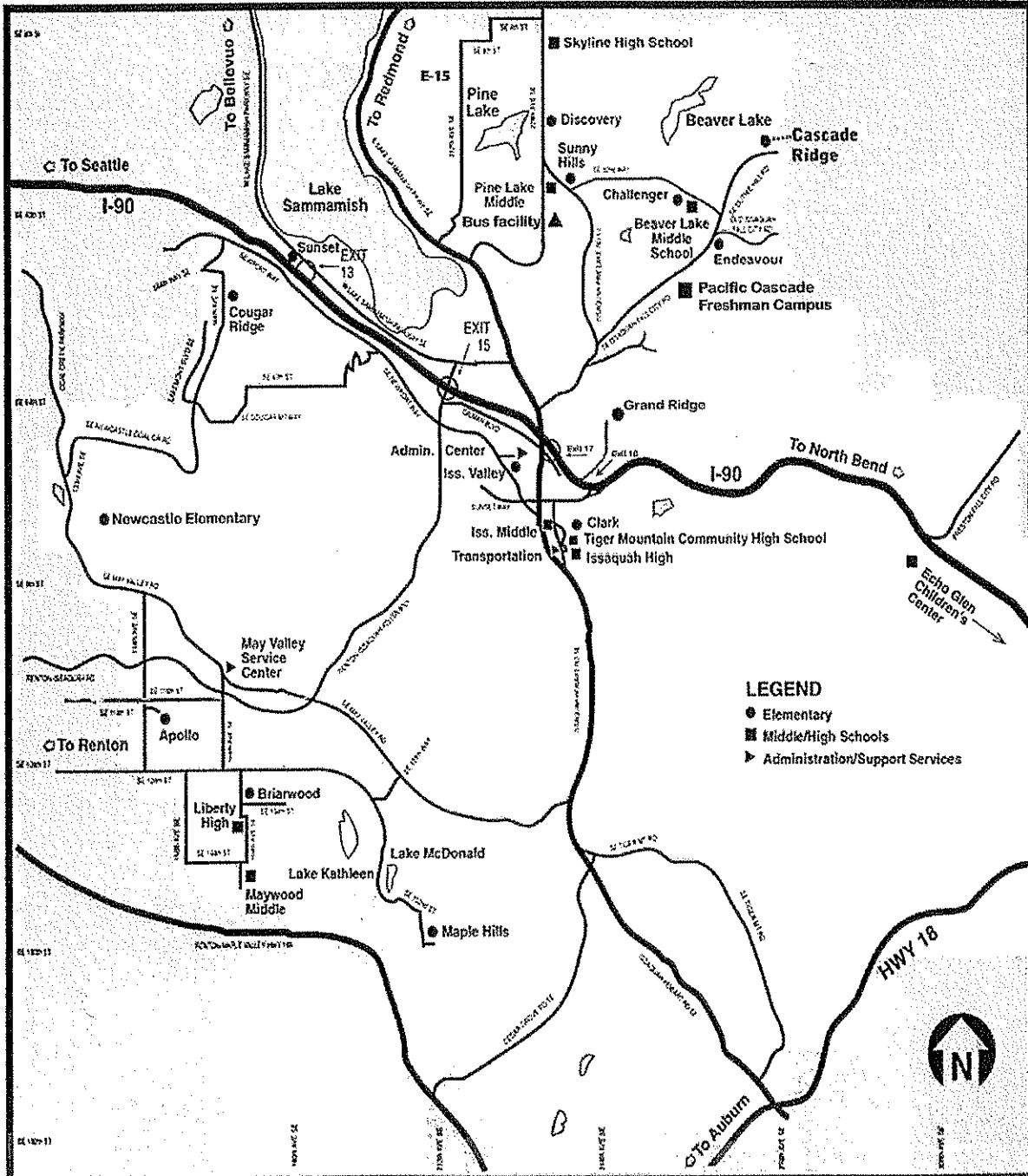
Pacific Cascade Freshman Campus	24635 SE Issaquah Fall City Rd, Issaquah
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

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

SITE LOCATION MAP

Issaquah School District
 565 NW Holly Street, Issaquah, WA 98027
 (425) 837.7000
www.issaquah.wednet.edu



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9th grade only high school to a 5th middle school. All 9th 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 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 \$250,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 15,524 FTE students for the 2009-2010 school year and 15,525 FTE students in the 2014-2015 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
*Permanent Capacity	14771	15950	15950	15950	15950	15950
High School	420					
Middle School	175					
Elementary School	584					
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	15950	15950	15950	15950	15950	15950
Portables	2280	2280	2280	2280	2280	2280
Total Capacity	18230	18230	18230	18230	18230	18230
Projected FTE Enrollment	15524	15499	15498	15464	15493	15525
Permanent Capacity (surplus/deficit)	426	451	452	486	457	425
Permanent Cap w/Portables (surplus/deficit)	2706	2731	2732	2766	2737	2705

* 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 2010-11 Permanent Capacity number reflects 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 2009

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
TOTAL						\$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
TOTAL						\$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
TOTAL						\$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	37.10%	0.374	0.102	\$2,105	\$574
High School	\$168.79	130	0.00%	0.145	0.049	\$0	\$0
TOTAL						\$2,105	\$574

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$617,250	\$310,017
Capital Bond Interest Rate	5.05%	5.05%
Net Present Value of Average Dwelling	\$4,754,689	\$2,388,067
Years Amortized	10	10
Property Tax Levy Rate	\$2.16	\$2.16
Present Value of Revenue Stream	\$10,270	\$5,158

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	(\$2,105.29)	(\$573.66)
Tax Payment Credit	(\$10,270.13)	(\$5,158.22)
FEE (AS CALCULATED)	\$6,687.73	(\$151.50)
FEE (AS DISCOUNTED)	\$3,343.86	(\$75.75)
FINAL FEE	\$3,344	\$0

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 \$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	1,974,651
Permanent Square Footage (OSPI)	1,879,479
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	37.10%

2008 - 2009 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. 2009 PROJ. HEADCOUNT	PERMANENT GAP OVERAGE OR SHORTAGE***	EXISTING PORT. OVERAGE OR SHORTAGE****
APOLLO	19	360	5	60	440	3	60	500	0	0	500	3	450	-32	25
BRIARWOOD	18	360	1	12	372	5	100	472	0	0	472	5	414	-67	34
CASCADE RIDGE	24	480	2	24	504	8	160	664	0	0	664	8	571	-93	60
CHALLENGER	20	400	3	36	436	10	200	636	0	0	636	10	626	-10	-22
CLARK	16	320	1	12	332	8	160	492	0	0	492	8	321	-6	146
COUGAR RIDGE	22	440	2	24	464	8	160	624	0	0	624	8	546	-105	47
DISCOVERY	22	440	2	24	464	8	160	624	0	0	624	8	594	-153	1
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	657	-216	-28
GRAND RIDGE	28	560	2	24	584	10	200	784	0	0	784	10	941	386	316
ISSAQ VALLEY	20	400	2	24	424	3	60	484	0	0	484	3	500	97	40
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	437	-4	34
NEWCASTLE	24	480	2	24	504	0	0	504	0	0	504	0	520	41	41
SUNNY HILLS	28	560	1	12	572	2	40	612	0	0	612	2	574	-3	7
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	572	-50	25
TOTAL	309	6180	32	384	6584	81	1620	8184	0	0	8184	81	7723	-1497	52

*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 design capacity.
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2008-2009 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (28)	# 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. 2009 PROJ. HEADCOUNT	PERMANENT CAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT***
BEAVER LAKE	30	780	2	24	804	10	260	1064	0	0	1064	10	1064	300	53
ISSAQ MIDDLE	29	754	2	24	778	6	156	934	2	52	986	8	982	213	65
MAYWOOD	31	806	3	36	842	4	104	946	4	104	1050	8	969	109	10
PINE LAKE	26	676	2	24	700	8	208	908	0	0	908	8	881	216	18
TOTAL	116	3016	9	108	3124	28	728	3652	6	156	4008	34	3806	838	147

*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.

2008-2009 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	HIG 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. 2009 PROJ. HEADCOUNT	PERM CAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT***
ISSAQ HIGH	52	1456	2	24	1480	2	56	1536	6	168	1704	8	1207	199	262
LIBERTY HIGH	41	1148	3	36	1184	0	0	1184	0	0	1184	0	1103	16	16
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	77	3	3
SKYLINE HIGH	52	1456	2	24	1480	2	56	1536	2	56	1592	12	1241	165	218
PCFC	31	868	2	24	892	4	112	1004	0	0	1004	4	928	8	26
TOTAL	145	4080	14	168	5120	8	224	3344	8	224	5568	24	4662	302	515

*Minus excluded spaces for special program needs
 **9/109 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
 ***9/109 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.

2008-2009 District Total Capacity

# OF CLASSROOMS*	570	13256	55	660	14808	117	2572	17380	0	380	17760	139	16091	-2023	1289
ROOM CAPACITY															
# OF HANDICAP ROOMS															
H/C ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADDTL PORTABLE CAPACITY (28)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
SEPT. 2009 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*	2009	2010	2011	2012	2013	2014	Cost to		SECURED		UNSECURED	
								Complete	LOCAL/STATE**	LOCAL***	LOCAL***		
Skyline High School	M	\$7,000,000	\$20,000,000	\$7,000,000				\$34,000,000	\$34,000,000				
Issaquah High School	M	\$15,000,000	\$40,000,000	\$40,000,000	\$9,000,000			\$104,000,000	\$104,000,000				
Liberty high School	M		\$250,000	\$5,000,000	\$8,550,000	\$1,000,000		\$14,800,000	\$14,800,000				
Maywood Middle School	M	\$250,000	\$2,000,000	\$4,000,000				\$6,250,000	\$6,250,000				
Elementary #15	N	\$6,000,000	\$12,000,000	\$4,000,000				\$22,000,000	\$22,000,000				
Portables	N							\$0	\$0				
TOTALS		\$28,252,009	\$28,252,009	\$60,002,011	\$8,550,000	\$1,000,000		\$181,050,000	\$181,050,000				\$0

*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.