

ORDINANCE NO. **10470**

1  
2 AN ORDINANCE relating to school impact fees in  
3 the Federal Way School District; establishing  
4 school impact fees to be collected by King County  
5 on behalf of the district; adopting the Capital  
6 Facilities Plan of the district as an element of  
7 the King County Comprehensive Plan for purposes of  
8 implementing the impact fee program; providing for  
9 a school impact fee; adding a new section to  
10 K.C.C. 20.12; and amending Ordinance No. 10122,  
11 Section 2 and K.C.C. 27.44.010.

8 FINDINGS:

9 1. In compliance with the Growth Management Act and King County  
10 Ordinance No. 10162, the Board of Education of Federal Way School  
11 District No. 210 adopted a Capital Facility Plan (Plan) on  
12 January 13, 1992 by Resolution No. 92-2.

13 2. The Plan has been reviewed by the King County School Technical  
14 Review Committee (STRC). The STRC has recommended the adoption of  
15 the Plan as part of the King County Comprehensive Plan.

16 3. The Plan contains the information required under the Growth  
17 Management Act and King County Ordinance No. 10162.

18 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

19 SECTION 1. Authority. This ordinance is adopted to implement King  
20 County Comprehensive Plan policies, the 1990 Growth Management Act, and  
21 Ordinance No. 10162 with respect to Federal Way School District No. 210.  
22 This ordinance is necessary to address identified impacts of development on  
23 the District in order to protect the public health, safety and welfare, and  
24 to implement King County's authority to impose impact fees pursuant to RCW  
25 82.02.050 to RCW 82.02.080.

26 NEW SECTION SECTION 2. A new section is hereby added to K.C.C.  
27 Chapter 20.12 to read as follows:

28 The 1991/92 Capital Facilities Plan for the Federal Way School District  
29 as amended by the March 18, 1992 Federal Way Capital Facilities Plan Errata  
30 Sheet, all of which are included in Attachment A and are incorporated herein  
31 by reference, is adopted as a subelement of the capital facilities element  
32 of the Comprehensive Plan for King County, and augments and amplifies the  
33 Plan.

34 SECTION 3. Ordinance No. 10122, Section 2, as amended, and  
K.C.C. 27.44.010 are hereby amended to read as follows:

A. Base Fee Schedule. The following fees shall be assessed for the  
indicated types of development:

1	SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
2		<u>per dwelling</u>	<u>per dwelling</u>
3		<u>unit</u>	<u>unit</u>
4	Tahoma, Dist 409	\$3,080 ((per-dwelling	\$2,700 ((per-dwelling
5		unit))	unit))
6	<u>Federal Way, No. 210</u>	<u>\$1,587</u>	<u>\$715</u>

7 B. Assessment of Fees. The assessment and collection of Tahoma's  
 8 impact fees are governed by K.C.C. 21.61A.060.

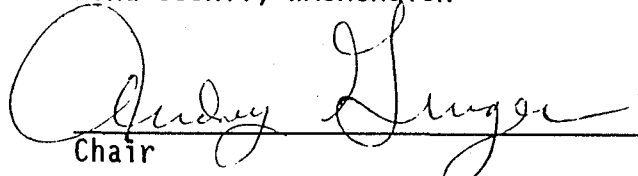
9 C. County's Administrative Costs. The ((County's)) county's costs of  
 10 administering the impact fee program shall be sixty-five (((\$65))) dollars  
 11 per dwelling unit and shall be paid by the applicant to the ((County))  
 12 county as part of the development application fee.

13 SECTION 4. Severability. Should any section, subsection, paragraph,  
 14 sentence, clause or phrase of this ordinance or its application to any  
 15 person or circumstance be held to be unconstitutional or invalid for any  
 16 reason, such decision shall not affect the validity of the remainder of the  
 17 ordinance or the application of the invalidated provision to other persons  
 18 or circumstances.

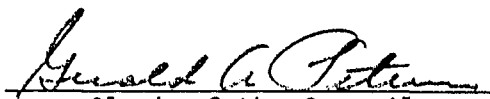
19 INTRODUCED AND READ for the first time this 15<sup>th</sup> day  
 20 of June, 1992.

21 PASSED this 13<sup>th</sup> day of July, 1992.


22 KING COUNTY COUNCIL  
 23 KING COUNTY, WASHINGTON

24   
 25 Chair

26 ATTEST:

27  
 28   
 29 Clerk of the Council

30 APPROVED this 23<sup>rd</sup> day of July, 1992

31   
 32  
 33 King County Executive

10470  
RECEIVED

FEDERAL WAY CAPITAL FACILITIES PLAN  
ERRATA SHEET

MAR 20 1992

KING COUNTY  
PCDD

March 18, 1992

The following corrections need to be made to the Federal Way School District No. 210 - 1991/92 - Capital Facilities Plan. These changes do not affect the available capacities or the King County Fee Formula.

Pg I-4 Change Note 2) to read, "Anticipated sources of funding include 1991 Bond Funds and State Match Funds."

Pg I-5 Change Elementary #20 to Rainier View Elementary.

Pg I-5 Change capacities to the following

Rainier View Elem.	417
Elementary #21	534
Elementary #22	546
Elementary #23	546

Pg I-5 Change Estimated Year Available of Elementary #21 from 92/93 to 93/94.

Pg I-5 Add Column after Est. Source of Funds  
% of Project for  
New Development

Rainier View Elem.	52%
Elementary #21	56%
Elementary #22	100%
Elementary #23	100%
Junior High #6	78%

Pg 1-6 Change Unsecured Funding Source - Mitigation Fees from \$6,000,000 to \$4,900,000.

Pg I-6 Change Elem #20 (RView) to Rainier View Elem.

Pg III-2 Change School #20 to Rainier View

Pg III-3 Change School #20 to Rainier View

Pg III-4 Change the number of Teacher Office Rooms listed for Illahee Program Capacity, on the lines showing the impact of 2 and 3 portables, from 3 to 2. The student capacity at Illahee, with 2 and 3 portables should read 939 and 966 respectively.

Pg VII-6 Change D.2. to Read Junior High School

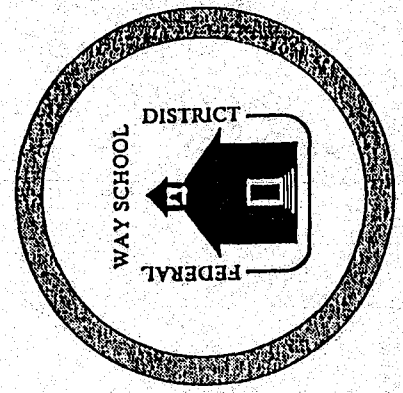
10470

**FEDERAL WAY SCHOOL  
DISTRICT NO. 210**

**1991/92**

**CAPITAL  
FACILITIES  
PLAN**

**RECEIVED**  
JAN 29 1992  
KING COUNTY  
PCDD



**CAPITAL FACILITIES  
PLAN**

**1991/92**

**FEDERAL WAY SCHOOL DISTRICT #210**

**BOARD OF EDUCATION**

Gail Pierson, President  
Mary Weis, Vice President  
Helen Pepper  
Orlando Trier

**SUPERINTENDENT**

Richard Harris

**ASSISTANT SUPERINTENDENT  
OPERATIONAL SUPPORT SERVICES**

Donn Fountain

Report Compiled by

H. Jake Walker, Director Planning & Facilities  
Linda Becker, Senior Planner

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SECTION VII	INFORMATION FOR KING COUNTY ORDINANCE 10162
	• STUDENT MITIGATION FACTOR ANALYSIS
	• MITIGATION FEE FORMULA

FEDERAL WAY SCHOOL DISTRICT NO. 210  
1991/92  
CAPITAL FACILITIES PLAN

INTRODUCTION

In order to identify the amount of money needed for the new and modernized school facilities desired by the citizens of the Federal Way School District, the Federal Way School District Board of Education has developed the attached Capital Facilities Plan (Section I). This Capital Facilities Plan will be used by the district to help determine when new schools are needed and what funds will be required and are available for these facilities and required modernizations in the current six year window (1991 - 1996).

When evaluating needs, the district uses Full Time Equivalent (FTE) student counts. This is the same method as that used by the State of Washington Superintendent of Public Instruction. FTE means that each child in grades 1-12 or in a Self-Contained Special Education classroom requires one space, and each child attending a half-day kindergarten class requires one-half space.

This document will also be used as documentation for any jurisdiction which requires its use to meet the needs of the State Growth Management Act (SHB 2929 (1990) and RSHB 1025 (1991)).

Supplementary information which was used to develop the Capital Facilities Plan can be found in Sections II - VII.

**SECTION I**

**THE CAPITAL FACILITIES PLAN**



## SECTION I - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires several pieces of information be gathered in order to determine the facilities available and needed to meet the needs of a growing community. This section provides that information.

Subsection 1 - is the Current Inventory of Education Facilities, Non-Educational Facilities and Undeveloped Properties owned by the District.

Subsection 2 - is a description of modernizations which are needed in the six year window of this plan.

Subsection 3 - is a list of the new facilities which will be built between now and 1996.

Subsection 4 - provides a Financial Plan to fund the new construction and modernization needs listed in Subsections 2 and 3.

FEDERAL WAY SCHOOL DISTRICT #210  
CAPITAL FACILITIES PLAN

**1a. Current Inventory Educational Facilities**

EXISTING FACILITIES	LOCATION			BUILDING CAPACITY(1)
Adelaide	1635 SW 304th St.	Federal Way	98023	531
Brigadoon	3601 SW 336th St	Federal Way	98023	507
Camelot	4041 S 298th St	Auburn	98001	405
Lake Dolloff	4200 S 308th St	Auburn	98001	519
Lake Grove	303 SW 308th St	Federal Way	98023	492
Lakeland	35675 32nd Av S	Auburn	98001	455
Mark Twain	2450 S Star Lake Rd	Federal Way	98003	456
Mirror Lake	625 S 314th St	Federal Way	98003	405
Nautilus	1000 S 289th St	Federal Way	98003	569
Olympic View	2626 SW 327th St	Federal Way	98023	468
Panther Lake	34424 1st Av S	Federal Way	98023	492
Sherwood Forest	34600 12th Av SW	Federal Way	98023	546
Silver Lake	1310 SW 325th Pl	Federal Way	98023	546
Star Lake	4014 S 270th St	Kent	98023	491
Sunnycrest	24629 42nd Av S	Kent	98023	504
Twin Lakes	4400 SW 320th St	Federal Way	98023	581
Valhalla	27847 42nd Av S	Auburn	98001	546
Wildwood	2405 S 300th St	Federal Way	98003	363
Woodmont	26454 16th Av S	Kent	98032	429
<b>TOTAL ELEMENTARY</b>				<b>9305</b>
Illahee	36001 1st Av S	Federal Way	98003	885
Kilo	4400 S 308th St	Auburn	98001	773
Lakota	1415 SW 314th St	Federal Way	98023	782
Sacajawea	1101 S Dash Pt Rd	Federal Way	98003	895
Totem	26630 40th Av S	Kent	98032	731
<b>TOTAL JUNIOR HIGH</b>				<b>4066</b>
Decatur HS	2800 SW 320th St	Federal Way	98023	1240
Federal Way HS	30611 16th Av S	Federal Way	98003	1406
Thomas Jefferson HS	4248 S 288th St	Auburn	98001	1313
Cont. & CBE	31455 28th Av S	Federal Way	98003	220
<b>TOTAL SENIOR HIGH</b>				<b>4179</b>
<b>GRAND TOTAL STUDENT CAPACITY</b>				<b>17550</b>
North Lake	3405 S 336th St	Auburn	98001	558
<b>INTERIM FACILITY</b>				<b>558</b>

FEDERAL WAY SCHOOL DISTRICT #210  
CAPITAL FACILITIES PLAN

**1b. Current Inventory Non-Instructional Facilities**

<b>NON-INSTRUCTIONAL FACILITIES</b>
-------------------------------------

Administrative Bldg.	31405 18th AV S	Federal Way	98003
MOT Site	1066 S 320th ST	Federal Way	98003
Central Kitchen	1344 S 308th ST	Federal Way	98003
Federal Way Memorial Fld	1300 S 308th ST	Federal Way	98003

**1c. Current Inventory Undeveloped Property**

<b>UNDEVELOPED PROPERTIES (2)</b>
-----------------------------------

SITE	Location
14	47th AV SW in 32700 S block (Elementary #21)
20	SW 332nd & 16th AV SW
22	5th AV SW at SW 349th (Elementary #22)
23	S 356th St & 1st AV S
29	S 296th ST & 60th AV S
35	S 351st ST & 52nd AV S
37	S 37th ST & 29th AV S (Rainier View Elementary)
40	E of 10th AV SW between SW 334th & SW 335th Sts
42	NE of S 340th ST & Peasley Canyon Rd
63	E of 47th AV SW & SW 314th PL
70	SW 340th ST & 17th AV SW (Junior High #6)
72	36600 block of Paific Hwy S
84	3737 S 360th ST
96	S 308th ST & 14th AV S
98	1405 S 356th (new MOT)

**NOTES:**

- (1) Capacities are based on 1991/92 Special Education programs.
- (2) Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

**FEDERAL WAY SCHOOL DISTRICT #210  
CAPITAL FACILITIES PLAN**

**2. Needs Forecast: Existing Facilities**

EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
Decatur Senior High	Modernize existing performing arts center	(1)
Mark Twain Elementary School	Modernize existing facility	(2)
Kilo Junior High	Modernize existing facility	(2)
Federal Way HS, Thomas Jefferson HS, Decatur HS, Lakota JHS	Install Sport Fields	(3)
14 Elementary/Jr High Sites	Install Security Fences	(3)
Northlake Elementary	Close School	(4)

**NOTES:**

- (1) Anticipated sources of funding include existing monies from the 1984 Bond Funds and 1988 Bond Funds.
- (2) Anticipated sources of funding include 1991 Bond Funds, Mitigation Fees and State Match Funds.
- (3) Anticipated source of funding is from the 1991 Bond.
- (4) On December 11, 1989 the District Board of Education adopted Resolution 89-48, reiterating its position that the North Lake School site is considered to be surplus. This facility is currently being used as an interim facility until a permanent facility can be built.

FEDERAL WAY SCHOOL DISTRICT #210  
CAPITAL FACILITIES PLAN

**3. Needs Forecast: New Facilities**

NEW SCHOOL FACILITY	LOCATION	CAPACITY	YR. NEEDED (1)	EST. YR. AVAIL. (2)	EST. SOURCE OF FUNDS
Elementary #20	3015 S. 368th ST Federal Way WA	555	92/93	92/93	(3)
Elementary #21	32607 47th AV SW Federal Way WA	600	92/93	92/93	(4)
Elementary #22	5th AV SW at SW 349th	600	93/94	94/95	(4)
Elementary #23	Undetermined	600	94/95	94/95	(4)
Junior High #6	SW 340th St & 17th AV SW	850	92/93	94/95	(4)
MOT Site	1405 S 356th ST	N/A	N/A	N/A	(5)

**NOTES:**

- (1) Year Needed is based on the Program Capacity determined by the Federal Way School District's Board of Education, compared to the forecast of future student populations as determined by a student forecast developed using a computer analysis which looks at number of students per house in the district multiplied by the projected number of houses in the district.
- (2) Estimated Year School is Available depends on availability of Bond Funds, Impact Fees, State Matching Funds and, District Capital Project Funds. It also depends on the time it takes to Plan and Develop a facility within each jurisdiction (i.e. the time it takes to get permits).
- (3) Anticipated sources of funding include monies remaining in the 1984 and 1988 Bond Fund Accounts, Land Sale Funds, monies from SPI State Matching Funds, and Mitigation Fees.
- (4) Anticipated sources of funding include monies from the 1991 Bond, State Matching Funds, and Mitigation Fees.
- (5) Construction of New MOT is dependent on sale of current MOT site.

Federal Way School District #210

Capital Facilities Plan

4. Six Year Finance Plan

Secured Funding Sources	1991	1992	1993	1994	1995	1996	Total Revenue
1984/88 Bond	\$1,275,922	\$4,804,078					\$6,080,000
1991 Bond & Interest	\$1,953,500	\$15,413,744	\$20,422,322	\$16,137,422	\$800,922	\$800,922	\$55,528,832
Land Sale Funds (1)	\$1,281,000	\$410,000					\$1,691,000
<b>TOTAL</b>	<b>\$4,510,422</b>	<b>\$20,627,822</b>	<b>\$20,422,322</b>	<b>\$16,137,422</b>	<b>\$800,922</b>	<b>\$800,922</b>	<b>\$63,299,832</b>

Unsecured Funding Sources (2)	Unknown Date
State Match Funds	\$20,554,960
Mitigation Fees	\$6,000,000
<b>TOTAL</b>	<b>\$26,554,960</b>

Planned Expenditures	1991	1992	1993	1994	1995	1996	Total Cost
Decatur Perf Art	\$100,000						\$100,000
Elem #20 (RView)	\$1,281,000	\$5,324,000					\$6,605,000
Elem #21	\$1,434,000	\$6,475,700					\$7,909,700
Elem #22	\$153,000	\$549,000	\$3,976,200	\$3,485,000			\$8,163,200
Elem #23	\$153,000	\$549,000	\$3,976,200	\$3,485,000			\$8,163,200
Jr High #6	\$347,000	\$967,000	\$6,506,000	\$5,702,500			\$13,522,500
Mark Twain Mod	\$86,000	\$271,500	\$2,440,000				\$2,797,500
Kilo Mod	\$84,000	\$537,000	\$2,733,000	\$2,664,000			\$6,018,000
Sport Fields	\$81,500	\$714,600					\$796,100
Security Fences		\$250,000					\$250,000
MOT/ESC Debt		\$3,839,100					\$3,839,100
Portables		\$360,000					\$360,000
Facilities Dept.	\$500,000	\$500,000	\$500,000	\$510,000	\$510,000	\$510,000	\$3,030,000
Contingency Funds	\$290,922	\$290,922	\$290,922	\$290,922	\$290,922	\$290,922	\$1,745,532
<b>TOTAL</b>	<b>\$4,510,422</b>	<b>\$20,627,822</b>	<b>\$20,422,322</b>	<b>\$16,137,422</b>	<b>\$800,922</b>	<b>\$800,922</b>	<b>\$63,299,832</b>

9-1

1. These funds have been set aside in the Land Fund for the estimated expenditures of Rainier View (Elementary #20)
2. These funds, if secured, will be used to decrease the need for future bonds or used on additional Capital Fund Projects.

**SECTION II**

**THE DISTRICT**

## SECTION II - THE DISTRICT

The Federal Way School District (to be called the District) currently has twenty elementary schools (grades K-6), five junior high schools (grades 7-9), three senior high schools (grades 10-12), and one Continuation and Contract Based Education facility. It also maintains several non-instructional facilities needed for the smooth operations of a school district which had an Oct 1, 1991 student enrollment of 18,855 students. The District also has four new elementary schools and a sixth junior high school either under construction or being planned. The new elementary schools will allow the District to vacate the North Lake Elementary School site which is being used as a transition school until Rainier View Elementary School is completed.

This section provides maps which show the District's boundaries for its elementary and junior and senior high facilities. The elementary boundaries include the areas for Rainier View Elementary School (under construction) and Elementary #21 (construction to start in Spring 1992).

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, a new development has its major impact on the facilities immediately adjacent to that development. School Districts are different. If the number of students at a school grows larger than the program at that school can manage, interim measures must be taken until new facilities can be built or until boundaries can be adjusted as needed to match the population changes to the surrounding facilities.

Adjusting boundaries requires careful consideration by the District and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

It is important to realize that a single housing development does not require the construction of a complete school facility. The impact of this is that school districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.



# Elementary Boundaries

## FEDERAL WAY SCHOOL DISTRICT No. 210

### ELEMENTARY SCHOOLS

Code—■

- 10 Adelaide
- 16 Brigadoon
- 28 Camelot
- 30 Lake Dolloff
- 11 Lake Grove
- 33 Lakeland
- 2 Mark Twain
- 6 Mirror Lake
- 5 Nautilus
- 85 North Lake
- 15 Olympic View
- 21 Panther Lake
- 41 Sherwood Forest
- 24 Silver Lake
- 26 Star Lake
- 25 Sunnycrest
- 13 Twin Lakes
- 27 Valhalla
- 7 Wildwood
- 1 Woodmont

### JUNIOR HIGH SCHOOLS

Code—■

- C-6 64 Illahee
- B-8 66 Kilo
- G-5 62 Lakota
- G-6 61 Sacajawea
- D-6 65 Totem
- E-9
- G-6
- D-6
- E-5
- G-3

### SENIOR HIGH SCHOOLS

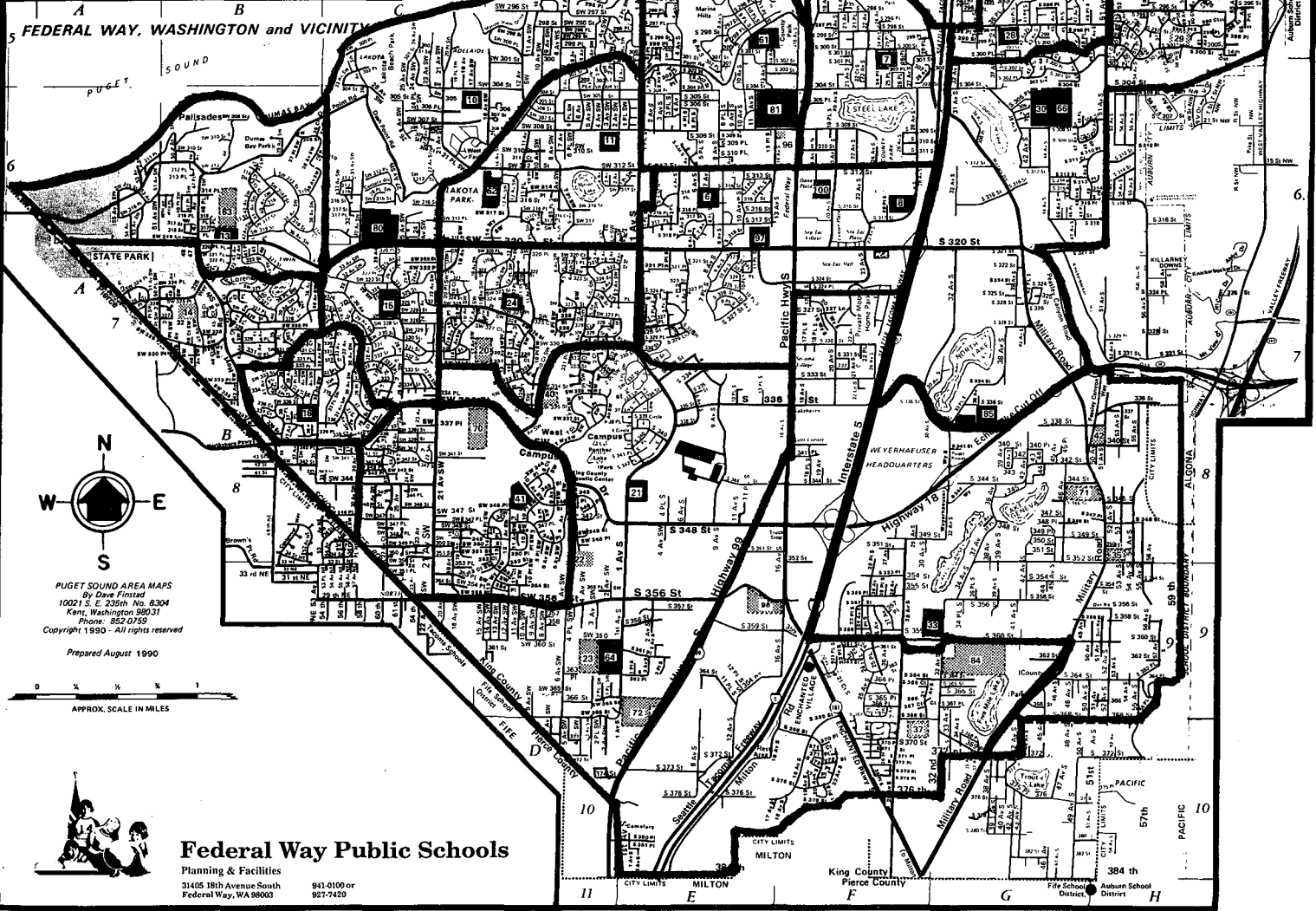
Code—■

- C-6 80 Decatur
- E-5 81 Federal Way
- G-4 83 Jefferson
- F-6 8 Continuation

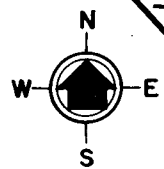
### Purchased Future School Sites

- 100 Educational Service Center F-6
- 97 Maintenance—Operation—Transportation E-6

Parks ---



FEDERAL WAY, WASHINGTON and VICINITY



PUGET SOUND AREA MAPS  
By Dave Finstad  
10021 S. E. 236th No. 8304  
Kent, Washington 98031  
Phone: 852-0759  
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Prepared August 1990

APPROX. SCALE IN MILES



**Federal Way Public Schools**  
Planning & Facilities  
31405 18th Avenue South  
Federal Way, WA 98003  
941-0100 or  
927-7420

# JUNIOR HIGH BOUNDARIES 1991-1992

## FEDERAL WAY SCHOOL DISTRICT No. 210

### ELEMENTARY SCHOOLS

- Code—■
- 10 Adelaide C-6
  - 16 Brigadoon B-8
  - 28 Camelot G-5
  - 30 Lake Dolloff G-6
  - 11 Lake Grove D-6
  - 33 Lakeland F-9
  - 2 Mark Twain F-4
  - 6 Mirror Lake E-6
  - 5 Nautilus E-5
  - 85 North Lake G-8
  - 15 Olympic View C-7
  - 21 Panther Lake E-8
  - 41 Sherwood Forest D-8
  - 24 Silver Lake D-7
  - 26 Star Lake G-3
  - 25 Sunnycrest G-2
  - 13 Twin Lakes B-6
  - 27 Valhalla G-4
  - 7 Wildwood F-5
  - 1 Woodmont F-3

### JUNIOR HIGH SCHOOLS

- Code—■
- 64 Illahee E-9
  - 66 Kilo G-6
  - 62 Lakota D-6
  - 61 Sacajawea E-5
  - 65 Totem G-3

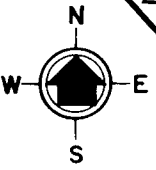
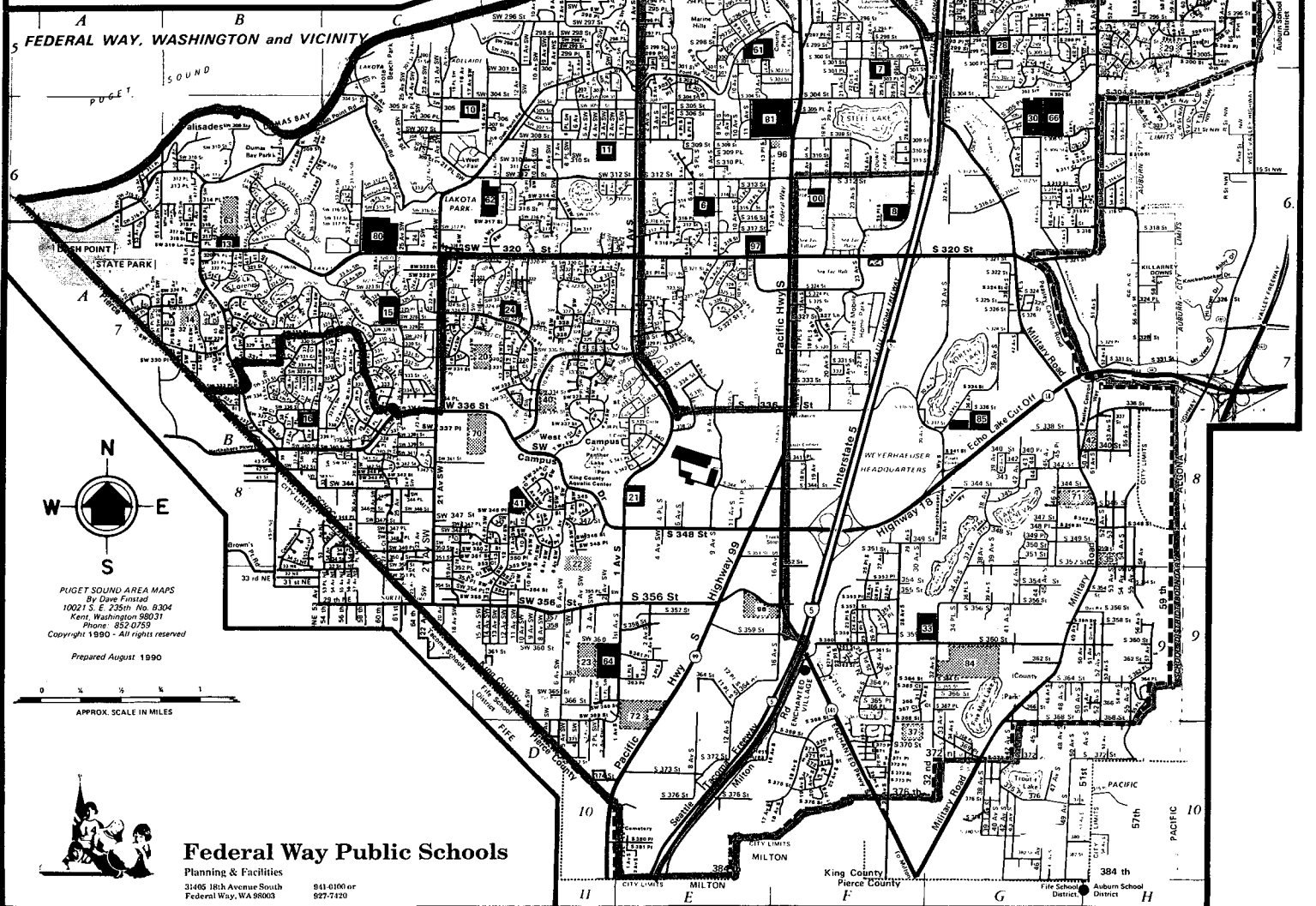
### SENIOR HIGH SCHOOLS

- Code—■
- 80 Decatur C-6
  - 81 Federal Way E-5
  - 83 Jefferson G-4
  - 8 Continuation F-6

### Purchased Future School Sites

- 100 Educational Service Center F-6
- 97 Maintenance—Operation—Transportation E-6

Parks —



PUGET SOUND AREA MAPS  
By Dave Finkbein  
10021 S. E. 235th No. B304  
Kent, Washington 98031  
Phone: 852-0759  
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Prepared August 1990

APPROX. SCALE IN MILES



## Federal Way Public Schools

Planning & Facilities  
31405 18th Avenue South  
Federal Way, WA 98003

943-0100 or  
927-7120

# SENIOR HIGH SCHOOL BOUNDARIES

## FEDERAL WAY SCHOOL DISTRICT No. 210

### ELEMENTARY SCHOOLS

- Code—■
- |    |                 |     |
|----|-----------------|-----|
| 10 | Adelaide        | C-6 |
| 16 | Brigadoon       | B-8 |
| 28 | Camelot         | G-5 |
| 30 | Lake Dolloff    | G-6 |
| 11 | Lake Grove      | D-6 |
| 33 | Lakeland        | F-9 |
| 2  | Mark Twain      | F-4 |
| 6  | Mirror Lake     | E-6 |
| 5  | Nautilus        | E-5 |
| 85 | North Lake      | G-8 |
| 15 | Olympic View    | C-7 |
| 21 | Panther Lake    | E-8 |
| 41 | Sherwood Forest | D-8 |
| 24 | Silver Lake     | D-7 |
| 26 | Star Lake       | G-3 |
| 25 | Sunnycrest      | G-2 |
| 13 | Twin Lakes      | B-6 |
| 27 | Valhalla        | G-4 |
| 7  | Wildwood        | F-5 |
| 1  | Woodmont        | F-3 |

### JUNIOR HIGH SCHOOLS

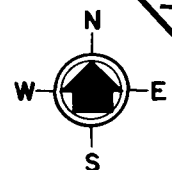
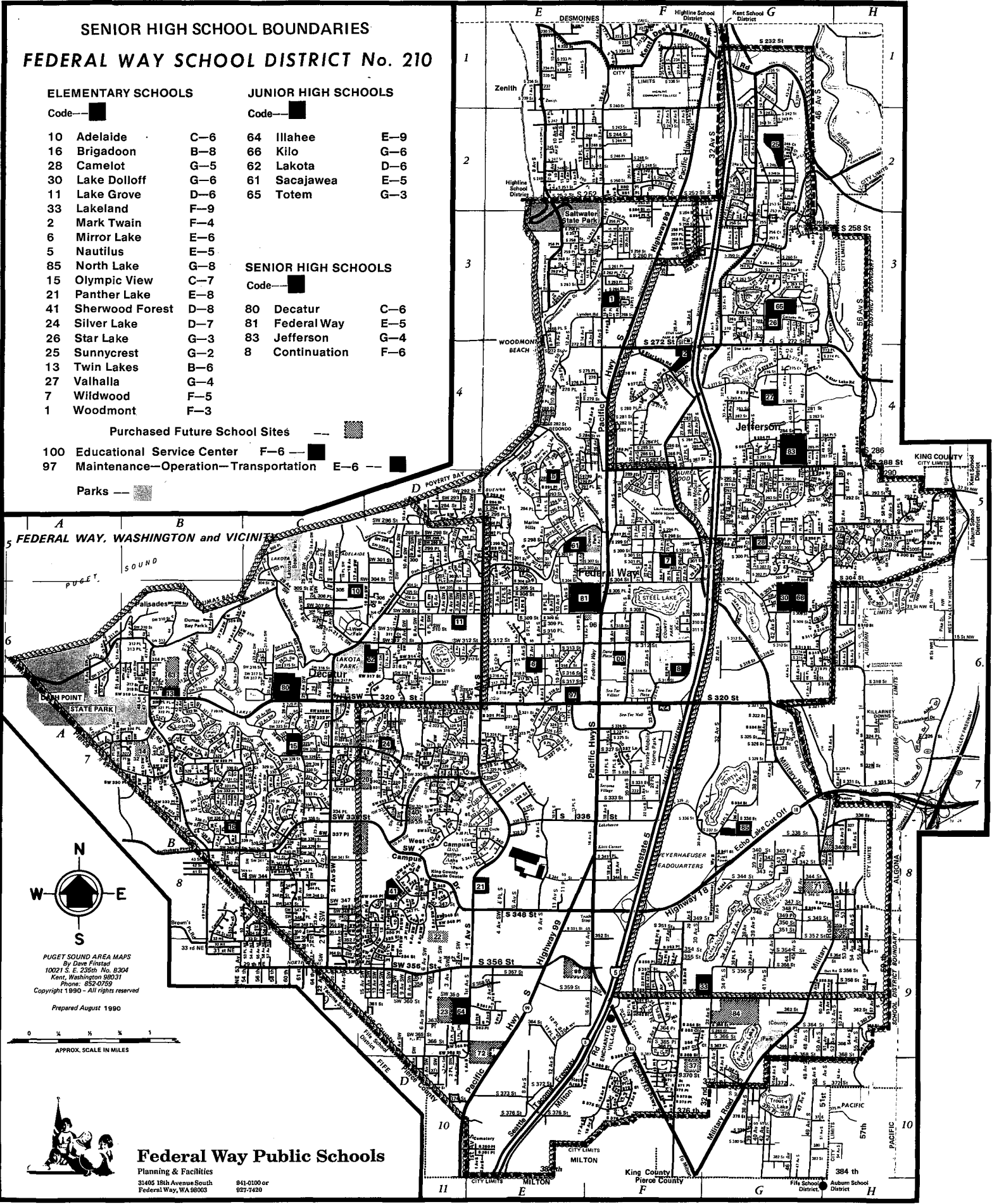
- Code—■
- |    |           |     |
|----|-----------|-----|
| 64 | Illahee   | E-9 |
| 66 | Kilo      | G-6 |
| 62 | Lakota    | D-6 |
| 61 | Sacajawea | E-5 |
| 65 | Totem     | G-3 |

### SENIOR HIGH SCHOOLS

- Code—■
- |    |              |     |
|----|--------------|-----|
| 80 | Decatur      | C-6 |
| 81 | Federal Way  | E-5 |
| 83 | Jefferson    | G-4 |
| 8  | Continuation | F-6 |

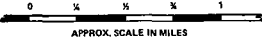
- Purchased Future School Sites
- |     |                                      |     |
|-----|--------------------------------------|-----|
| 100 | Educational Service Center           | F-6 |
| 97  | Maintenance—Operation—Transportation | E-6 |

Parks —■



PUGET SOUND AREA MAPS  
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Prepared August 1990



**Federal Way Public Schools**  
Planning & Facilities  
31405 18th Avenue South  
Federal Way, WA 98003  
941-0100 or  
927-7420

**SECTION III**

**THE EDUCATION PROGRAM**

### SECTION III - THE EDUCATION PROGRAM

A method for determining a Program Capacity for each of the schools in the District was needed to assist in determining where boundaries should be set and to identify if schools would require portable facilities to handle a larger number of students. The method used by this district was to identify several factors at each school including

- the number of classrooms available in each school,
- any special requirements at each school,
- the average class load district wide

This information was then used to identify a Building Program FTE (Full Time Equivalent) Capacity. FTE Capacity is one space for each child in grades 1-12 or in a Self-Contained Special Education classroom, and 1/2 one-half space for each kindergarten child who attends a half-day kindergarten program.

Educational Program Capacities change every year. This analysis is for the 1991/92 school year. The capacity of an individual school could and does change at any time depending on program changes which may require additional space.

The first two pages of the Building Program Capacity Analysis is for the Elementary Schools. The last nine pages provide information on how the secondary school Program Capacities were evaluated.

**ANALYSIS OF FACILITY & ROOM USE FOR 1991/92**

	# Reg. Rooms	# K Rooms	# 1-3 Rooms	# 4-6 Rooms	# GATE Rooms	# SE Rooms	# Pull Out Rooms	Reason For Pull-out
Adelaide	25	2	9	9		2	3	Music, RR, Basic Skills
Brigadoon	24	2	8	9		2	3	Music, RR, TBE
Camelot	20	1	7	7		2	3	Music, RR, PIP
Lake Dolloff	24	2	9	9		1	3	Music, RR, Pre-School
Lake Grove	24	2	9	8		1	4	Music, RR, Comp. Lab, PIP
Lakeland	22	2	7	7	2		4	Music, RR, Comp. Lab, PIP
Mark Twain	22	2	8	8			4	Music, RR, Hdstrt, TBE
Mirror Lake	19	2	7	7			3	Music, RR, TBE (no church)
Nautilus	25	2	9	9	2	1	2	Music, RR
Olympic View	23	1	8	8		3	3	Music, RR, Basic Skills
Panther Lake	23	2	8	8		3	2	Music, RR
Sher. Forest	24	2	9	10		1	2	Music, RR
Silver Lake	24	2	9	10		1	2	Music, RR
Star Lake	23	2	8	7	2	1	3	Music, RR, Basic Skills
Sunnycrest	23	2	9	8		2	2	Music, RRw/Comp. Lab
Twin Lakes	26	2	9	9	2	2	2	Music, RR
Valhalla	25	2	9	10		1	3	Music, RR, TBE
Wildwood	23	2	5	5		5	6	Music, RR, 4 Pre-school
Woodmont	19	2	8	7			2	Music, RR
School #20	23	1	7	7		3	5	Music, RR, Pre-School, 2 Therapy
School #21	23	1	10	10			2	Music, RR
<b>TOTAL</b>	<b>484</b>	<b>38</b>	<b>172</b>	<b>172</b>	<b>8</b>	<b>31</b>	<b>63</b>	
North Lake	24	2	10	10			2	Music, RR
<b>GRAND TOTAL</b>	<b>508</b>	<b>40</b>	<b>182</b>	<b>182</b>	<b>8</b>	<b>31</b>	<b>65</b>	

Note: The capacities outlined on this report are the result of analyzing the number of classrooms/teaching stations available, average class loads, and adjustments made for self-contained special education classes for 91/92 school year.

**1991/92 BUILDING PROGRAM CAPACITY ANALYSIS  
WITH MAXIMUM NUMBER OF STUDENTS IN EACH CLASS**

	# FTE K Stu.	# 1-6 GATE Stu.	# SE Stu.	Bldg Program FTE Cap
Adelaide	48	459	24	531
Brigadoon	48	435	24	507
Camelot	24	357	24	405
Lake Dolloff	48	459	12	519
Lake Grove	48	432	12	492
Lakeland	48	407		455
Mark Twain	48	408		456
Mirror Lake	48	357		405
Nautilus	48	509	12	569
Olympic View	24	408	36	468
Panther Lake	48	408	36	492
Sherwood Forest	48	486	12	546
Silver Lake	48	486	12	546
Star Lake	48	431	12	491
Sunnycrest	48	432	24	504
Twin Lakes	48	509	24	581
Valhalla	48	486	12	546
Wildwood	48	255	60	363
Woodmont	48	381		429
School #20	24	357	36	417
School #21	24	510		534
<b>TOTAL</b>	<b>912</b>	<b>8972</b>	<b>372</b>	<b>10256</b>
North Lake	48	510		558
<b>GRAND TOTAL</b>	<b>960</b>	<b>9482</b>	<b>372</b>	<b>10814</b>

Note: The following are the average number of students per class used for the purpose of determining each building's Program Capacity.

FTE K =	24	GATE =	25
1-3 =	24	SE =	12
4-6 =	27	Port =	25

1991/92 ILLAHEE PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# IEP Rooms	Total # Rooms
27	8	0	2	37

# Students /Teacher	# Students /SE Class	# Students /IEP Class
27	12	15

Special Use Rooms Computer Lab, Science Lab, Art Lab, Home Ec, Typing, Band, Choir, Shop

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# IEP w/5or6 Classes	Teacher Office Rooms	# Teachers	Program Capacity
5 classes/room	37	27	0	8	0	2	0	37.0	813
6 classes/room	37	0	25	8	0	2	2	40.4	885
6 classes/room w/1 portable	38	0	26	8	0	2	2	41.6	912
6 classes /room w/2 portables	39	0	26	8	0	2	3	41.6	912
6 classes /room w/3 portables	40	0	27	8	0	2	3	42.8	939

Description of Program	Total # Rooms	# Rooms w/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# IEP w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes/Room	74	54	0	16	0	4	0	74.0	1625
Double Shift 6 classes/Room	74	0	50	16	0	4	4	80.8	1770

III-4



1991/92 KILO PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# IEP Rooms	Total # Rooms
22	9	0	2	33

# Students /Teacher	#Students /SE Class	# Students /IEP Class
27	12	15

Special Use Rooms Art Lab, Home Ec, Typing, 2 Science Labs, Choir, Band, 2 Shops  
(Two mezzanine rooms in library used for computers and BS not included in analysis)

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rms	# SE Rooms	# IEP w/5or6 Classes	Teacher Office Rooms	# Teachers	Program Capacity
5 classes/room	33	22	0	9	0	2	0	33.0	723
6 classes/room	33	0	20	9	0	2	2	35.4	773
6 classes/room w/1 portable	34	0	21	9	0	2	2	36.6	800
6 classes /room w/2 portables	35	0	22	9	0	2	2	37.8	827
6 classes /room w/3 portables	36	0	23	9	0	2	2	39.0	854

Description of Program	Total # Rooms	# Rooms w/5 classes	# Rooms w/6 classes	# Special Use Rms	# SE Rooms	# IEP w/5 classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes/Room	66	44	0	18	0	4	0	66.0	1445
Double Shift 6 classes/Room	64	0	39	18	0	4	3	70.8	1545

5-III

1991/92 LAKOTA PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# IEP Rooms	Total # Rooms
23	8	2	1	34

# Students /Teacher	# Students /SE Class	# Students /IEP Class
27	12	15

Special Use Rooms	Typing, Computer, Home Ec, Sci Lab, Art Lab, Shop, Choir, Band
-------------------	--

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rms	# SE Rooms	# IEP w/5or6 Classes	Teacher Office Rooms	# Teachers	Program Capacity
5 classes/room	34	23	0	8	2	1	0	34.0	730
6 classes/room	34	0	21	8	2	1	2	36.4	782
6 classes/room w/1 portable	35	0	22	8	2	1	2	37.6	809
6 classes /room w/2 portables	36	0	23	8	2	1	2	38.8	836
6 classes /room w/3 portables	37	0	24	8	2	1	2	40.0	863

Description of Program	Total # Rooms	# Rooms w/5 Classes	# Rooms w/6 Classes	# Special Use Rms	# SE Rooms	# IEP w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift w/5 classes /room	68	46	0	16	4	2	0	68.0	1460
Double Shift w/6 classes /room	68	0	43	16	4	2	3	74.0	1591

9-III

1991/92 SACAJAWEA PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# IEP Rooms	Total # Rooms
27	6	4	3	40

# Students /Teacher	# Students /SE Class	# Students /IEP Class
27	12	15

Special Use Rooms      Choir, Band, Shop, Typing, Sml Theater/Back Stage, Computer Rm by Library  
(The Pool is not included in analysis)

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rms	# SE Rooms	# IEP w/5or6 Classes	Teacher Office Rooms	# Teachers	Program Capacity
5 classes/room	40	27	0	6	4	3	0	37.0	828
6 classes/room	40	0	25	6	4	3	2	40.0	895
6 classes/room w/1 portable	41	0	26	6	4	3	2	41.2	922
6 classes /room w/2 portables	42	0	27	6	4	3	2	42.4	949
6 classes /room w/3 portables	43	0	28	6	4	3	2	43.6	976

Description of Program	Total # Rooms	# Rooms w/5 classes	# Rooms w/6 classes	# Special Use Rms	# SE Rooms	# IEP w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes /room	80	54	0	12	8	6	0	74.0	1655
Double Shift 6 classes /room	80	0	50	12	8	6	4	80.0	1790

L-III

1991/92 TOTEM PROGRAM CAPACITY

# Reg Rooms	# Spec Use Rms	# SE Rooms	# IEP Rooms	Total # Rooms
21	7	3	2	33

#Students /Teacher	#Students /SE Class	#Students /IEP Class
27	12	15

Special Use Rooms Computer, Typing, Art, Home Ec, Vocal, Band, Shop

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# IEP w/5or6 Classes	Teacher Office Rooms	# Teachers	Program Capacity
5 classes/room	33	21	0	7	3	2	0	33.0	685
6 classes/room	33	0	19	7	3	2	2	35.2	731
6 classes/room w/1 portable	34	0	20	7	3	2	2	36.4	758
6 classes /room w/2 portables	35	0	21	7	3	2	2	37.6	785
6 classes /room w/3 portables	36	0	22	7	3	2	2	38.8	812

Description of Program	Total # Rooms	# Rooms w/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# IEP w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes /room	66	42	0	14	6	4	0	66.0	1370
Double Shift 6 classes /room	66	0	42	14	2	4	4	71.2	1529

8-III

1991/92 DECATUR SENIOR HIGH PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# RR Rooms	Total # Rooms
31	17	2	0	50

# Students /Teacher	# Students /SE Class	# Students /RR Class
27	12	15

Special Use Rooms	Photo, Home Ec, Shop, Auto, Pottery, Art, Horticulture, Computer, Bus. Mach, Typing Band, Choir, 5 Science Rooms
-------------------	---

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# RR w/5or6 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
5 classes/room	50	31	0	17	2	0	0	50.0	1100
6 classes/room	50	0	31	17	2	0	0	56.2	1240
6 classes/room w/1 portable	51	0	32	17	2	0	0	57.4	1267
6 classes /room w/2 portables	52	0	33	17	2	0	0	58.6	1294
6 classes /room w/3 portables	53	0	34	17	2	0	0	59.8	1321
6 classes /room w/4 portables	54	0	35	17	2	0	0	61.0	1348

Description of Program	Total # Rooms	# Rooms w/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes /room	100	62	0	34	4	0	0	100.0	2200
Double Shift 6 classes /room	100	0	60	34	6	0	0	112.0	2445

\* Senior Highs have space included in floor plans for Teacher Office Rooms

1991/92 FEDERAL WAY SENIOR HIGH PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# RR Rooms	Total # Rooms
34	19	0	4	57

# Students /Teacher	# Students /CD Class	# Students /RR Class
27	12	15

Special Use Rooms	Photo, Music, Band, 2 Shops, Auto Shop, 2 Drafting, Computer, Typing, Theater, Cooking Sewing, 5 Science Rooms (Computer Labs, Traf. Safety and Co-Op Bldg. not incld in Analysis)
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Description of Program	Total # Rooms	# Rooms W/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5or6 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
5 classes/room	57	34	0	19	0	4	0	57.0	1243
6 classes/room	57	0	34	19	0	4	0	64.6	1406
6 classes/room w/1 portable	58	0	35	19	0	4	0	65.8	1433
6 classes /room w/2 portables	59	0	36	19	0	4	0	67.0	1460
6 classes /room w/3 portables	60	0	37	19	0	4	0	68.2	1487
6 classes /room w/4 portables	61	0	38	19	0	4	0	69.4	1514

Description of Program	Total # Rooms	# Rooms w/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
Double Shift 5 classes /room	114	68	0	38	0	8	0	114.0	2485
Double Shift 6 classes /room	114	0	68	38	0	8	0	129.2	2811

\* Senior Highs have space included in floor plans for Teacher Office Rooms

1991/92 THOMAS JEFFERSON SENIOR HIGH PROGRAM CAPACITY

# Reg Rooms	# Special Use Rms	# SE Rooms	# RR Rooms	Total # Rooms
35	13	3	3	54

# Students /Teacher	# Students /SE Class	# Students /RR Class
27	12	15

Special Use Rooms      Choir, Band, 2 Comp. Labs, 5 Science Labs, Photo, Graphics, Art Lab, Home Ec

Description of Program	Total # Rooms	# Rooms W/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5or6 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
5 classes/room	54	35	0	13	3	3	0	54.0	1148
6 classes/room	54	0	35	13	3	3	0	61.6	1313
6 classes/room w/1 portable	55	0	36	13	3	3	0	62.8	1340
6 classes /room w/2 portables	56	0	37	13	3	3	0	64.0	1367
6 classes /room w/3 portables	57	0	38	13	3	3	0	65.2	1394
6 classes /room w/4 portables	58	0	39	13	3	3	0	66.4	1421

Description of Program	Total # Rooms	# Rooms w/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5or6 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
Double Shift 5 classes/room	108	70	0	26	6	6	0	108.0	2295
Double Shift 6 classes /room	108	0	70	26	6	6	0	123.2	2625

\* Senior Highs have space included in floor plans for Teacher Office Rooms

III-11

1991/92 CONTINUATION BASED EDUCATION PROGRAM CAPACITY\*

# Reg Rooms	# Special Use Rms	# SE Rooms	# RR Rooms	Total # Rooms
----- N/A -----				13

# Students /Teacher	# Students /SE Class	# Students /RR Class
----- N/A -----		

Special Use Rooms

Description of Program	Total # Rooms	# Rooms W/5 classes	# Rooms w/6 classes	# Special Use Rooms	# SE Rooms	# RR w/5or6 Classes	Teacher Office Rooms*	# Teachers	Program Capacity
5 classes/room									220
6 classes/room									N/A
6 classes/room w/1 portable									N/A
6 classes /room w/2 portables									N/A
6 classes /room w/3 portables									N/A
6 classes /room w/4 portables									N/A

Description of Program	Total # Rooms	# Rooms w/5 Classes	# Rooms w/6 Classes	# Special Use Rooms	# SE Rooms	# RR w/5 Classes	Teacher Office Rooms	# Teachers	Program Capacity
Double Shift 5 classes /room									N/A
Double Shift 6 classes /room									N/A

\* THIS IS A SPECIAL PROGRAM SCHOOL WITH A MAXIMUM LOAD OF 220 STUDENTS.



**SECTION IV**

**TEMPORARY FACILITIES AND INTERIM MEASURES**

#### SECTION IV - TEMPORARY FACILITIES AND INTERIM MEASURES

It is a requirement that each child in the State of Washington be provided with a basic education. Because the population changes throughout the year, and because it does not make sense to build a school with capacity for 650 students for a lack of space for 25 students, the District must use temporary facilities or interim measures to house students until permanent facilities can be built or boundary adjustments can be made.

A major method to fund new facilities, which allows the elimination of temporary facilities or interim measures, is the use of State Match Funds. Because of the shortage of State Match Funds it is important for districts to evaluate all options for housing its students.

The following page provides a list of all the portable facilities owned by the Federal Way School District and how the facilities were used in September, 1991. It is an individual school principal's responsibility to determine how a portable structure will be used. Some of the ways these rooms were used in September have already been changed. In addition to portables, the Federal Way School Facility has leased facilities in order to provide the required number of classrooms.

Other interim measures which can be used by the District to house students include larger class sizes and teaching assistants or using rooms for classes which were designated for purposes other than classrooms. The District is also planning to operate a yet undetermined number of schools on a "year-round" basis, which also has the potential for increasing building capacity. Another option, which is recognized as less than desirable, is double shifting.

1991/92 PORTABLE INVENTORY ANALYSIS

School	# Port.	COMMENTS - Use as of Sep 9, 1991. How a Portable Is Used Is Changed As Needed By The Principal
Adelaide		
Brigadoon	3	Classes (2), Music (1)
Camelot		
Lake Dolloff	2	Classes (2)
Lake Grove		
Lakeland	5	Basic Skills (1), Music (2), Computer(1), Primary Intervention Program (1)
Mark Twain	1	Headstart Grant Program (1)
Mirror Lake	4	Music (1), Basic Skills/LSC (1), ESL (1), Boys & Girls Kids Club (1)
Nautilus		
North Lake	2	Music (1), Physical Therapy (1)
Olympic View	2	Class (1), Music (1)
Panther Lake	6	Classes (5), Music (1)
Rainier View		
Sherwood Forest		
Silver Lake	2	Class (1), Strings/Parent PTA (1)
Star Lake	2	Class (1), Music (1)
Sunnycrest		
Twin Lakes	5	Classes (3), Music (2)
Valhalla		
Wildwood	1	Library/Music (1)
Woodmont	2	Classes (2)
<b>SUB-TOTAL</b>	<b>37</b>	

Illahee	4	Classes (4) - Foreign Language, Geography, Math, Math
Kilo	1	Class (1)
Lakota	1	(Modulux w/3 rooms) (Printshop, BD, Foreign Language)
Sacajawea	2	Weight Room (2)
Totem	4	(Modulux w/4 rooms)(2 Wt Rm(2), Class (1), ESC Annex (1))
<b>SUB-TOTAL</b>	<b>12</b>	

Continuation	3	Office-counseling (1), Contract Based Education (2)
Decatur	4	English (3), Health (1)
Federal Way	1	Autoshop (1)
Tom Jefferson		
<b>SUB-TOTAL</b>	<b>8</b>	

Miscellaneous	5	Maintenance (1), Security (1), 5 Mile Lake (1), MOT (2)
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<b>TOTAL</b>	<b>62</b>
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**SECTION V**

**STUDENT FORECAST**

## SECTION V - STUDENT FORECAST

The District has several methods available to forecast the number of students it needs to plan for over the next several years. For the last two years we have used a computer software program from Infocel Computer Systems called Microsam. In 1990/91 and 1991/92, the district forecasted the student population with a 98% rate of accuracy.

Microsam uses several elements to develop an accurate forecast. The key is to determine the average number of students which will be in each house in the district, and how many houses there will be.

the number of students is evaluated using historical data. The student database looks at the number of students who have:

- moved from one grade to another,
- transferred in from another school,
- remained in their current grade.

The number of housing units is based on the current number of housing units plus the projected number of housing units based on building permits. The number of housing units currently in the district is obtained from the Land Development Information System (LDIS) provided by King County Planning and Community Development Division. The number of housing building permits either applied for or obtained is based on a continual flow of information from King County, City of Federal Way and City of Kent Building Departments.

## STDFCST.XLS

Based on Microsam Forecast Dated 12/13/91(3 years (2 transitions))										
	Actual									
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
K	1540	1558	1599	1639	1664	1680	1703	1726	1749	1772
1	1576	1580	1599	1641	1677	1698	1721	1744	1767	1790
2	1614	1594	1629	1657	1694	1724	1747	1770	1793	1816
3	1590	1626	1637	1675	1705	1738	1761	1784	1807	1830
4	1611	1596	1649	1666	1700	1726	1749	1772	1795	1818
5	1475	1593	1605	1658	1675	1705	1728	1751	1774	1797
6	1520	1485	1601	1618	1664	1678	1701	1724	1747	1770
Out of Dist		107	107	107	107	107	107	107	107	107
diff		213	287	235	225	170	161	161	161	161
7	1426	1512	1504	1601	1621	1655	1678	1701	1724	1747
8	1353	1437	1521	1517	1601	1617	1640	1663	1686	1709
9	1389	1301	1383	1452	1451	1517	1540	1563	1586	1609
Out of Dist		46	46	46	46	46	46	46	46	46
diff		128	158	162	103	116	69	69	69	69
10	1283	1288	1282	1350	1408	1407	1430	1453	1476	1499
11	1291	1171	1240	1242	1298	1344	1367	1390	1413	1436
12	1187	1046	1035	1086	1089	1132	1155	1178	1201	1224
Alternative		300	300	300	300	300	300	300	300	300
Out of Dist		46	46	46	46	46	46	46	46	46
diff		90	52	121	117	88	69	69	69	69
Ele HC	10926	11139	11426	11661	11886	12056	12217	12378	12539	12700
JH HC	4168	4296	4454	4616	4719	4835	4904	4973	5042	5111
SH HC	3761	3851	3903	4024	4141	4229	4298	4367	4436	4505
TOTAL HC	18855	19286	19783	20301	20746	21120	21419	21718	22017	22316
diff		431	497	518	445	374	299	299	299	299
ELE FTE	10156	10360	10627	10842	11054	11216	11366	11515	11665	11814
JH FTE	4168	4296	4454	4616	4719	4835	4904	4973	5042	5111
SH FTE	3761	3851	3903	4024	4141	4229	4298	4367	4436	4505
TOTAL FTE	18085	18507	18983	19481	19914	20280	20567	20855	21142	21430
diff		422	476	498	433	366	287	288	287	288

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**SECTION VI**

**CAPACITY SUMMARY**

## SECTION VI - CAPACITY SUMMARY

The Capacity Summary combines the information from Sections III through V. The result demonstrates the requirements for new facilities and why there is a need for the district to use temporary facilities or interim measures.

The information is organized by grade level with a chart and a spreadsheet for each grade level. The first two pages are for all grades, K-12. The next two pages are for elementary school facilities (K-6). These are followed by pages for junior high facilities (7-9) and senior high facilities (10-12).

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

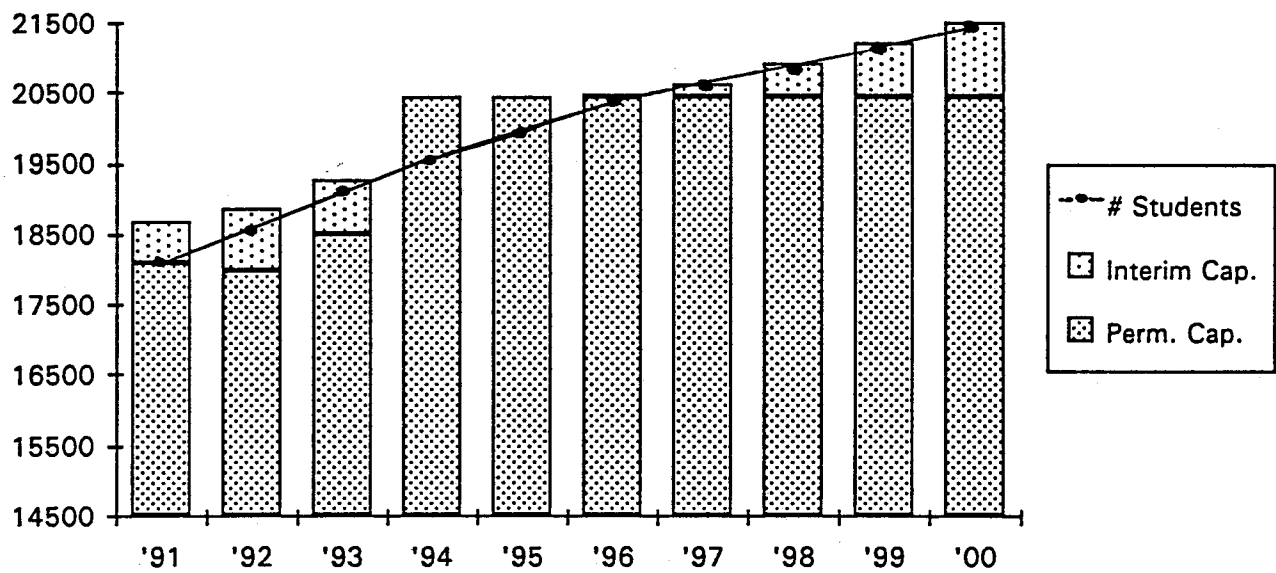
Class sizes are based on average class size.

Permanent Facility Capacity is based on the schools which are available as described in Section III, and which are projected for construction through 1996.

Interim Capacity lists the minimum number of portables which will be needed to meet forecasted student housing requirements. Please note that all the portable units listed in Section IV are not listed as interim classrooms. Portables are maintained in order to have flexibility to house students and to allow for enhanced programs on the school sites.



### All Grades - Permanent and Interim Cap. vs. # Students



**FEDERAL WAY SCHOOL DISTRICT #210**  
**SCHOOL CAPACITY SUMMARY (All Grade Levels)**

	1991	1992	1993	1994	1995	1996	1997
<b>A 1 BUILDING FTE CAPACITY (1)</b>	18108	18108	17967	18501	20443	20443	20443
<b>2 Add or subtract changes to capacity (2)</b>		-141	534	1942			
<b>3 Adjusted Capacity</b>	18108	17967	18501	20443	20443	20443	20443
<b>4 Add Interim Capacity (3)</b>	575	900	775			100	200
<b>5 District's Permanent &amp; Interim Capacity Threshold</b>	18683	18867	19276	20443	20443	20543	20643

ENROLLMENT	Actual	--- P R O J E C T E D ---					
<b>B 1 Basic FTE Enrollment</b>		18085	18507	18984	19482	19914	20280
<b>2 Add or subtract FTE students based on historical projections</b>		422	477	498	432	366	288
<b>3 Total Enrollment</b>	18085	18507	18984	19482	19914	20280	20568

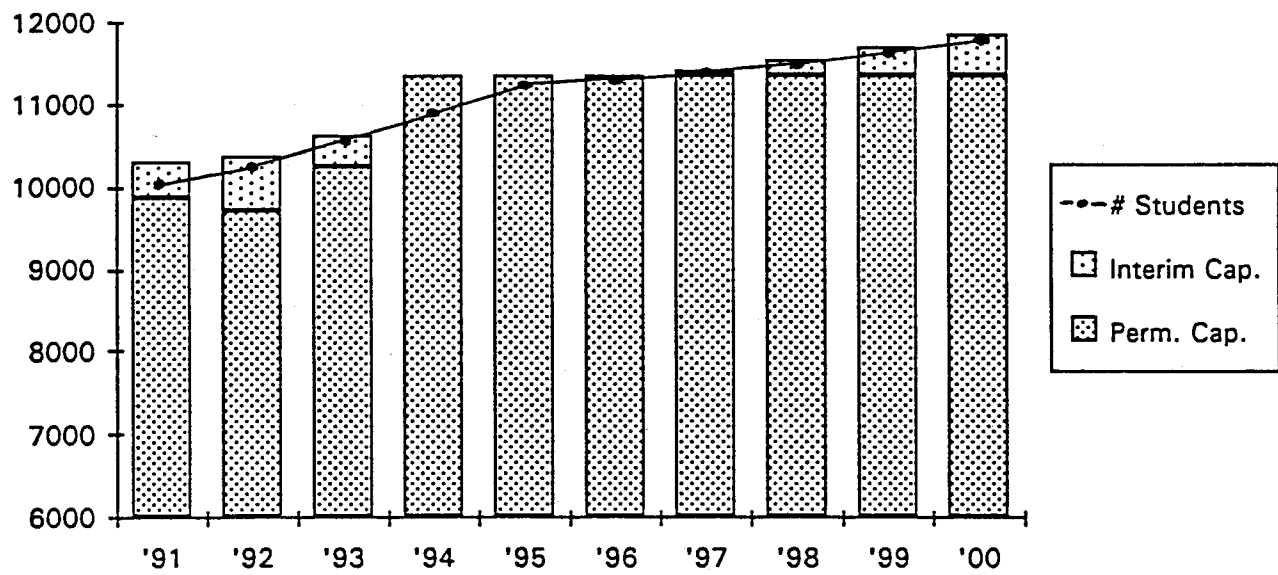
<b>C PERMANENT &amp; INTERIM SURPLUS CAPACITY (A5 minus B3) or</b>	598	360	292	961	529	263	75
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<b>D UNHOUSED STUDENTS (A5 minus B3)</b>	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

**NOTES:**

1. FTE capacity based on school building configurations and average class size.
2. Removes North Lake and adds Rainier View in 1992, Adds Elementary #21 in 1993. Adds Elementaries #22 and #23 and Jr. High #6 in 1994.
3. Interim Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This analysis is based on:
  - 23 portables in 1991
  - 36 portables in 1992
  - 31 portables in 1993
  - 4 portables in 1996
  - 8 portables in 1997

### Elementary - Permanent and Interim Capacity vs. # Students



FEDERAL WAY SCHOOL DISTRICT #210  
SCHOOL CAPACITY SUMMARY (Elementary Schools)

	1991	1992	1993	1994	1995	1996	1997
A 1 BUILDING FTE CAPACITY (1)	9863	9863	9722	10256	11348	11348	11348
2 Add or subtract changes to capacity (2)		-141	534	1092			
3 Adjusted Capacity	9863	9722	10256	11348	11348	11348	11348
4 Add Interim Capacity (3)	450	650	375				50
5 District's Permanent & Interim Capacity Threshold	10313	10372	10631	11348	11348	11348	11398

ENROLLMENT	Actual	--- P R O J E C T E D ---					
B 1 Basic FTE Enrollment		10156	10360	10627	10842	11054	11216
2 Add or subtract FTE students based on historical projections		204	267	215	212	162	150
3 Total Enrollment	10156	10360	10627	10842	11054	11216	11366

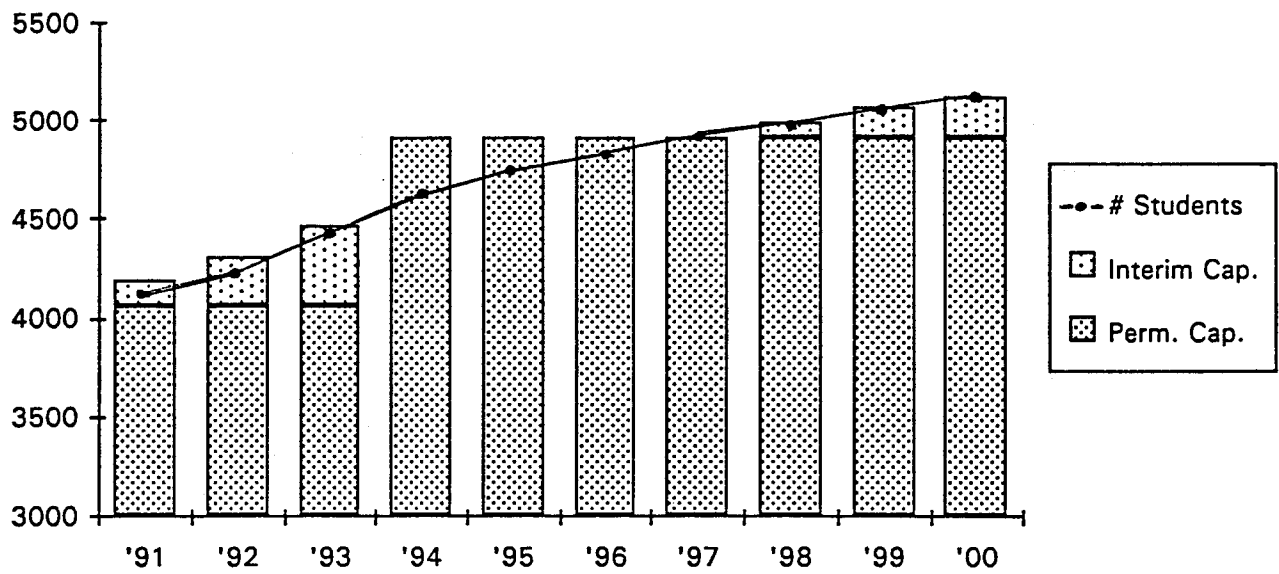
C PERMANENT & INTERIM SURPLUS CAPACITY (A5 minus B3) or	157	12	4	506	294	132	32
---	-----	----	---	-----	-----	-----	----

D UNHOUSED STUDENTS (A5 minus B3)	0	0	0	0	0	0	0
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NOTES:

1. FTE capacity based on school building configurations and average class size.
2. Removes North Lake and adds Rainier View in 1992, Adds Elementary #21 in 1993, and Elementaries #22 and #23 in 1994.
3. Interim Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This analysis is based on:
  - 18 portables in 1991,
  - 26 portables in 1992,
  - 15 portables in 1993,
  - 2 portables in 1997.

### Junior High - Permanent and Interim Capacity vs. # Students



FEDERAL WAY SCHOOL DISTRICT #210  
SCHOOL CAPACITY SUMMARY (Junior High Schools)

	1991	1992	1993	1994	1995	1996	1997
A 1 BUILDING FTE CAPACITY (1)	4066	4066	4066	4066	4916	4916	4916
2 Add or subtract Changes to capacity (2)				850			
3 Adjusted Capacity	4066	4066	4066	4916	4916	4916	4916
4 Add Interim Capacity (3)	125	250	400				
5 Districts Permanent & Interim Capacity Threshold	4191	4316	4466	4916	4916	4916	4916

ENROLLMENT	Actual	--- P R O J E C T E D ---					
B 1 Basic FTE Enrollment		4168	4296	4454	4616	4719	4835
2 Add or subtract FTE students based on historical projections		128	158	162	103	116	69
3 Total Enrollment	4168	4296	4454	4616	4719	4835	4904

C PERMANENT & INTERIM SURPLUS CAPACITY (A5 minus B3) or	23	20	12	300	197	81	12
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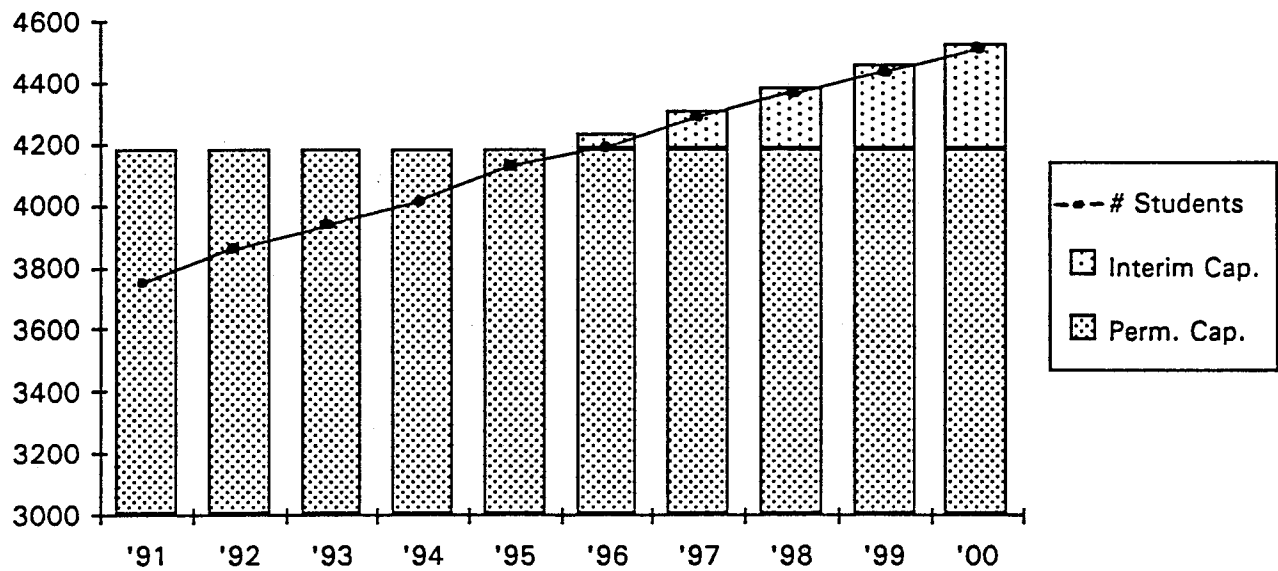
D UNHOUSED STUDENTS (A5 minus B3)	0	0	0	0	0	0	0
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NOTE:

1. FTE capacity based on school building configurations and average class size.
2. Adds Jr. High #6 in 1994.
3. Interim Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This analysis is based on:
  - 5 portables in 1991
  - 10 portables in 1992
  - 16 portables in 1993

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### Senior High - Permanent and Interim Capacity vs. # Students



FEDERAL WAY SCHOOL DISTRICT #210  
SCHOOL CAPACITY SUMMARY (Senior High Schools)

	1991	1992	1993	1994	1995	1996	1997
A 1 BUILDING FTE CAPACITY (1)	4179	4179	4179	4179	4179	4179	4179
2 Add or subtract Changes to capacity (2)							
3 Adjusted Capacity	4179	4179	4179	4179	4179	4179	4179
4 Add Interim Capacity (3)						100	150
5 Districts Permanent & Interim Capacity Threshold	4179	4179	4179	4179	4179	4279	4329

ENROLLMENT	Actual	--- P R O J E C T E D ---					
B 1 Basic FTE Enrollment		3761	3851	3903	4024	4141	4229
2 Add or subtract FTE students based on historical projections		90	52	121	117	88	69
3 Total Enrollment	3761	3851	3903	4024	4141	4229	4298

C PERMANENT & INTERIM SURPLUS CAPACITY (A5 minus B3) or	418	328	276	155	38	50	31
---	-----	-----	-----	-----	----	----	----

D UNHOUSED STUDENTS (A5 minus B3)	0	0	0	0	0	0	0
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NOTE:

1. FTE capacity based on school building configurations and average class size.
2. No Senior Highs are to be constructed by 1996/97.
3. Interim Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This analysis is based on:
  - 4 portables in 1996
  - 6 portables in 1997



**SECTION VII**

**INFORMATION FOR KING COUNTY ORDINANCE 10162**

SECTION VII - INFORMATION FOR KING COUNTY ORDINANCE 10162

King County Council has adopted Ordinance 10162, which requires that developers pay impact fees to the school districts to help cover a share of the impact of new housing developments on public facilities.

To determine an equitable fee throughout unincorporated King county, a formula was established. The formula requires the District to establish a "Student Mitigation Factor" which estimates how many students will be added to a school district by each new single family or multi-family unit and to gather some standard construction costs which are unique to that district.

. STUDENT MITIGATION FACTOR ANALYSIS

The Federal Way School District Student Mitigation Factor was determined separately for single family units and multi-family units. These factors were identified for 1991/92 by using the Infocel Computer system, 1990 Census data, King County Planning and Community Development Division information, and October 1, 1991 Student Headcounts.

The District was able to identify three Section-Township-Ranges (S-T-R's) with a high proportion of Single Family dwelling units and three S-T-R's with a high proportion of Multi-Family dwelling units. The mitigation factor for each housing type was determined by dividing the total number of students by grade level in the three S-T-R's by the total number of housing units in those S-T-R's. The following page is a summary of the calculation.

• MITIGATION FEE FORMULA

Following the Calculations for the Student Mitigation Factor is a copy of the Impact Fee Calculation based on King County Ordinance 10162. There are five pages for Single Family Units and five pages for Multi-Family Units. The result of adding all the numbers together shows the impact fees which would be imposed on housing developments which are being constructed in the Unincorporated King County areas of the Federal Way School District.

Single Family Units	\$1,587.
Multi-Family Units	\$ 715.

**STUDENT MITIGATION FACTORS**

**AVERAGE NUMBER OF STUDENTS PER SINGLE FAMILY DWELLING**

Section Township Range	Number Single Family Dwellings	Number Multi Multi-Family Dwellings	Number Elementary Students	Number Junior High Students	Number Senior High Students	Elementary Student Factor	Jr. High Student Factor	Sr. High Student Factor	Total Student Factor
24-21-03	1218	87	550	168	173	0.421	0.129	0.133	0.683
14-21-03	1286	178	510	219	204	0.348	0.150	0.139	0.637
03-21-04	1654	358	764	306	291	0.380	0.152	0.145	0.676
<b>Totals</b>	<b>4158</b>	<b>623</b>	<b>1824</b>	<b>693</b>	<b>668</b>				
<b>AVERAGE</b>						<b>0.382</b>	<b>0.145</b>	<b>0.140</b>	<b>0.666</b>

**AVERAGE NUMBER OF STUDENTS PER MULTI-FAMILY DWELLING**

Section Township Range	Number Single Family Dwellings	Number Multi Multi-Family Dwellings	Number Elementary Students	Number Junior High Students	Number Senior High Students	Elementary Student Factor	Jr. High Student Factor	Sr. High Student Factor	Total Student Factor
19-21-04	464	1238	394	141	91	0.231	0.083	0.053	0.368
33-22-04	834	2462	541	183	134	0.164	0.056	0.041	0.260
28-22-04	512	1222	369	99	97	0.213	0.057	0.056	0.326
<b>Totals</b>	<b>1810</b>	<b>4922</b>	<b>1304</b>	<b>423</b>	<b>322</b>				
<b>AVERAGE</b>						<b>0.194</b>	<b>0.063</b>	<b>0.048</b>	<b>0.304</b>

VT-2

SINGLE FAMILY UNIT - KING COUNTY  
 MITIGATION FEE FOR THE IMPACT OF  
 RESIDENTIAL DEVELOPMENT

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	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	TOTAL **
- STUDENT FACTORS - Single Family Unit: ....	0.382	0.145	0.140	
- Site ACQUISITION COSTS Per-School:				
- Required Minimum Site Size (ACRES): ...	10	30	40	
- 1992 Land Acquisition Rate (\$-Per-Acre):	\$8,100	\$8,100	\$8,100	
Total Per-School ACQUISITION Cost: ..	\$81,000	\$243,000	\$324,000	
- School CONSTRUCTION COSTS Per-Site:				
- Typical School Size (SQUARE FEET): ....	49,500	90,000	160,000	
- 1992 Construction Rate (\$-Per-Sq-Ft): .	\$111.00	\$111.00	\$111.00	
Total Per-School CONSTRUCTION Cost: .	\$5,490,000	\$9,990,000	\$17,760,000	
- Per-Portable Clsrm CONSTRUCTION/SETUP COSTS:.				
- Typical Portable Size (SQUARE FEET): ..	800	800	800	
- 1992 Construction Rate (\$-Per-Sq-Ft): .	\$56.25	\$56.25	\$56.25	
Total Per-School CONSTRUCTION Cost: .	\$45,000	\$45,000	\$45,000	
- School Building DESIGN CAPACITY-Pupils:	545	861	1,514	
- Portable Classroom DESIGN CAPACITY-Pupils:	25	25	25	
- SQ.FT. OF PERMANENT Instruct. Facilities:	887,538	490,242	575,215	1,952,995
- SQ.FT. OF TEMPORARY Instruct. Facilities:	23,200	7,600	6,400	37,200
	-----	-----	-----	-----
- TOTAL SQ.FT. OF Instruct. Facilities: ....	910,738	497,842	581,615	1,990,195
- SPI MATCHABLE SQUARE FOOTAGE Per Student:	80.00	113.33	120.00	

VII-2

- January 1992, BOECKH INDEX (\$-Per-Sq-Ft Construction Index): .....	\$81.73
- District's 1992 STATE-MATCH PERCENTAGE For School Construction Projects: .....	57.88%
- District's 1992 AVERAGE ASSESSED VALUE For A SINGLE FAMILY Dwelling Unit: .....	\$109,100
- INTEREST RATE For Week Of 1-6-92 (Bond Buyer, Twenty Bond, G.O. Bond Index): .....	6.52%
- District's 1992 'CAPITAL' PROPERTY TAX LEVY RATE Per \$ 1,000 A.V.: .....	\$1.27
- VALUE OF School Site Or FACILITIES PROVIDED By The Development: .....	\$0
- NUMBER OF DWELLING UNITS In The Development: .....	0

\*\* TOTAL INSTRUCTIONAL SQUARE FOOTAGE Excludes The Sq Ft Of Auxiliary Support Facilities.

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=====  
 A. FULL-COST FEE FOR SITE ACQUISITION:

1. ELEMENTARY COST FEE FOR SITE ACQUISITION:

a. Elementary Student Factor - Single Family Unit: ...	0.382		
b. Site Cost Per Student - Elementary:			
- ELEM SITE ACQUISITION COSTS .....	\$81,000		
- ELEM SCHOOL DESIGN CAPACITY-PUPILS	545	\$149	\$57

2. JUNIOR HIGH COST FEE FOR SITE ACQUISITION:

a. Junior High Student Factor - Single Family Unit: ..	0.145		
b. Site Cost Per Student - Junior High:			
- JHS SITE ACQUISITION COSTS .....	\$243,000		
- JHS SCHOOL DESIGN CAPACITY-PUPILS.	861	\$282	\$41

3. SENIOR HIGH COST FEE FOR SITE ACQUISITION:

a. Senior High Student Factor - Single Family Unit: ..	0.140		
b. Site Cost Per Student - Senior High:			
- SHS SITE ACQUISITION COSTS .....	\$324,000		
- SHS SCHOOL DESIGN CAPACITY-PUPILS.	1,514	\$214	\$30
			\$128 [B]
			[A3]

V-111A

**B. FULL-COST FEE FOR SCHOOL CONSTRUCTION:**

**1. ELEMENTARY COST FEE FOR SCHOOL CONSTRUCTION:**

a. Elementary Student Factor - Single Family Unit: ...	0.382		
b. Construction Cost Per Student - Elementary:			
- ELEM SCHOOL CONSTRUCTION COSTS ... \$5,490,000			
- ELEM SCHOOL DESIGN CAPACITY-PUPILS 545	\$10,073		\$3,848

**2. JUNIOR HIGH COST FEE FOR SCHOOL CONSTRUCTION:**

a. Junior High Student Factor - Single Family Unit: ..	0.145		
b. Construction Cost Per Student - Junior High:			
- JHS SCHOOL CONSTRUCTION COSTS .... \$9,990,000			
- JHS SCHOOL DESIGN CAPACITY-PUPILS. 861	\$11,603		\$1,682

**3. SENIOR HIGH COST FEE FOR SCHOOL CONSTRUCTION:**

a. Senior High Student Factor - Single Family Unit: ..	0.140		
b. Construction Cost Per Student - Senior High .....			
- SHS SCHOOL CONSTRUCTION COSTS .... \$17,760,000			
- SHS SCHOOL DESIGN CAPACITY-PUPILS. 1,514	\$11,731		\$1,642

**4. PERMANENT FACILITIES SQUARE FOOTAGE RATIO:**

a. Square Footage Of Permanent Facilities .....	1,952,995		
b. Total Square Footage Of Facilities: .....	1,990,195	0.981	\$7,036 [B]
		[BR]	

VII-5

**C. FULL-COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:**

**1. ELEM PORTABLE FACILITIES CONSTRUCTION:**

a. Elementary Student Factor - Single Family Unit: ...	0.382		
b. Temporary Facilities Cost Per Student - Elementary:			
- ELEM PORTABLE PURCHASE/SETUP COSTS \$45,000			
- ELEM PORTABLE DESIGN CAPACITY-PUPI 25	\$1,800		\$688

**2. JHS COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:**

a. Junior High Student Factor - Single Family Unit: ..	0.145		
b. Temporary Facilities Cost Per Student - Junior High:			
- JHS PORTABLE PURCHASE/SETUP COSTS. \$45,000			
- JHS PORTABLE DESIGN CAPACITY-PUPIL 25	\$1,800		\$261

3. SHS COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:

a. Senior High Student Factor - Single Family Unit: ..	0.140		
b. Temporary Facilities Cost Per Student - Senior High:			
- SHS PORTABLE PURCHASE/SETUP COSTS.         \$45,000			
- SHS PORTABLE DESIGN CAPACITY-PUPIL         25	\$1,800	\$252	

4. TEMPORARY FACILITIES SQUARE FOOTAGE RATIO:

a. Square Footage Of Temporary Facilitie .....	37,200		
b. Total Square Footage Of Facilities: .....	1,990,195	0.019	\$23 [C]
		[CR]	

D. CREDIT FOR STATE MATCHING MONEY TO DISTRICT (STATE MATCH CREDIT):

1. - ELEMENTARY SCHOOL:

a. Boeckh Index: .....	\$81.73		
b. SPI Matchable Square Footage Per Student: .....	80		
c. State Matching Percentage: .....	57.88%		
d. Elementary Student Factor - Single Family Unit: ...	0.382	\$1,446	

2. - SENIOR HIGH SCHOOL:

a. Boeckh Index: .....	\$81.73		
b. SPI Matchable Square Footage Per Student: .....	113.33		
c. State Matching Percentage: .....	57.88%		
d. Junior High Student Factor - Single Family Unit: ..	0.145	\$777	

3. - SENIOR HIGH SCHOOL:

a. Boeckh Index: .....	\$81.73		
b. Spi Matchable Square Footage Per Student: .....	120		
c. State Matching Percentage: .....	57.88%		
d. Senior High Student Factor - Single Family Unit: ..	0.140	\$795	\$3,018 [D]
		[D3]	

E. TAX PAYMENT CREDIT (TC):

1. AVERAGE ASSESSED VALUE FOR FOR A SINGLE FAMILY UNIT:	\$109,100		
2. WEEK OF 1-6-92 INTEREST RATE (G.O. Bond Index):.....	6.52%		
3. NET PRESENT VALUE Of Average DWELLING UNIT A.V.: ....		\$783,600	
4. 1992 District 'Capital' Property Tax LEVY RATE:.....		\$1.27	
5. PRESENT VALUE Of Average Property Tax - Single Family Unit: .....			\$995 TC]

9-IIA

F. FACILITIES CREDIT (FC):

1. VALUE OF SCHOOL SITE OR FACILITIES PROVIDED BY THE DEVELOPMENT: ..			\$0	
2. NUMBER OF DWELLING UNITS IN THE DEVELOPMENT: .....			0	
3. PER-DWELLING-UNIT VALUE OF SITES/FACILITIES PROVIDED: .....				\$0 FC]

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 =====

A. TOTAL UNFUNDED NEED (UN):

1. Full-Cost Fee For SITE ACQUISITION: .....	\$128			
2. Full-Cost Fee For SCHOOL CONSTRUCTION: .....	\$7,036			
3. Full-Cost Fee For TEMPORARY FACILITIES CONSTRUCTION:	\$23	\$7,187		
4. (Less) STATE MATCH CREDIT: .....	(\$3,018)			
5. (Less) TAX PAYMENT CREDIT (TC): .....	(\$995)	(\$4,013)	\$3,174	[UN

B. DEVELOPER FEE OBLIGATION (F):

- TOTAL UNFUNDED NEED Divided By 2 : .....	\$3,174	/ 2 =	\$1,587	[F]
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C. NET FEE OBLIGATION (NF):

1. DEVELOPER FEE OBLIGATION (F): .....	\$1,587			
4. (Less) FACILITIES CREDIT (FC): .....	\$0		\$1,587	[NF

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MULTIPLE FAMILY UNIT - KING COUNTY  
 MITIGATION FEE FOR THE IMPACT OF  
 RESIDENTIAL DEVELOPMENTS

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	<u>ELEMENTARY</u>	<u>JUNIOR HIGH</u>	<u>SENIOR HIGH</u>	<u>TOTAL **</u>
- STUDENT FACTORS - Multiple Family Unit: ..	0.194	0.063	0.048	
- Site ACQUISITION COSTS Per-School:				
- Required Minimum Site Size (ACRES): ...	10	30	40	
- 1992 Land Acquisition Rate (\$-Per-Acre):	\$8,100	\$8,100	\$8,100	
Total Per-School ACQUISITION Cost: ..	\$81,000	\$243,000	\$324,000	
- School CONSTRUCTION COSTS Per-Site:				
- Typical School Size (SQUARE FEET): ....	49,500	90,000	160,000	
- 1992 Construction Rate (\$-Per-Sq-Ft): .	\$111.00	\$111.00	\$111.00	
Total Per-School CONSTRUCTION Cost: .	\$5,490,000	\$9,990,000	\$17,760,000	
- Per-Portable Clsrm CONSTRUCTION/SETUP COSTS:..				
- Typical Portable Size (SQUARE FEET): ..	800	800	800	
- 1992 Construction Rate (\$-Per-Sq-Ft): .	\$56.25	\$56.25	\$56.25	
Total Per-School CONSTRUCTION Cost: .	\$45,000	\$45,000	\$45,000	
- School Building DESIGN CAPACITY-Pupils:	545	861	1,514	
- Portable Classroom DESIGN CAPACITY-Pupils:	25	25	25	
- SQ.FT. OF PERMANENT Instruct. Facilities:	887,538	490,242	575,215	1,952,995
- SQ.FT. OF TEMPORARY Instruct. Facilities:	23,200	7,600	6,400	37,200
- TOTAL SQ.FT. OF Instruct. Facilities: ....	910,738	497,842	581,615	1,990,195
- SPI MATCHABLE SQUARE FOOTAGE Per Student:	80.00	113.33	120.00	

8-11-VII

- January 1992, BOECKH INDEX (\$-Per-Sq-Ft Construction Index): .....	\$81.53
- District's 1992 STATE-MATCH PERCENTAGE For School Construction Projects: .....	57.88%
- District's 1992 AVERAGE ASSESSED VALUE For A MULTIPLE FAMILY Dwelling Unit: .....	\$53,000
- INTEREST RATE For Week Of 1-6-92 (Bond Buyer, Twenty Bond, G.O. Bond Index): ....	6.52%
- District's 1992 'CAPITAL' PROPERTY TAX LEVY RATE Per \$ 1,000 A.V.: .....	\$1.27
- VALUE OF School Site Or FACILITIES PROVIDED By The Development: .....	\$0
- NUMBER OF DWELLING UNITS In The Development: .....	0

\*\* TOTAL INSTRUCTIONAL SQUARE FOOTAGE Excludes The Sq Ft Of Auxiliary Support Facilities.

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=====  
A. FULL-COST FEE FOR SITE ACQUISITION:

1. ELEMENTARY COST FEE FOR SITE ACQUISITION:

a. Elementary Student Factor - Multiple Family Unit:	0.194		
b. Site Cost Per Student - Elementary:			
- ELEM SITE ACQUISITION COSTS .....	\$81,000		
- ELEM SCHOOL DESIGN CAPACITY-PUPILS	545	\$149	\$29

2. JUNIOR HIGH COST FEE FOR SITE ACQUISITION:

a. Junior High Student Factor - Multiple Family Unit:	0.063		
b. Site Cost Per Student - Junior High:			
- JHS SITE ACQUISITION COSTS .....	\$243,000		
- JHS SCHOOL DESIGN CAPACITY-PUPILS.	861	\$282	\$18

3. SENIOR HIGH COST FEE FOR SITE ACQUISITION:

a. Senior High Student Factor - Multiple Family Unit:	0.048		
b. Site Cost Per Student - Senior High:			
- SHS SITE ACQUISITION COSTS .....	\$324,000		
- SHS SCHOOL DESIGN CAPACITY-PUPILS.	1,514	\$214	\$10
			\$57 [B]
			[A3]

**B. FULL-COST FEE FOR SCHOOL CONSTRUCTION:**

**1. ELEMENTARY COST FEE FOR SCHOOL CONSTRUCTION**

a. Elementary Student Factor - Multiple Family Unit:	0.194		
b. Construction Cost Per Student - Elementary:			
- ELEM SCHOOL CONSTRUCTION COSTS ... \$5,490,000			
- ELEM SCHOOL DESIGN CAPACITY-PUPILS           545	\$10,073		\$1,954

**2. JUNIOR HIGH COST FEE FOR SCHOOL CONSTRUCTION:**

a. Junior High Student Factor - Multiple Family Unit:	0.063		
b. Construction Cost Per Student - Junior High:			
- JHS SCHOOL CONSTRUCTION COSTS .... \$9,990,000			
- JHS SCHOOL DESIGN CAPACITY-PUPILS.           861	\$11,603		\$731

**3. SENIOR HIGH COST FEE FOR SCHOOL CONSTRUCTION:**

a. Senior High Student Factor - Multiple Family Unit:	0.048		
b. Construction Cost Per Student - Senior High .....			
- SHS SCHOOL CONSTRUCTION COSTS .... \$17,760,000			
- SHS SCHOOL DESIGN CAPACITY-PUPILS.           1,514	\$11,731		\$563

**4. PERMANENT FACILITIES SQUARE FOOTAGE RATIO:**

a. Square Footage Of Permanent Facilitie .....	1,952,995		
b. Total Square Footage Of Facilities: .....	1,990,195	0.981	\$3,186 [B]
		[BR]	

**C. FULL-COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:**

**1. ELEM COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:**

a. Elementary Student Factor - Multiple Family Unit:	0.194		
b. Temporary Facilities Cost Per Student - Elementary:			
- ELEM PORTABLE PURCHASE/SETUP COSTS           \$45,000			
- ELEM PORTABLE DESIGN CAPACITY-PUPI           25	\$1,800		\$349

**2. JHS COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:**

a. Junior High Student Factor - Multiple Family Unit:	0.063		
b. Temporary Facilities Cost Per Student - Junior High:			
- JHS PORTABLE PURCHASE/SETUP COSTS.           \$45,000			
- JHS PORTABLE DESIGN CAPACITY-PUPIL           25	\$1,800		\$113

3. SHS COST FEE FOR TEMPORARY FACILITIES CONSTRUCTION:

a. Senior High Student Factor - Multiple Family Unit:	0.048		
b. Temporary Facilities Cost Per Student - Senior High:			
- SHS PORTABLE PURCHASE/SETUP COSTS.           \$45,000			
- SHS PORTABLE DESIGN CAPACITY-PUPIL           25	\$1,800		\$86

4. TEMPORARY FACILITIES SQUARE FOOTAGE RATIO:

a. Square Footage Of Temporary Facilitie .....	37,200		
b. Total Square Footage Of Facilities: .....	1,990,195	0.019	\$10 [C]
		[CR]	

D. CREDIT FOR STATE MATCHING MONEY TO DISTRICT (STATE MATCH CREDIT):

1. - ELEMENTARY SCHOOL:

a. Boeckh Index: .....	\$81.53		
b. SPI Matchable Square Footage Per Student: .....	80		
c. State Matching Percentage: .....	57.88%		
d. Elementary Student Factor - Multiple Family Unit:	0.194		\$732

2. - SENIOR HIGH SCHOOL:

a. Boeckh Index: .....	\$81.53		
b. SPI Matchable Square Footage Per Student: .....	113.33		
c. State Matching Percentage: .....	57.88%		
d. Junior High Student Factor - Multiple Family Unit:	0.063		\$337

3. - SENIOR HIGH SCHOOL:

a. Boeckh Index: .....	\$81.53		
b. Spi Matchable Square Footage Per Student: .....	120		
c. State Matching Percentage: .....	57.88%		
d. Senior High Student Factor - Multiple Family Unit:	0.048	\$272	\$1,341 [D]
		[D3]	

E. TAX PAYMENT CREDIT (TC):

1. AVERAGE ASSESSED VALUE FOR FOR A MULTIPLE FAMILY UNIT	\$53,000		
2. WEEK OF 1-6-92 INTEREST RATE (G.O. Bond Index):.....	6.52%		
3. NET PRESENT VALUE Of Average DWELLING UNIT A.V.: ....		\$380,700	
4. 1992 District 'Capital' Property Tax LEVY RATE:.....		\$1.27	
5. PRESENT VALUE Of Average Property Tax - Multiple Family Unit: ...			\$483 [TC]

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F. FACILITIES CREDIT (FC):

1. VALUE OF SCHOOL SITE OR FACILITIES PROVIDED BY THE DEVELOPMENT: ..		\$0	
2. NUMBER OF DWELLING UNITS IN THE DEVELOPMENT: .....		0	
3. PER-DWELLING-UNIT VALUE OF SITES/FACILITIES PROVIDED: .....			\$0 [FC]

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A. TOTAL UNFUNDED NEED (UN):

1. Full-Cost Fee For SITE ACQUISITION: .....	\$57		
2. Full-Cost Fee For SCHOOL CONSTRUCTION: .....	\$3,186		
3. Full-Cost Fee For TEMPORARY FACILITIES CONSTRUCTION:	\$10	\$3,253	
4. (Less) STATE MATCH CREDIT: .....	(\$1,341)		
5. (Less) TAX PAYMENT CREDIT (TC): .....	(\$483)	(\$1,824)	\$1,429 [UN]

B. DEVELOPER FEE OBLIGATION (F):

- TOTAL UNFUNDED NEED Divided By 2 : ..... \$1,429 / 2 = \$715 [F]

C. NET FEE OBLIGATION (NF):

1. DEVELOPER FEE OBLIGATION (F): .....	\$715	
4. (Less) FACILITIES CREDIT (FC): .....	\$0	\$715 [NF]

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