

2012 Capital Facilities Plan

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

***Adopted June 20, 2012
Resolution No. 1011***

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 | 2014 | Renton | 216 |
| Expand Maywood Middle School | 2012 | Renton | 452 |
| Expand Apollo Elementary | 2016 | Renton | 160 |
| Expand Issaquah Valley Elementary | 2015 | Issaquah | 160 |
| Expand Clark Elementary | 2015 | Issaquah | 244 |
| Expand Sunny Hills Elementary | 2018 | Issaquah Plateau | 20 |
| Expand Issaquah Middle School | 2015 | Issaquah | 338 |
| 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 | Total | | | |
|---------|----------------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|------|--------|--------|
| | K | 1ST | 2ND | 3RD | 4TH | 5TH | 6TH | 7TH | 8TH | 9TH | 10TH | 11TH | 12TH | | | | | |
| 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 | 574 | 1337 | 1246 | 1345 | 1236 | 1284 | 1279 | 1258 | 1267 | 1215 | 1225 | 1235 | 978 | 7023 | 3804 | 4653 | 15,480 | 15,480 |
| 2009-10 | 593 | 1319 | 1351 | 1299 | 1371 | 1258 | 1286 | 1299 | 1255 | 1326 | 1171 | 1132 | 1147 | 7191 | 3840 | 4776 | 15,807 | 15,807 |
| 2010-11 | 613 | 1390 | 1355 | 1385 | 1319 | 1400 | 1268 | 1326 | 1298 | 1326 | 1333 | 1110 | 1015 | 7462 | 3892 | 4784 | 16,138 | 16,138 |
| 2011-12 | 609 | 1396 | 1423 | 1374 | 1417 | 1346 | 1407 | 1311 | 1346 | 1361 | 1319 | 1233 | 1021 | 7565 | 4064 | 4934 | 16,563 | 16,563 |
| 2012-13 | 612 | 1370 | 1416 | 1436 | 1379 | 1433 | 1334 | 1410 | 1300 | 1371 | 1336 | 1228 | 1120 | 7646 | 4044 | 5055 | 16,745 | 16,745 |
| 2013-14 | 673 | 1378 | 1383 | 1429 | 1438 | 1394 | 1413 | 1336 | 1396 | 1331 | 1335 | 1238 | 1101 | 7695 | 4145 | 5005 | 16,845 | 16,845 |
| 2014-15 | 670 | 1501 | 1385 | 1394 | 1429 | 1444 | 1374 | 1419 | 1320 | 1430 | 1297 | 1236 | 1118 | 7823 | 4113 | 5081 | 17,017 | 17,017 |
| 2015-16 | 643 | 1492 | 1506 | 1388 | 1389 | 1432 | 1420 | 1378 | 1399 | 1351 | 1395 | 1193 | 1109 | 7850 | 4197 | 5048 | 17,095 | 17,095 |
| 2016-17 | 662 | 1429 | 1491 | 1502 | 1379 | 1388 | 1403 | 1416 | 1355 | 1421 | 1308 | 1281 | 1065 | 7851 | 4174 | 5075 | 17,100 | 17,100 |
| 2017-18 | 617 | 1474 | 1438 | 1498 | 1501 | 1387 | 1367 | 1405 | 1399 | 1384 | 1386 | 1207 | 1158 | 7914 | 4171 | 5135 | 17,220 | 17,220 |
| 2018-19 | 617 | 1384 | 1481 | 1444 | 1496 | 1507 | 1364 | 1369 | 1387 | 1429 | 1347 | 1283 | 1082 | 7928 | 4120 | 5141 | 17,188 | 17,188 |
| 2019-20 | 616 | 1383 | 1389 | 1485 | 1440 | 1500 | 1483 | 1366 | 1350 | 1416 | 1392 | 1243 | 1159 | 7815 | 4200 | 5209 | 17,224 | 17,224 |
| 2020-21 | 616 | 1382 | 1388 | 1393 | 1481 | 1444 | 1476 | 1485 | 1347 | 1378 | 1379 | 1287 | 1117 | 7705 | 4307 | 5161 | 17,173 | 17,173 |
| 2021-22 | 630 | 1382 | 1387 | 1392 | 1389 | 1485 | 1420 | 1477 | 1465 | 1374 | 1341 | 1273 | 1161 | 7665 | 4362 | 5150 | 17,177 | 17,177 |
| 2022-23 | 630 | 1410 | 1388 | 1392 | 1389 | 1394 | 1462 | 1422 | 1458 | 1494 | 1338 | 1237 | 1149 | 7603 | 4342 | 5217 | 17,163 | 17,163 |
| 2023-24 | 631 | 1411 | 1416 | 1392 | 1388 | 1393 | 1370 | 1464 | 1403 | 1487 | 1457 | 1233 | 1112 | 7632 | 4238 | 5289 | 17,158 | 17,158 |
| 2024-25 | 635 | 1412 | 1416 | 1420 | 1389 | 1393 | 1370 | 1372 | 1445 | 1431 | 1450 | 1352 | 1108 | 7664 | 4187 | 5342 | 17,193 | 17,193 |
| 2025-26 | 641 | 1419 | 1417 | 1420 | 1416 | 1393 | 1369 | 1371 | 1353 | 1473 | 1394 | 1345 | 1227 | 7707 | 4093 | 5440 | 17,240 | 17,240 |
| 2026-27 | 647 | 1431 | 1424 | 1421 | 1417 | 1421 | 1370 | 1371 | 1352 | 1381 | 1436 | 1290 | 1220 | 7761 | 4093 | 5327 | 17,181 | 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:

| <u>EXISTING FACILITIES</u> | <u>LOCATION</u> |
|-----------------------------------|---|
| 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 |

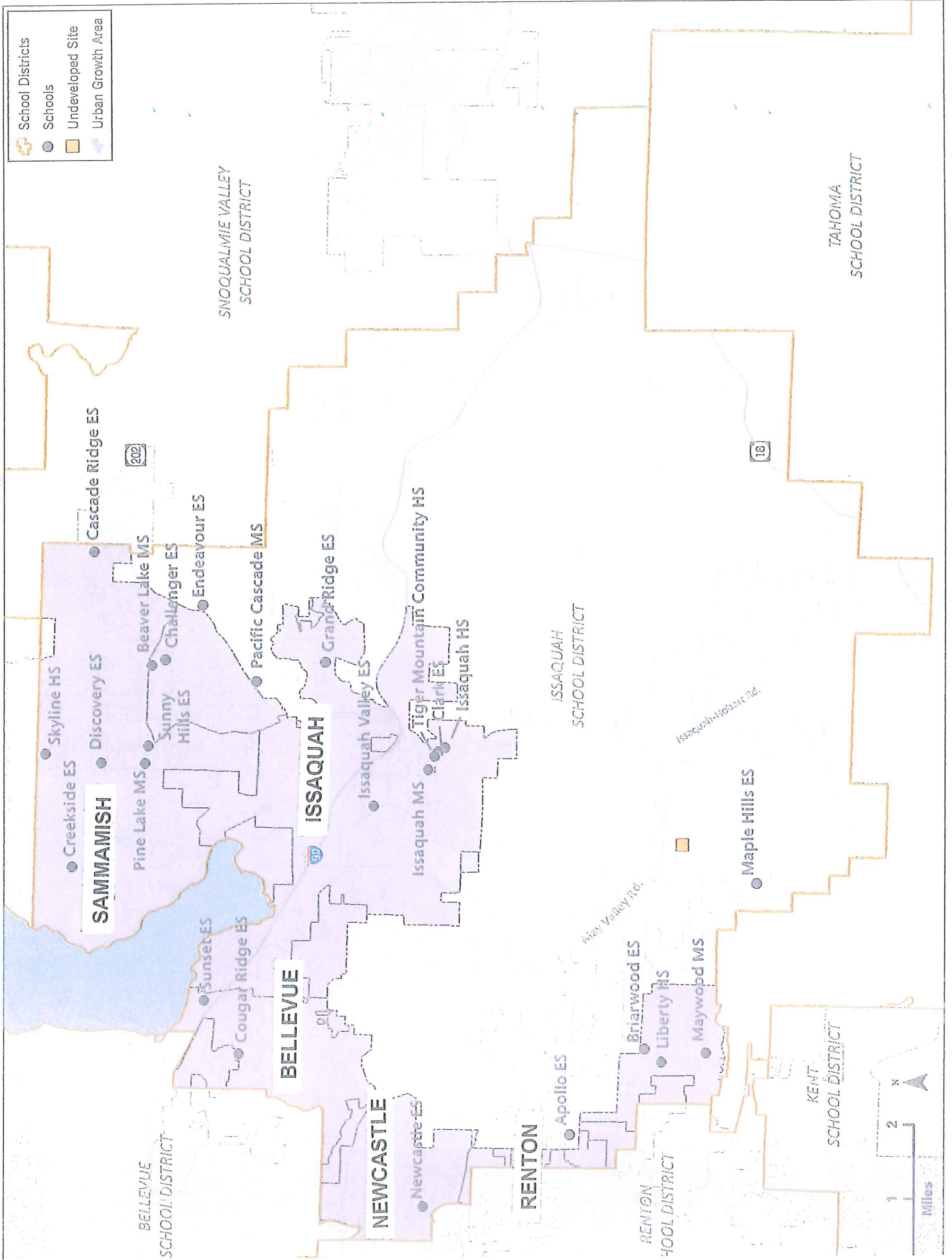
GRADE SPAN 9-12:

| | |
|-------------------------------|---|
| 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 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 \$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 | 14808 | 15664 | 16116 | 16332 | 16332 | 17194 | 16628 |
| High School | | | 216 | | 120 | | |
| Middle School | | | | | 338 | | |
| Elementary School | | 452 | | | 404 | 160 | 20 |
| Utilization Rate @ 95% | | | | | | | |
| Subtotal (Sum at 95% Utilization Rate) | 15664 | 16116 | 16332 | 16332 | 17194 | 16628 | 16648 |
| Portables @ 95% | 2810 | 2977 | 2977 | 2977 | 2977 | 2977 | 2977 |
| Total Capacity | 18474 | 19093 | 19309 | 19309 | 20171 | 19605 | 19625 |
| Projected FTE Enrollment | 16563 | 16745 | 16845 | 17017 | 17095 | 17100 | 17220 |
| Permanent Capacity (surplus/deficit) | -899 | -629 | -513 | -685 | 99 | -472 | -572 |
| Permanent Cap w/Portables (surplus/deficit) | 1911 | 2348 | 2464 | 2292 | 3076 | 2505 | 2405 |

* 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 | 336 | 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 | -95 | 56 |
| CHALLENGER | 20 | 400 | 3 | 36 | 436 | 10 | 200 | 636 | 0 | 0 | 636 | 10 | 518 | -104 | 86 |
| CLARK | 16 | 320 | 1 | 12 | 332 | 6 | 160 | 492 | 0 | 0 | 492 | 8 | 339 | -24 | 128 |
| 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 | -94 | -34 |
| DISCOVERY | 22 | 440 | 2 | 24 | 464 | 8 | 160 | 624 | 0 | 0 | 624 | 8 | 805 | -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 | 6 | 160 | 736 | 2 | 40 | 776 | 10 | 852 | -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 | 801 | -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 (29) | # 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 | Projected Oct. 2012 Headcount | PERMANENT CAP. Over or Short** | EXISTING PORT. OVER OR SHORT *** |
|----------------|---------------------------|--------------------|---------------------|------------------------|---------------------------|-------------------------|------------------------|--------------------------------|------------------|------------------------------|-------------------------|------------------------|-------------------------------|--------------------------------|----------------------------------|
| BEAVER LAKE | 30 | 780 | 2 | 24 | 804 | 10 | 260 | 1084 | 0 | 0 | 1064 | 10 | 848 | -94 | 163 |
| ISSAQ 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 | 768 | 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 | 856 | 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** | W/EXISTING PORT. OVER OR SHORT** |
|--------------|------------------|--------------------|---------------------|------------------------|---------------------------|-------------------------|------------------------|--------------------------------|------------------|-------------------------------|-------------------------|------------------------|-------------------------|--------------------------|----------------------------------|
| ISSAQ HIGH | 78 | 2184 | 2 | 24 | 2208 | 0 | 0 | 2208 | 6 | 168 | 2376 | 6 | 1862 | 236 | 236 |
| LIBERTY HIGH | 38 | 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* | 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 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 | 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 Issaquah School District.

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