

DRAFT
2012 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Drafted May 18, 2012

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, 2012.

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

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

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

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

STANDARD OF SERVICE

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

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

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

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

TRIGGER OF CONSTRUCTION

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

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

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

DEVELOPMENT TRACKING

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

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.502 elementary student, 0.159 middle school student, 0.136 high school student, for a total of 0.798 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.092 elementary student, 0.033 middle school student, 0.032 high school student, for a total of 0.158 school aged student per residence (see Table 3).

Generation rates were recalculated in 2012 due to the volatility in assessed valuation, tax rate and new development listings that needed to be considered for the calculation of the associated impact fee.

NEED FOR IMPACT FEES

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

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7116 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3972 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2011-2012 school year is 8174. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1619 students (Appendix A). At the middle/junior high school level, the District population for the 2011-2012 school year is 4064. This is 271 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 86 students (Appendix C).

Based upon the District's student generation rates, the District expects that .798 student will be generated from each new single family home in the District and that .158 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 2018-19, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1047 students, at the middle school level by 268 students, and an excess capacity of 411 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

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

Facility	Projected Completion Date	Location	Additional Capacity
Expand Liberty High School	2012	Renton	216
Expand Middle High School	2011	Renton	104
Expand Apollo Elementary	2016	Renton	120
Expand Issaquah Valley Elementary	2015	Issaquah	120
Expand Clark Elementary	2015	Issaquah	244
Expand Sunny Hills Elementary	2018	Issaquah Plateau	20
Expand Issaquah Middle School	2015	Issaquah	156
Expand Tiger Mtn. Community HS	2015	Issaquah	120

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

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

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

ENROLLMENT METHODOLOGY

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

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
 - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

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

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

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

Enrollment projections for the years 2012-2013 through 2026-2027 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT
Actual Student Counts 2004-05 Through 2011-12
Enrollment Projections 2012-13 Through 2026-27

Year	FTE Enrollment																	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	
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	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	612	1370	1416	1436	1379	1433	1334	1410	1300	1371	1336	1228	1120	16,745	7646	4044	5055	16,745
2013-14	673	1378	1383	1429	1438	1394	1413	1336	1396	1331	1335	1238	1101	16,845	7695	4145	5005	16,845
2014-15	670	1501	1385	1394	1429	1444	1374	1419	1320	1430	1297	1236	1118	17,017	7823	4113	5081	17,017
2015-16	643	1492	1506	1388	1389	1432	1420	1378	1399	1351	1395	1193	1109	17,095	7850	4197	5048	17,095
2016-17	662	1429	1491	1502	1379	1388	1403	1416	1355	1421	1308	1281	1065	17,100	7851	4174	5075	17,100
2017-18	617	1474	1438	1498	1501	1387	1367	1405	1399	1384	1386	1207	1158	17,220	7914	4171	5135	17,220
2018-19	617	1384	1481	1444	1496	1507	1364	1369	1387	1429	1347	1283	1082	17,188	7928	4120	5141	17,188
2019-20	616	1383	1389	1485	1440	1500	1483	1366	1350	1416	1392	1243	1159	17,224	7815	4200	5209	17,224
2020-21	616	1382	1388	1393	1481	1444	1476	1485	1347	1378	1379	1287	1117	17,173	7705	4307	5161	17,173
2021-22	630	1382	1387	1392	1389	1485	1420	1477	1465	1374	1341	1273	1161	17,177	7665	4362	5150	17,177
2022-23	630	1410	1388	1392	1389	1394	1462	1422	1458	1494	1338	1237	1149	17,163	7603	4342	5217	17,163
2023-24	631	1411	1416	1392	1388	1393	1370	1464	1403	1487	1457	1233	1112	17,158	7632	4238	5289	17,158
2024-25	635	1412	1416	1420	1389	1393	1370	1372	1445	1431	1450	1352	1108	17,193	7664	4187	5342	17,193
2025-26	641	1419	1417	1420	1416	1393	1369	1371	1353	1473	1394	1345	1227	17,240	7707	4093	5440	17,240
2026-27	647	1431	1424	1421	1417	1421	1370	1371	1352	1381	1436	1290	1220	17,181	7761	4093	5327	17,181

**STUDENT GENERATION
SINGLE FAMILY**

Single Family Development	# Planned	# Sold	STUDENTS				AVERAGE PER UNIT			
			K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Belcara	27	19	7	3	0	10	0.368	0.158	0.000	0.526
Bristol Court	28	28	11	0	0	11	0.393	0.000	0.000	0.393
Chestnut Estates	38	9	2	2	1	5	0.222	0.222	0.111	0.556
Crossing @ Pine Lake	132	76	36	16	8	60	0.474	0.211	0.105	0.789
Delany Park	27	9	0	1	1	2	0.000	0.111	0.111	0.222
Glencoe @ Trossachs	84	33	19	6	1	26	0.576	0.182	0.030	0.788
Issaquah Highlands - less than 5 years old	1650	1490	848	249	222	1319	0.569	0.167	0.149	0.885
Katera Park	27	27	3	2	4	9	0.111	0.074	0.148	0.333
Laurel Hill & Laurel Hills 2&3	47	25	0	0	2	2	0.000	0.000	0.080	0.080
Liberty Grove	24	18	8	8	7	23	0.444	0.444	0.389	1.278
Reserve @ Newcastle	163	150	41	12	8	61	0.273	0.080	0.053	0.407
Shamrock div 1 & 2	129	120	47	10	7	64	0.392	0.083	0.058	0.533
Starwood	36	25	11	9	1	21	0.440	0.360	0.040	0.840
Talus; Bridges - only one not sold out	66	6	0	1	1	2	0.000	0.167	0.167	0.333
Tarmigan @ Pine Ridge	30	17	4	2	4	10	0.235	0.118	0.235	0.588
Vercello (inside ISD)	38	38	13	2	4	19	0.342	0.053	0.105	0.500
Windstone 1-4	71	65	24	11	12	47	0.369	0.169	0.185	0.723
Windsor Fields 1 & 2	35	35	25	10	11	46	0.714	0.286	0.314	1.314
Woods @ Beaver Lake	75	20	11	8	7	26	0.550	0.400	0.350	1.300
TOTALS	2727	2210	1110	352	301	1763	0.502	0.159	0.136	0.798

SINGLE FAMILY

Elementary K - 5	0.502
Middle School 6 - 8	0.159
High School 9 - 12	0.136
TOTAL	0.798

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Approach at Newcastle	42	10	9	2	21	0.238	0.214	0.048	0.500
Arrington Place	130	3	1	1	5	0.023	0.008	0.008	0.038
Copper Leaf	28	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands	1084	127	40	42	209	0.117	0.037	0.039	0.193
Talus Condos	262	3	1	5	9	0.011	0.004	0.019	0.034
Totals	1546	143	51	50	244	0.092	0.033	0.032	0.158

MULTI-FAMILY

Elementary K-5	0.092
Middle School 6-8	0.033
High School 9-12	0.032
TOTAL	0.158

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

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,664 students in permanent facilities and 2,810 students in portables. The projected student enrollment for the 2011-2012 school year is expected to be 16,563 including K-5 headcount which leaves a permanent capacity deficit of 899. Adding portable classrooms into the capacity calculations gives us a capacity of 18,474 with a surplus capacity of 1911 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

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 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
Pacific Cascade Middle School	24635 Se Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

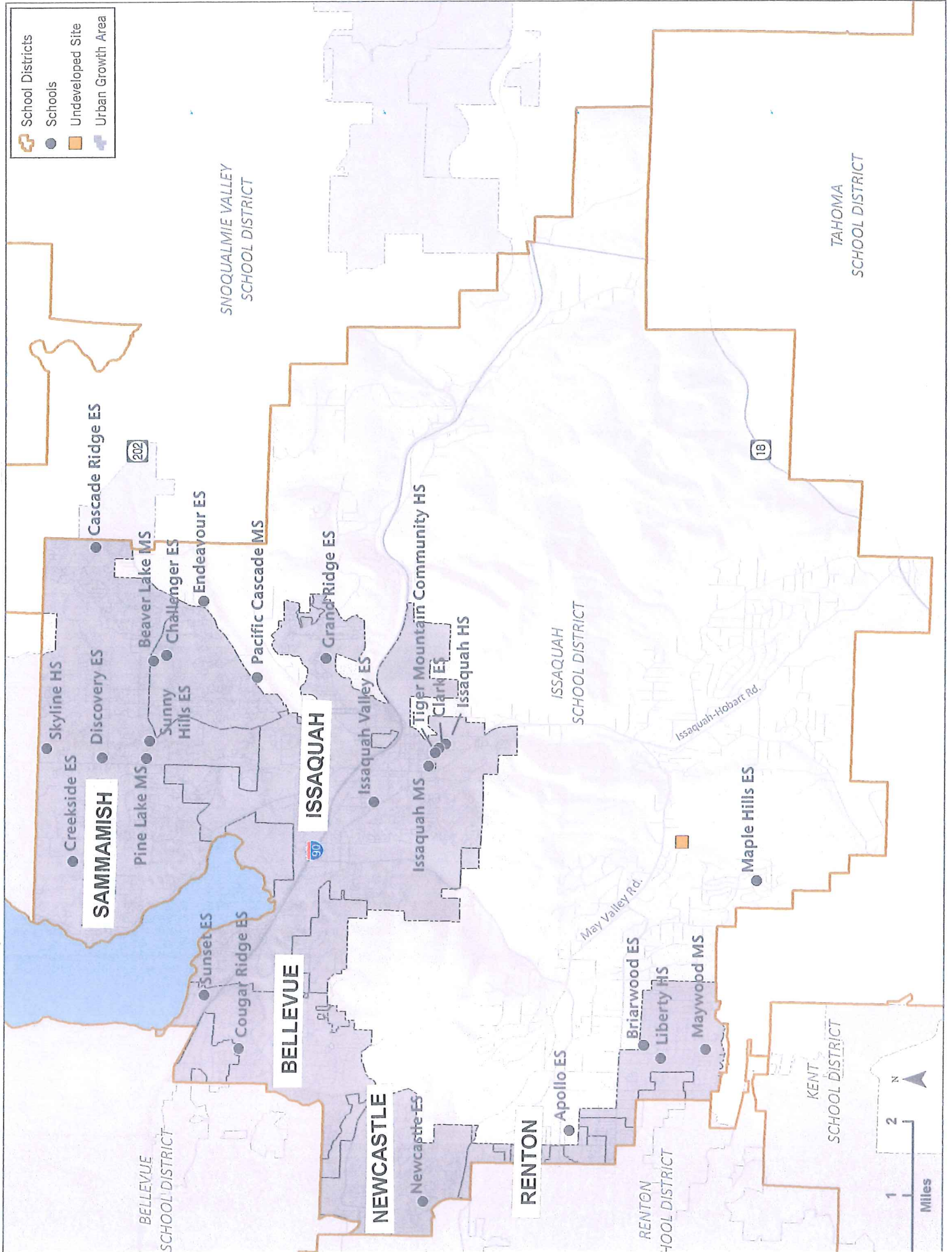
GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 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

ISSAQUAH SCHOOL DISTRICT #411



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. Voters also approved \$219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

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

The District projects 16,745 FTE students for the 2012-2013 school year and 17,220 FTE students in the 2017-2018 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	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
*Permanent Capacity	15664	15664	15868	15868	15868	16144	16628
High School						120	
Middle School					156	120	
Elementary School		204			120	364	
Utilization Rate @ 95%							
Subtotal (Sum at 95% Utilization Rate)	15664	15868	15868	15868	16144	16628	16628
Portables @ 95%	2810	2977	2977	2977	2977	2977	2977
Total Capacity	18474	18845	18845	18845	19121	19605	19605
Projected FTE Enrollment	16563	16745	16845	17017	17095	17100	17220
Permanent Capacity (surplus/deficit)	-899	-877	-977	-1149	-951	-472	-592
Permanent Cap w/Portables (surplus/deficit)	1911	2100	2000	1828	2026	2505	2385

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D) The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2012

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	\$0	584	0.502	0.092	\$0	\$0
Middle/JR High	0.00	\$0	855	0.159	0.033	\$0	\$0
High	0.00	\$0	0	0.136	0.032	\$0	\$0
TOTAL						\$0	\$0

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	95.18%	\$20,350,000	584	0.502	0.092	\$16,658	\$3,068
Middle/JR High	95.18%	\$8,000,000	890	0.159	0.033	\$1,363	\$282
High	95.18%	\$0	1,600	0.136	0.032	\$0	\$0
TOTAL						\$18,021	\$3,350

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	4.82%	\$0	40	0.502	0.092	\$0	\$0
Middle/JR High	4.82%	\$0	52	0.159	0.033	\$0	\$0
High	4.82%	\$0	56	0.136	0.032	\$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	\$188.55	90	0.00%	0.502	0.092	\$0	\$0
Middle/JR High	\$188.55	115	0.00%	0.159	0.000	\$0	\$0
High School	\$188.55	130	0.00%	0.136	0.033	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$483,035	\$258,882
Capital Bond Interest Rate	3.84%	3.84%
Net Present Value of Average Dwelling	\$3,949,239	\$2,116,590
Years Amortized	10	10
Property Tax Levy Rate	\$2.46	\$2.46
Present Value of Revenue Stream	\$9,715	\$5,207

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$18,020.94	\$3,350.02
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$9,715.13)	(\$5,206.81)
FEE (AS CALCULATED)	\$8,305.81	(\$1,856.79)
FEE (AS DISCOUNTED by 55%)	\$4,568.20	(\$1,021.23)
FINAL FEE	\$3,738	\$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 No new sites are planned for purchase.
- Middle School No new sites are planned for purchase.
- High School No new sites are planned for purchase.

SCHOOL CONSTRUCTION COST:

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

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

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

TEMPORARY FACILITY COST:

No new portables are considered in this plan.

STATE MATCH CREDIT:

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

2011-12 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS**	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL. PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2012 Headcount	PERMANENT CAP. OVERAGE OR SHORTAGE***	EXISTING PORT. OVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	7	140	572	2	40	612	9	584	-174	-41
BRIARWOOD	18	360	1	12	372	4	80	452	0	0	452	4	456	-103	-27
CASCADE RIDGE	24	480	2	24	504	8	160	664	0	0	664	8	575	-86	58
CHALLENGER	20	400	3	36	436	10	200	636	0	0	636	10	518	-104	96
CLARK	16	320	1	12	332	8	160	492	0	0	492	8	339	-24	138
COUGAR RIDGE	22	440	2	24	464	8	160	624	0	0	624	8	546	-105	47
CREEKSIDE	27	540	3	36	576	0	0	576	4	80	656	4	641	-84	-84
DISCOVERY	22	440	2	24	464	8	160	624	0	0	624	8	605	-164	-12
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	581	-140	50
GRAND RIDGE	27	540	3	36	576	8	160	736	2	40	776	10	652	-305	-153
ISSAQ VALLEY	20	400	2	24	424	8	160	584	2	40	624	10	597	-194	-42
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	390	43	81
NEWCASTLE	23	460	3	36	496	2	40	536	0	0	536	2	529	-58	-20
SUNNY HILLS	28	560	1	12	572	4	80	652	0	0	652	4	565	-22	54
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	601	-80	-4
TOTAL	333	6660	38	456	7116	91	1820	8936	10	200	9136	101	8379	-1619	110

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

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

2011-2012 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 (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL. PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2012 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	848	-84	163
ISSAC MIDDLE	29	754	5	60	814	6	156	970	0	0	970	6	750	23	172
MAYWOOD	28	728	3	36	764	5	130	894	0	0	894	5	879	-153	-30
PAC CASCADE	31	806	7	84	890	4	104	994	0	0	994	4	769	77	175
PINE LAKE	26	676	2	24	700	8	208	908	0	0	908	8	798	-133	65
TOTAL	144	3744	19	228	3972	33	858	4830	0	0	4830	33	4044	-271	-545

*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.

2011-2012 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	Projected Oct. 2012 FTE	PERM CAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT**
ISSAQ HIGH	78	2184	2	24	2208	0	0	2208	6	168	2376	6	1862	236	236
LIBERTY HIGH	39	1092	4	48	1140	10	280	1420	0	0	1420	10	1180	-97	169
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	82	-2	-2
SKYLINE HIGH	69	1932	3	36	1968	0	0	1968	4	112	2080	4	1920	-50	-50
TOTAL	186	5208	16	192	5400	10	280	5680	10	280	5960	20	5044	86	352

*Minus excluded spaces for special program needs

**9/1/10 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

***9/1/10 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity.

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

2011-2012 District Total Capacity

# OF CLASSROOMS*	663	15612	73	876	16488	134	2958	19446	20	480	19926	154	17467	-1803	1979
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															
OCT. 2012 PROJ. HEADCOUNT															
PERMANENT CAPACITY (85%)															
TOTAL CAPACITY W/EXISTING PORT. (85%)															

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

Six-Year Finance Plan

BUILDING	N/M*	2012	2013	2014	2015	2016	2017	Cost to		SECURED		UNSECURED
								Complete	2017	LOCAL/STATE**	LOCAL***	
Issaquah Middle School	M	\$500,000	\$15,000,000	\$35,000,000	\$8,000,000	\$4,000,000		\$62,500,000		\$62,500,000		
Issaquah High School	M	\$2,000,000						\$2,000,000		\$2,000,000		
Liberty High School	M	\$19,000,000	\$19,000,000	\$16,200,000	\$11,000,000			\$65,200,000		\$65,200,000		
Maywood Middle School	M	\$10,000,000	\$2,500,000					\$12,500,000		\$12,500,000		
Clark Elementary	M	\$250,000	\$1,000,000	\$10,000,000	\$7,000,000	\$1,250,000		\$19,500,000		\$19,500,000		
Tiger Mountain	M	\$100,000	\$150,000	\$2,000,000	\$1,675,000			\$3,925,000		\$3,925,000		
Apollo Elementary	M	\$250,000		\$200,000	\$3,200,000	\$3,000,000	\$620,000	\$7,270,000		\$7,270,000		
Issaquah Valley	M	\$200,000	\$200,000	\$4,000,000	\$4,085,000			\$8,485,000		\$8,485,000		
Sunny Hills	M						\$27,200,000	\$27,200,000		\$27,200,000		
Portables****	N	\$1,200,000						\$1,200,000		\$1,200,000		\$500,000
TOTALS		\$31,000,000	\$37,850,000	\$67,400,000	\$26,960,000	\$4,250,000	\$27,820,000	\$209,780,000	\$209,780,000	\$209,780,000	\$500,000	

*N = New Construction M = Modernization/Rebuild

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

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

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