2016 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted May 25, 2016
Resolution No. 1070

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, 2016.

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. The District will provide Full-Day Kindergarten for the 2016-2017 school year. 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.

Current state statues reduces K-3 classroom ratios to 17/1 will have a significant impact on the standard of service. A review of all elementary schools shows that 65 additional classrooms would be needed to meet the proposed 17/1 ratio. All sites are crowded, existing permanent facilities cannot house existing students and all schools use portable classrooms to house existing students. Existing portable classrooms already burden building core facilities.

The King County decision to no longer allow schools to be build outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new middle school, two new elementary schools, the re-build/expansion of an existing middle school and additions to six existing elementary schools 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 a bond passed on April 26, 2016, 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 0.464 elementary student, 0.176 middle school student, 0.156 high school student, for a total of 0.796 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.153 elementary student, 0.057 middle school student, 0.051 high school student, for a total of 0.261 school aged student per residence (see Table 3).

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 a ballot measure that provided 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. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7476 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3954 students at the middle school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5524 students at the high school level. Current enrollment is identified on page 8. The District elementary projected Oct 2016 FTE is 9283. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 2183 students (Appendix A). At the middle school level, the projected Oct 2016 headcount is 4814. This is 1057 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 195 students (Appendix C).

Based upon the District's student generation rates, the District expects that .796 students will be generated from each new single family home in the District and that .261 students 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 2021-22, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 2312 students, at the middle school level by 1458 students, and will be over its permanent capacity by 1141 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 Expansions	Projected Completion Date	Location	Additional Capacity
New High School	2021	Issaquah	1600
New Middle School	2020	Issaquah	850
Rebuild/Expand Pine Lake Middle	2018	Sammamish	242
New Elementary #16	2019	Issaquah	680
New Elementary #17	2020	Sammamish	680
Expand Cougar Ridge Elem	2017	Bellevue	120
Expand Discovery Elem	2017	Sammamish	120
Expand Endeavour Elem	2018	King County	120
Expand Maple Hills Elem	2021	King County	120
Expand Sunset Elem	2017	Bellevue	120
Briarwood Elem Portables	2016	King County	80
Creekside Elem Portables	2016	Sammamish	40
Endeavour Elem Portables	2016	King County	40
Grand Ridge Elem Portables	2016	Issaquah	40
Skyline High School Portables	2016	Sammamish	56

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 anticipated 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. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

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 2016-2017 through 2030-2031 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2007-08 Through 2015-16
Enrollment Projections 2016-17 Through 2030-31

FTE Enrollment																	
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
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	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	**17,147**	7863	4148	5136	**17,147**
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	**17,465**	8058	4316	5091	**17,465**
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	**18,006**	8317	4435	5254	**18,006**
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	**18,445**	8511	4671	5264	**18,445**
2016-17	1343	1490	1602	1612	1651	1584	1604	1634	1577	1559	1466	1365	1052	**19,541**	9283	4814	5444	**19,541**
2017-18	1324	1509	1547	1660	1646	1686	1606	1634	1657	1608	1551	1335	1243	**20,006**	9372	4896	5738	**20,006**
2018-19	1309	1494	1562	1602	1687	1681	1708	1633	1655	1681	1599	1412	1206	**20,232**	9336	4997	5899	**20,232**
2019-20	1331	1475	1548	1616	1634	1723	1705	1735	1656	1684	1672	1457	1280	**20,517**	9327	5097	6092	**20,517**
2020-21	1322	1493	1527	1600	1651	1666	1744	1732	1754	1684	1671	1523	1321	**20,689**	9259	5230	6200	**20,689**
2021-22	1475	1488	1547	1582	1633	1686	1688	1773	1754	1785	1675	1534	1396	**21,017**	9412	5215	6390	**21,017**
2022-23	1475	1641	1542	1602	1614	1668	1708	1716	1795	1783	1775	1536	1405	**21,260**	9542	5219	6498	**21,260**
2023-24	1483	1641	1695	1596	1634	1648	1690	1736	1737	1823	1773	1634	1405	**21,495**	9697	5163	6634	**21,495**
2024-25	1486	1648	1695	1749	1629	1668	1671	1718	1758	1766	1813	1631	1503	**21,734**	9875	5146	6713	**21,734**
2025-26	1478	1651	1702	1749	1782	1663	1690	1699	1739	1787	1756	1671	1500	**21,865**	10025	5127	6714	**21,865**
2026-27	1492	1644	1705	1756	1781	1816	1685	1718	1720	1768	1777	1615	1541	**22,019**	10194	5123	6701	**22,019**
2027-28	1499	1657	1697	1759	1789	1816	1838	1713	1739	1749	1758	1636	1485	**22,135**	10217	5291	6627	**22,135**
2028-29	1506	1664	1711	1751	1792	1823	1838	1866	1735	1768	1739	1617	1505	**22,314**	10247	5438	6628	**22,314**
2029-30	1519	1671	1718	1765	1784	1826	1845	1866	1888	1763	1758	1597	1486	**22,487**	10284	5598	6605	**22,487**
2030-31	1505	1684	1725	1772	1798	1818	1848	1873	1887	1916	1753	1617	1467	**22,665**	10303	5608	6754	**22,665**

STUDENT GENERATION SINGLE FAMILY

Single Family Development	# Planned	# Sold	STUDENTS K - 5	STUDENTS 6 - 8	STUDENTS 9 - 12	STUDENTS Total	AVERAGE PER UNIT K - 5	AVERAGE PER UNIT 6 - 8	AVERAGE PER UNIT 9 - 12	AVERAGE PER UNIT Total
Belvedere	82	67	18	5	6	29	0.269	0.075	0.090	0.433
Cavalia	49	49	24	11	6	41	0.490	0.224	0.122	0.837
Chestnut Estates	38	34	6	5	6	17	0.176	0.147	0.176	0.500
Claremont	91	89	12	10	3	25	0.135	0.112	0.034	0.281
Delany Park	26	26	9	1	1	11	0.346	0.038	0.038	0.423
Glencoe, Preswick & Kinlock @ Trossachs	211	170	72	42	40	154	0.424	0.247	0.235	0.906
Heritage Estates	86	86	29	12	12	53	0.337	0.140	0.140	0.616
Issaquah Highlands (Multiple Sub-Divisions)	2003	1848	947	335	296	1578	0.512	0.181	0.160	0.854
Lawson Park	31	15	7	2	0	9	0.467	0.133	0.000	0.600
Shorelane Vistas	38	38	9	9	5	23	0.237	0.237	0.132	0.605
Symphony Ridge	30	18	3	1	2	6	0.167	0.056	0.111	0.333
Tarmigan @ Pine Ridge	30	30	10	2	8	20	0.333	0.067	0.267	0.667
TOTALS	2715	2470	1146	435	385	1966	0.464	0.176	0.156	0.796

SINGLE FAMILY	
Elementary K - 5	0.464
Middle School 6 - 8	0.176
High School 9 - 12	0.156
TOTAL	0.796

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

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	#Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Alta at the Lake Condos	80	80	7	3	1	11	0.088	0.038	0.013	0.073
Copper Leaf	28	28	2	0	0	2	0.071	0.000	0.000	0.107
Issaquah Highlands	1392	1277	211	78	72	361	0.165	0.061	0.056	0.288
Lake Boren Townhomes	56	56	0	1	1	2	0	0.018	0.018	0.091
Totals	1556	1441	220	82	74	376	0.153	0.057	0.051	0.261

MULTI-FAMILY	
Elementary K-5	0.153
Middle School 6-8	0.057
High School 9-12	0.051
TOTAL	0.261

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

INVENTORY AND EVALUATION OF CURRENT FACILITIES

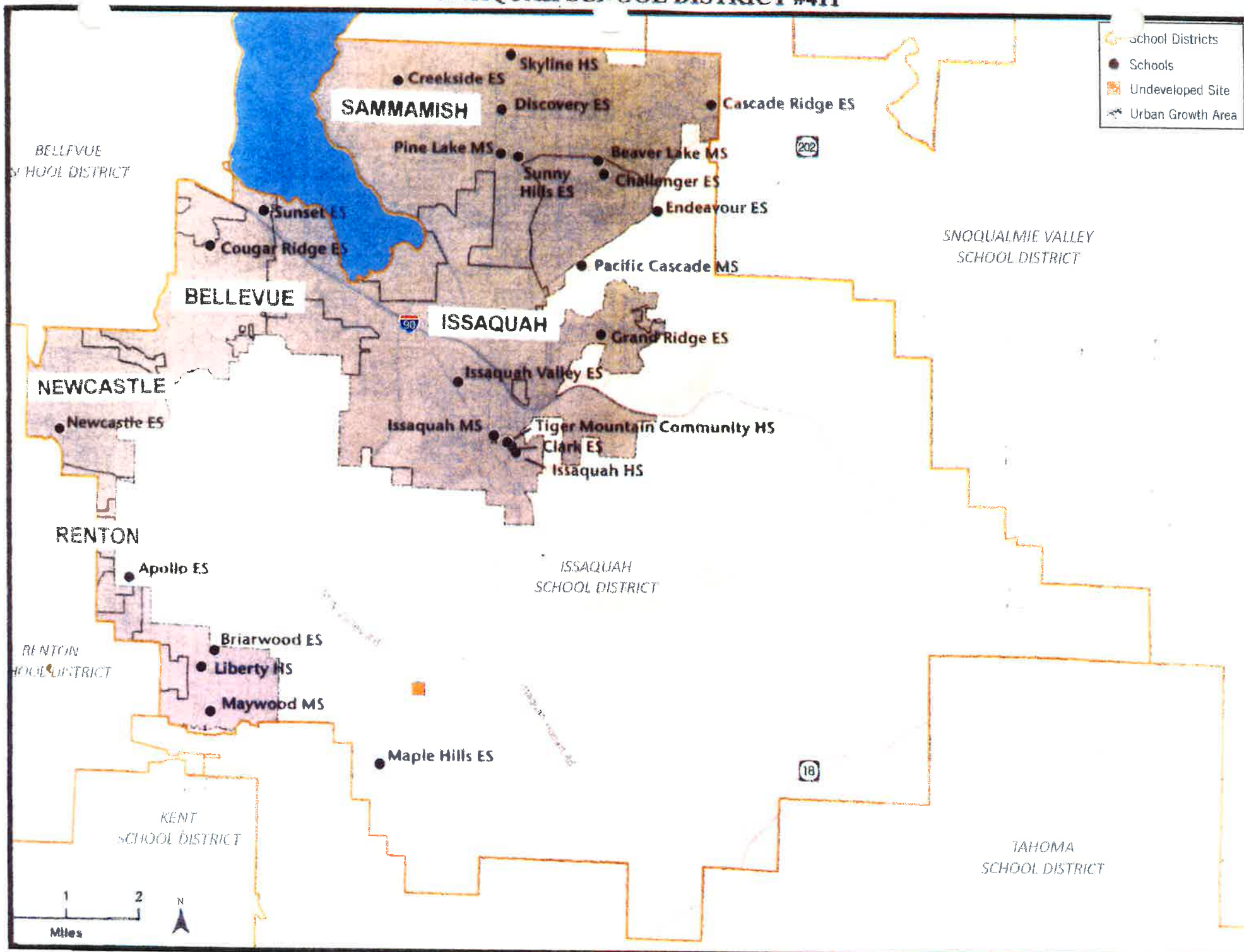
Currently, using the 95% utilization factor, the District has the capacity to house 15,989 students in permanent facilities and 4077 students in portables. The projected student enrollment for the 2016-2017 school year is expected to be 19,541 including K-5 FTE which leaves a permanent capacity deficit of 3552. Adding portable classrooms into the capacity calculations gives us a capacity of 20,066 with a surplus capacity of 525 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 12.

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
Creekside Elementary	20777 SE 16th 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 136th 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 228th Ave. S.E., Sammamish
Gibson EK High School	400 First Ave. S.E., 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 $533 million bond in April 2016 to fund the purchase of land for a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. 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 19,541 FTE students for the 2016-2017 school year and 20,689 FTE students in the 2021-2022 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	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
*Permanent Capacity	16830	17190	17552	18352	20002	21602
High School						1600
Middle School			242		850	
Elementary School		360	120	800	800	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	**15989**	**16331**	**16674**	**17434**	**19002**	**20522**
Portables @ 95%	4077	4077	4077	4077	4077	4077
Total Capacity	**20066**	**20408**	**20751**	21511	23079	24599
Projected FTE Enrollment**	19541	20006	20232	20517	20689	21017
Permanent Capacity @ 95% (surplus/deficit)	**-3552**	**-3675**	**-3558**	**-3083**	-1689	-495
Permanent Cap w/Portables (surplus/deficit)	**525**	**402**	**519**	**994**	**2390**	**3582**

* 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.

Table #4

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2016

School Site Acquisition Cost:
(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	$0	680	0.464	0.153	$0	$0
Middle/JR High	15.00	$0	850	0.176	0.057	$0	$0
High	30.00	$0	1,600	0.156	0.051	$0	$0
				TOTAL		$0	$0

School Construction Cost:
(Facility Cost/Facility Capacity)xStudent 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%	$27,000,000	680	0.464	0.153	$17,534	$5,770
Middle/JR High	95.18%	$50,000,000	850	0.176	0.057	$9,860	$3,186
High	95.18%	$90,000,000	1,600	0.156	0.051	$8,345	$2,749
				TOTAL		$35,740	$11,705

Temporary Facility Cost:
(Facility Cost/Facility Capacity)xStudent 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%	$215,000	80	0.464	0.153	$60	$20
Middle/JR High	4.82%	$215,000	56	0.176	0.057	$33	$11
High	4.82%	$215,000	224	0.156	0.051	$7	$2
				TOTAL		$100	$33

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	$213.23	90	0.00%	0.464	0.153	$0	$0
Middle/JR High	$213.23	115	0.00%	0.176	0.057	$0	$0
High School	$213.23	130	0.00%	0.156	0.051	$0	$0
					TOTAL	$0	$0

Tax Payment Credit:	SFR	MFR
Average Assessed Value	**$660,377**	**$264,684**
Capital Bond Interest Rate	**3.27%**	3.27%
Net Present Value of Average Dwelling	$5,556,318	$2,227,014
Years Amortized	10	10
Property Tax Levy Rate	**$1.70**	**$1.70**
Present Value of Revenue Stream	$9,446	$3,786

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$0.00	$0.00
Permanent Facility Cost	$35,739.79	$11,705.21
Temporary Facility Cost	$108.28	$32.68
State Match Credit	$0.00	$0.00
Tax Payment Credit	($9,445.74)	($3,785.92)
FEE (AS CALCULATED)	$26,402.33	$7,951.97
DISCOUNTED AMOUNT	$18,481.63	$5,566.38
FINAL FEE	**$7,921**	**$2,386**

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 — Two new sites are planned for purchase.
- Middle School — One new site is planned for purchase.
- High School — One new site is planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary — $27,000,000 is the proportional cost of the project providing additional elementary capacity.
- Middle School — $50,000,000 is the proportional costs of the projects providing additional middle school capacity
- High School — $90,000,000 is the proportional cost of the project providing additional high school capacity

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

Total Square Footage	2,498,894
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	162,624

STATE MATCH CREDIT:

Current Area Cost Allowance	$213.23
Percentage of State Match	42.10%

2015-16 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2016 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @9	EXISTING PORT.OVERAGE OR SHORTAGE @95%
APOLLO	26	520	4	48	568	540	7	140	708	673	0	0	708	7	622	-82	51
BRIARWOOD	28	560	2	24	584	555	10	200	784	669	2	40	824	12	696	-141	49
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	524	-53	99
CHALLENGER	20	400	5	60	460	437	12	240	700	627	0	0	700	12	593	-156	72
CLARK	16	320	2	24	344	327	20	400	744	707	0	0	744	20	753	-426	-46
COUGAR RIDGE	21	420	3	36	456	433	8	160	616	585	0	0	616	8	578	-145	7
CREEKSIDE	27	540	3	36	576	546	8	160	736	525	2	40	776	10	715	-168	-16
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	541	-89	63
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	664	-212	-22
GRAND RIDGE	27	540	3	36	576	547	12	240	816	737	0	0	816	12	783	-236	-8
ISSAQUAH VALLEY	29	580	0	0	580	551	10	200	780	741	0	0	780	10	651	-100	90
MAPLE HILLS	19	380	3	36	416	395	2	40	456	433	4	80	536	6	395	0	38
NEWCASTLE	24	480	3	36	516	490	6	120	636	604	2	40	676	8	610	-120	-6
SUNNY HILLS	19	380	1	12	392	372	11	220	612	581	0	0	612	11	636	-264	-55
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	634	-102	-26
TOTAL	348	6960	43	516	7476	7100	136	2720	10196	9459	14	280	10476	150	9395	-2293	291

*Minus excluded spaces for special program needs
**Average of staffing ratios 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.

2015-2016 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2016 Headcount	PERMANENT CAP Over or short @95% **	W/EXISTING PORT. OVER OR SHORT @95% ***
BEAVER LAKE	29	754	2	24	**778**	**739**	10	260	**1038**	**988**	0	0	1038	10	**859**	**-120**	**127**
ISSAQUAH MIDDLE	22	572	8	96	**668**	**635**	6	156	**824**	**783**	2	52	876	8	**914**	**-279**	**-131**
MAYWOOD	39	1014	4	48	**1062**	**1009**	2	52	**1114**	**1058**	0	0	1058	2	**1139**	**-130**	**-81**
PACIFIC CASCADE	29	754	7	84	**838**	**796**	6	156	**994**	**944**	2	52	1046	8	**984**	**-188**	**-40**
PINE LAKE	22	572	3	36	**608**	**578**	8	208	**816**	**776**	0	0	816	8	**919**	**-341**	**-144**
TOTAL	141	3666	24	288	**3954**	**3757**	32	832	**4786**	**4547**	4	104	4834	36	**4814**	**-1059**	**-268**

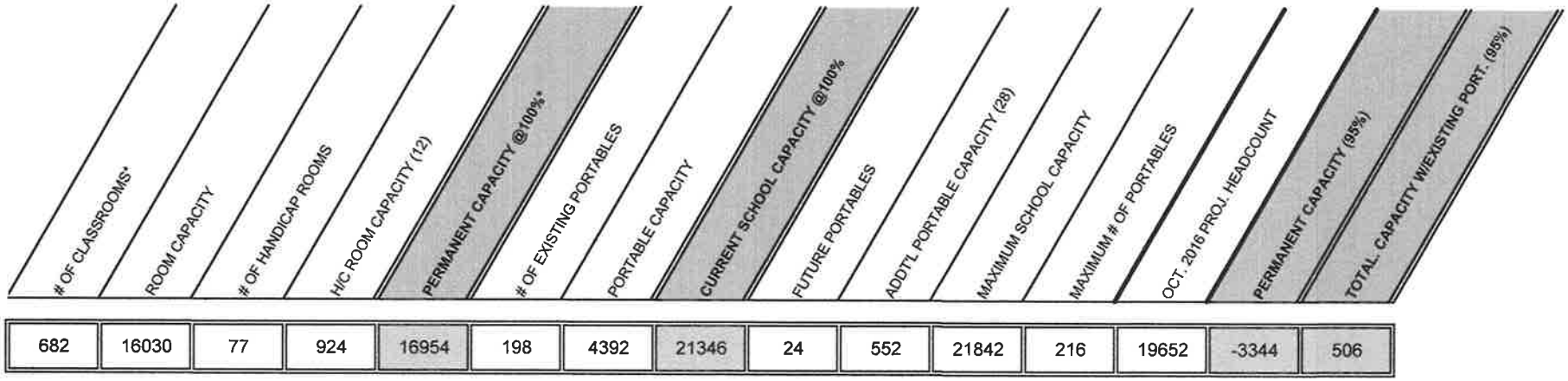
*Minus excluded spaces for special program needs
**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
Permanent capacity reflects the building's level of service design capacity.
The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2015-2016 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2016 Headcount	PERM CAP OVER OR SHORT @95%**	W/EXISTING PORT. OVER OR SHORT @95%***
ISSAQUAH HIGH	78	2184	2	24	**2208**	**2098**	8	224	**2432**	**2310**	0	0	2432	8	2127	**-29**	**183**
LIBERTY HIGH	39	1092	4	48	**1140**	**1083**	8	224	**1364**	**1296**	6	168	1532	14	1166	**-83**	**130**
Gibson EK	7	196	1	12	**208**	**198**	0	0	**208**	**198**	0	0	208	0	90	**108**	**108**
SKYLINE HIGH	69	1932	3	36	**1968**	**1870**	14	392	**2360**	**2242**	0	0	2360	8	2060	**-190**	**182**
TOTAL	193	5404	10	120	**5524**	**5249**	30	840	**6364**	**6046**	6	168	6532	30	5443	**8**	**483**

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

2015-2016 District Total Capacity



# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%*	# OF EXISTING PORTABLES	PORTABLE CAPACITY	CURRENT SCHOOL CAPACITY @100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2016 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%)	TOTAL CAPACITY W/EXISTING PORT. (95%)
682	16030	77	924	16954	198	4392	21346	24	552	21842	216	19652	-3344	506

*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*	2016	2017	2018	2019	2020	2021	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
New High School	N	$1,000,000	$40,000,000	$2,000,000	$28,000,000	$30,000,000	$19,000,000	$120,000,000	$120,000,000	
New Middle School	N	$1,000,000	$6,000,000	$21,000,000	$24,000,000	$22,000,000		$74,000,000	$74,000,000	
New Elementary #16	N	$1,000,000	$5,000,000	$12,500,000	$14,000,000	$4,000,000		$36,500,000	$36,500,000	
New Elementary #17	N	$1,000,000		$6,000,000	$13,000,000	$14,000,000	$4,000,000	$38,000,000	$38,000,000	
Rebuild/Expand Pine Lake Mid	M	$2,000,000	$30,000,000	$33,000,000	$6,000,000			$71,000,000	$71,000,000	
Expand Cougar Ridge El	M	$1,000,000	$5,000,000	$3,000,000				$9,000,000	$9,000,000	
Expand Discovery El	M	$1,000,000	$5,000,000	$3,000,000				$9,000,000	$9,000,000	
Expand Endeavour El	M		$1,000,000	$5,000,000	$3,000,000			$9,000,000	$9,000,000	
Expand Maple Hills El	M				$1,000,000	$4,000,000	$2,000,000	$7,000,000	$7,000,000	
Expand Sunset El	M	$1,000,000	$5,000,000	$2,000,000				$8,000,000	$8,000,000	
Portables	N	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$6,000,000	$6,000,000	$500,000
Land	N	$75,000,000	$22,000,000					$97,000,000	$97,000,000	
TOTALS		**$85,000,000**	**$120,000,000**	**$88,500,000**	**$90,000,000**	**$75,000,000**	**$26,000,000**	**$484,500,000**	**$484,500,000**	**$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.