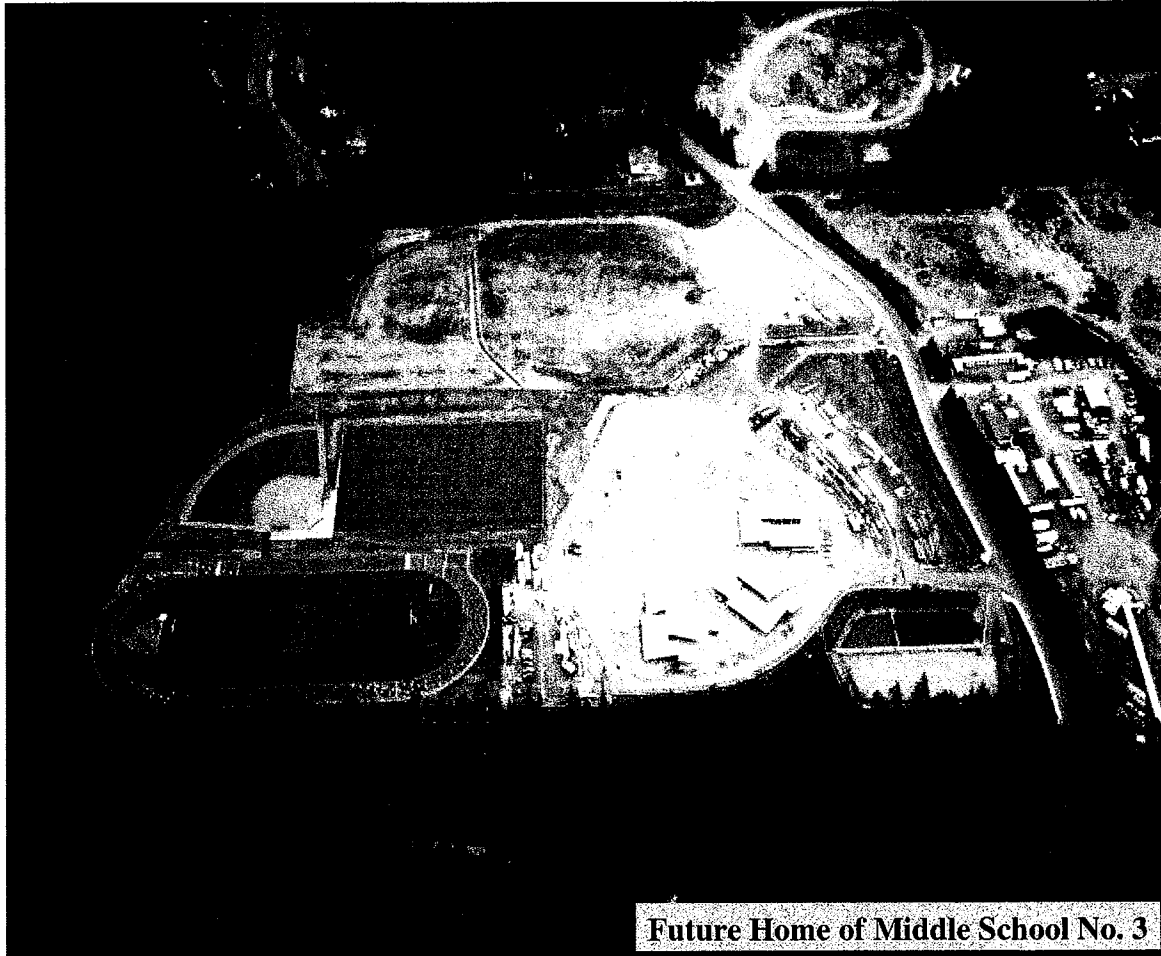


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2007-491

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2007



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Approved July 12, 2007

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	<u>Position Number</u>	<u>Term</u>
Rudy Edwards	1	1/1/06 – 12/31/09
Rick Krona	2	1/1/04 – 12/31/07
Kim Horn, Vice-President	3	1/1/06 – 12/31/07
Marci Busby	4	1/1/06 – 12/31/09
Kristy Sullivan, President	5	1/1/04 – 12/31/07

Central Office Administration

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Director of Instructional Technology	Jeff Hogan
Director of Business Services	J. Ronald Ellis

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building

8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
G. Joel Aune, Superintendent

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
(425) 831-8100
Randy Taylor, Principal

Fall City Elementary

33314 S.E. 42nd
Fall City, WA 98027
(425) 831-4000
Dan Schlotfeldt, Principal

Two Rivers School

330 Ballarat Ave.
North Bend, WA 98045
(425) 831-4200
Tom Athanases, Principal

North Bend Elementary

400 East Third Street
North Bend, WA 98045
(425) 831-8400
Jim Frazier, Principal

Chief Kanim Middle School

32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
(425) 831-4000
Kirk Dunckel, Principal

Opstad Elementary

1345 Stilson Avenue S.E.
North Bend, WA 98045
(425) 831-8300
John Jester, Principal

Snoqualmie Middle School

9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Ruth Moen, Principal

Snoqualmie Elementary

39801 S.E. Park Street
Snoqualmie, WA 98065
(425) 831-8050
Cori Pflug, Principal

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
(425) 831-4100
Tim Nootenboom, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2007

SIX-YEAR CAPITAL FACILITIES PLAN

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INTRODUCTION

The 2007 Six-Year Capital Facilities Plan has been prepared by the Snoqualmie Valley School District as the District's facilities planning document, in compliance with the requirements of Washington's Growth Management Act and the King County Code Title 21A.43.

The King County Council adopted the District's first Capital Facilities Plan in September of 1992. As a result impact fees began to be collected in 1993. In order for impact fees to continue to be collected, the District must do an annual update to its Capital Facilities Plan. The annual update must be approved by both the School District's Board of Directors, and the King County Council. This document incorporates updated information regarding the District's plans for future facilities as of April, 2007.

The King County Code Title 21A.43 provides for impact fees to be collected in unincorporated portions of the District. This Capital Facilities Plan explains the need for and establishes the amount of those impact fees. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend. The Cities of Snoqualmie and North Bend have each issued a Comprehensive Plan, which incorporates this Capital Facilities Plan by reference. Both Cities have enacted school impact fee ordinances.

STANDARD OF SERVICE

In order to determine the capacity of the District's facilities, the King County Code Title 21A.43 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District, which would in the District's judgment, best serve its student population.

For the purpose of this plan, the standard of service of the Snoqualmie Valley School District is 23 students per classroom for kindergarten through grade 5, 25 students per classroom for grades 6 through 8, and 27 students per classroom for grades 9 through 12. The passage of Initiative 728 has provided some of the monies needed on the way to reaching this goal. The ultimate goal of I-728 is to have 18 students per classroom for kindergarten through grade 4. It would take the District several years to achieve this class size goal in terms of staffing and the impact on facilities would be the need for an additional Elementary School just to handle the smaller classes. The District will gradually move to lower class sizes each year as long as I-728 remains in place. Finally, the standard of service described above determines the Program Capacity at each school listed later in this plan.

Currently, rooms designed for special use are not counted as classrooms. Students may be provided music instruction and physical education in a separate classroom or facility. Students may have scheduled time in a special computer lab and special education programs for students with disabilities may be provided in a self-contained classroom. There is a pull-out program at some elementary schools for reading and for highly capable programs. Portable classrooms are considered interim housing for student programs.

Historically, a new school has been constructed in the District when funding became available through locally approved bonds, state construction match funds, and developer Impact Fees. A third middle school is currently being constructed (see page 12), with the remaining proceeds of bonds approved by voters in May 2003 and it is expected to be occupied by students in September 2008. In May 2007, the District's voters will be asked to approve bonds for construction projects totaling \$209.2 million. If approved, those new bonds would fund: temporary classrooms for high school students, land for a new high school, construction of a second high school, construction of a sixth elementary school, upgrades to various school system, and upgrades to the district's transportation facility.

The enrollment projections included in this plan confirm the need for additional housing for elementary students and additional housing for high school students, most of which are necessary to accommodate students generated from new residential development. In addition to the bond proposal being considered by voters in May 2007, other bond proposals will be needed to accommodate the projected growth in student enrollment in the District.

INVENTORY OF SCHOOLS

AND

PROGRAM CAPACITY INFORMATION

An inventory of current permanent district facilities indicates a capacity to house 4,520 students, with an inventory of relocatable capacity to house 1,092 additional students. The October enrollment for the 2006-2007 School Year was 5,316 full-time-equivalent students. Enrollment forecasts are included in the next section of this plan.

Program capacity is determined by a school facility's design and how it is used to educate students. Program capacity is the maximum level of students that can be served educationally at each school.

In developing the program capacity information for Snoqualmie Valley School District, a survey of facilities was conducted. Each school principal described how teaching spaces were being used, i.e., the type of program offered, the numbers of students in each program, and the number of times the class was taught each day and the number and type of classrooms available. Supplemental program needs were also identified; such as special education, highly capable, music and computer instruction. This data enabled the District to develop definitions, numbers and types of teaching stations and programs. Due to changes in the instructional program, there has been a reduction in the number of classrooms available at some schools.

Although the age of school buildings in Snoqualmie Valley School District covers fifty years, a goal of the program capacity survey was to achieve a balance between the variety of school facilities' designs and the current education program. Each school building's original design was based on elements which included the community's expectations and available funding at the time of design. With this in mind, today's education program decisions are tied to school facility design decisions made in the past.

Recently, using the proceeds from a May 2003 bond authorization, impact fees and mitigation payments, the District completed several projects that added new classrooms and square footage. These projects included major construction at the following locations: Mount Si High School, Cascade View Elementary School, Chief Kanim Middle School, and Fall City Elementary School. Bond monies also funded a District-wide fiber-optic communications network.

The District' third middle school remains to be completed with the \$53.5 Million of proceeds from the 2003 bond authorization. It is scheduled to be occupied in September of 2008.

In September 2006 at a regular meeting Board of Directors, a 23-member, community-based, Facilities Task Force recommended that the District place a bond-funded \$209.2 million construction proposal on the ballot which would address many of the District's future facilities needs. Those recommendations are included in this plan.

**Inventory of Permanent School Facilities and Related Program Capacity
2007**

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	Kindergarten thru Grade 5	530	59,000
FALL CITY	33314 SE 42nd Place Fall City, Washington	Kindergarten thru Grade 5	440	48,557
NORTH BEND	400 E 3rd Street North Bend, Washington	Kindergarten thru Grade 5	410	53,419
OPSTAD	1345 Stilson Av SE North Bend, Washington	Kindergarten thru Grade 5	550	57,436
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	Kindergarten thru Grade 5 & Preschool	460	48,717
Total Elementary Capacity			2,390	267,129
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	Grades 6, 7 & 8	530	93,291
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	Grades 6, 7 & 8	330	63,702
Total Middle School Capacity			860	156,993
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	Grades 9, 10, 11 & 12	1,110	219,117
TWO RIVERS SCHOOL	330 Ballarat, North Bend, WA	Grades 7 thru 12	160	10,853
Total High School Capacity			1,270	229,970
TOTAL DISTRICT CAPACITY			4,520	654,092

*** Based upon the most recent OSPI-funded Study & Survey of the District conducted in 2003.*

ENROLLMENT

PROJECTIONS

For this plan, the District has projected student enrollment counts over the next six years using a two-year, weighted-average, modified Cohort-Survival method. This method computes progressive ratios for each grade level and weights the averages those ratios over the past three years. This average ratio is then multiplied by the actual current year's enrollment for each grade to project the enrollment in the next grade for the next year.

Between October 2005 and October 2006, actual enrollment in the district grew by 6.45%. Even though neighboring districts in King County are experiencing either a slowing or a decline in enrollment numbers, our district continues to experience enrollment growth due to an inventory of unoccupied homes in the Snoqualmie Ridge I & II developments and some moderately priced homes in North Bend and Snoqualmie. Currently, we expect student enrollment in the District to continue growing between 7.7% and 9.4% over the next six years due, in part, to ongoing home construction in the Snoqualmie Ridge II development.

Phase one of the Snoqualmie Ridge Development is almost at build out. Currently the developer estimates that 2,230 of 2,268 planned housing units in phase one are completed. To date, approximately 300 homes have been constructed out of a planned total of between 1,850 and 2,150 housing units in phase two of Snoqualmie Ridge development.

The future water availability and proposed sewer infrastructure increase in the City of North Bend are being monitored for potential future impacts. Several other large developments surrounding the cities of Snoqualmie and North Bend are continuing to move forward in the planning stages.

Snoqualmie Valley School District No. 410
 October FTE Enrollment by Grade
 (Actual Enrollment through 2006-2007 and Projected Enrollment from 2007-2008 through 2012-2013)

GRADE:	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections from 2007-2008 through 2012-2013					
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Live Births	317	242	314	325	359	444	423	498	503	495	507	319
Kindergarten*	155.00	166.10	185.30	199.00	209.00	238.50	352	398	412	407	414	310
1st Grade	379.40	365.00	373.00	404.00	469.00	494.60	537	743	817	824	809	831
2nd Grade	327.40	402.40	384.20	375.00	462.00	486.00	505	515	693	742	744	738
3rd Grade	357.00	342.40	403.00	387.50	402.60	493.30	495	483	479	628	669	677
4th Grade	363.00	377.00	359.80	408.00	425.50	429.60	507	477	453	437	570	613
5th Grade	338.90	379.00	403.00	377.80	423.20	446.30	428	474	433	401	385	507
K-5 Subtotal	1,920.70	2,031.90	2,108.30	2,151.30	2,391.30	2,588.30	2,824	3,090	3,287	3,439	3,591	3,676
6th Grade	335.10	337.00	378.00	407.00	400.00	435.00	463	453	518	516	499	522
7th Grade	370.75	353.00	343.80	380.00	408.00	406.60	440	477	482	601	625	660
8th Grade	336.05	368.60	361.20	350.00	401.55	417.20	421	464	519	571	744	845
6-8 Subtotal	1,041.90	1,058.60	1,083.00	1,137.00	1,209.55	1,258.80	1,324	1,394	1,519	1,688	1,868	2,027
9th Grade	357.60	348.60	361.40	353.00	355.00	446.00	444	438	488	541	571	717
10th Grade	377.40	337.60	350.60	366.80	369.60	385.00	472	460	458	505	537	547
11th Grade	324.60	334.40	316.80	316.60	364.53	329.60	352	422	416	409	433	444
12th Grade	293.60	328.40	371.30	341.00	303.86	308.00	287	300	364	355	335	342
9-12 Subtotal	1,353.20	1,349.00	1,400.10	1,377.40	1,392.99	1,468.60	1,555	1,620	1,726	1,810	1,876	2,050
K-12 TOTAL	4,315.80	4,439.50	4,591.40	4,665.70	4,993.84	5,315.70	5,703	6,104	6,532	6,937	7,335	7,753
	1.39%	2.87%	3.42%	1.62%	7.03%	6.45%	7.29%	7.02%	7.01%	6.20%	5.74%	5.70%

* Kindergarten expressed in terms of Full-Time-Equivalent students (FTE).
 ** Live births for school years 2010-2011 are assumed to be values on a trend line extrapolation of actual live births for prior years.
 Further, the 2WA projection method assumes all future Cohort Factors to be equal to the weighted average of the last two actual Cohort Factors.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2007	2008	2009	2010	2011	2012
Permanent Capacity @ 23-to-1:	2,390	2,390	2,390	2,990	3,590	3,590
New Construction: <i>Elementary School #6 & #7</i>	-	-	600	600	-	-
Portable Capacity Available: **	782	782	782	920	920	920
Portable Capacity Changes (+/-):	-	-	138	-	-	-
Total Capacity:	3,172	3,172	3,910	4,510	4,510	4,510
Projected Enrollment:	2,824	3,090	3,287	3,439	3,591	3,676
Surplus/(Deficit) of Permanent Capacity:	(434)	(700)	(297)	152	(1)	(86)
Surplus/(Deficit) with Portables:	348	83	624	1,072	920	835

Middle School 6-8

PLAN YEARS: *	2007	2008	2009	2010	2011	2012
Permanent Capacity @ 25-to-1:	860	860	1,460	1,460	1,460	1,460
New Construction: <i>Middle School #3</i>	-	600	-	-	-	-
Portable Capacity Available: ***	425	475	475	475	475	475
Portable Capacity Changes (+/-):	50	-	-	-	-	-
Total Capacity:	1,335	1,935	1,935	1,935	1,935	1,935
Projected Enrollment:	1,324	1,394	1,519	1,688	1,868	2,027
Surplus/(Deficit) of Permanent Capacity:	(464)	66	(59)	(228)	(408)	(567)
Surplus/(Deficit) with Portables:	11	541	416	247	67	(92)

High School 9-12

PLAN YEARS: *	2007	2008	2009	2010	2011	2012
Permanent Capacity @ 27-to-1:	1,270	1,312	1,312	1,312	1,312	2,812
New Construction: <i>MSHS & High School #2</i>	42	-	-	-	1,500	-
Portable Capacity Available: ****	243	243	621	621	621	621
Portable Capacity Changes (+/-):	-	378	-	-	-	-
Total Capacity:	1,555	1,933	1,933	1,933	3,433	3,433
Projected Enrollment:	1,555	1,620	1,726	1,810	1,876	2,050
Surplus/(Deficit) Permanent Capacity:	(243)	(308)	(414)	(498)	936	762
Surplus/(Deficit) with Portables:	0	313	207	123	1,557	1,383

K-12 TOTAL

PLAN YEARS: *	2007	2008	2009	2010	2011	2012
Permanent Capacity:	4,520	4,562	5,162	5,762	6,362	7,862
New Construction:	42	600	600	600	1,500	-
Portable Capacity Available: ****	1,450	1,500	1,878	2,016	2,016	2,016
Portable Capacity Changes (+/-):	50	378	138	-	-	-
Total Capacity:	6,062	7,040	7,778	8,378	9,878	9,878
Projected Enrollment:	5,703	6,104	6,532	6,937	7,335	7,753
Surplus/(Deficit) Permanent Capacity:	(1,141)	(942)	(770)	(575)	528	110
Surplus/(Deficit) with Portables:	359	937	1,247	1,442	2,544	2,126

* Each plan year spans two school years (e.g. the 2007 plan year spans 2006-07 and 2007-08)

** The assumed class size for Elementary Schools K-5 is 23 students per classroom.

*** The assumed class size for Middle Schools 6-8 is 25 students per classroom.

**** The assumed class size for High Schools 9-12 is 27 students per classroom.

RELOCATABLE CLASSROOMS

By August 2007, the District will own 46 portable classrooms. During plan years 2007, 2008, and 2009, the District expects to add 14 portable classrooms, making 76 total portable classrooms by August of 2011.

Portable classrooms are used to support the educational program in a variety of ways:

- To provide extra instructional space on school sites when there is a regular teaching space need due to new enrollment.
- To support the supplemental program offerings, such as music, computer labs, art, etc.
- To provide interim teaching space for the regular program when repair/remodel construction is going on in the permanent facility.
- To provide interim non-instructional space during repair/remodel construction.

Portable classrooms are also used for pull-out programs such as band, nurse's stations, or in-school suspension programs rather than permanent classroom space, because of the ease of supervision, flexibility of space arrangements, and the separation from the regular educational program. The capacity survey took these educational choices into consideration.

Currently four of the portables do not contain regularly scheduled classes. One portable is too small and does not meet code requirements for regular classroom use. Three classrooms are being used for special student programs, such as our Transitional Learning Program.

FINANCING PLAN

Snoqualmie Valley School District No. 410 is currently constructing its third middle school.

Within the next six years, current enrollment projections show that the District will need two additional elementary schools, a new middle school, as well as additional housing for high school students. To finance these projects, money from voter approved bonds, impact fees, and/or mitigation payments for school construction will all have to be used. The District expects to receive some state matching payments for elementary school #6 and high school #2 included in this plan.

The District has calculated single family and multi-family impact fees on the following pages as one source of funds to support these needed new facilities.

As demonstrated on page 9, the District currently has permanent capacity to serve 2,390 students at the elementary level, 860 students at the middle school level, and 1,270 students at the high school level. Current enrollment at each grade level is identified on page 8. The District currently is short of permanent capacity at the elementary level by 198 students, short at the middle school level by 399 students, and short at the high school level by 199 students.

As a point of comparison, without the additional permanent capacity for additional students from new housing developments as explained in this plan, enrollment in 2012 would exceed permanent capacity by 1,286 students at the elementary school level, by 1,167 students at the middle school level, and by 780 students at the high school level or, a total of 3,233 un-housed students district-wide. These deficits in permanent student housing assume that enrollment continues to grow as projected on page 8. The District's enrollment projections are based on the two-year, weighted average, modified cohort survival method, as explained on page 7.

To address existing and future capacity needs, the District's future construction plans include the following capacity-adding projects: Middle School No. 3, Elementary Schools #6 and #7, additional space at Mount Si High School, and High School #2.

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that most of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs. The modified cohort survival method does not adequately reflect all students generated from each new development within the District, planned future facilities are conservative and should be considered as the minimum amount of additional capacity necessary to serve students from new development.

2007 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:		Secured Source of Funds:			
		Bonds	State Match	Bonds	State Match	Impact Fees	Voluntary Agreements
Middle School #3 (46910 SE Middle Fork Road)	\$16,770,000 (1)	\$0	\$0	\$16,628,000	\$0	\$142,000	\$0
Non-Construction Costs for 2003 Bond Projects	\$6,310,700	\$0	\$0	\$6,257,700	\$0	\$53,000	\$0
2003 BOND-FUNDED PROJECTS	23,080,700	0	0	22,885,700	0	195,000	0
Portable Classrooms (7-Bldgs, 14-Rms)	\$3,000,000	\$2,975,000	\$0	\$0	\$0	\$25,000	\$0
Land for High School #2 (50 acres)	\$28,900,000 (2)	\$28,655,000	\$0	\$0	\$0	\$245,000	\$0
High School #2 (needed in 4 yrs)	\$76,930,000 (1)	\$74,797,000	\$1,480,000	\$0	\$0	\$653,000	\$0
Elementary School #6 (needed in 2 yrs)	\$20,720,000 (1)	\$17,065,000	\$3,479,000	\$0	\$0	\$176,000	\$0
Non-Construction Costs for Proposed Projects	\$41,850,000	\$41,495,000	\$0	\$0	\$0	\$355,000	\$0
2007 BOND-FUNDED PROJECTS	171,400,000 (3)	164,987,000	4,959,000	0	0	1,454,000	0
Elementary School #7 (needed in 3 yrs)	\$22,660,000 (1)	\$22,488,000	\$0	\$0	\$0	\$192,000	\$0
Capacity-Related Projects at MSHS (2007-08)	\$80,000 (4)	\$0	\$0	\$0	\$0	\$80,000	\$0
Non-Construction Costs for Other Projects	\$9,720,000	\$9,638,000	\$0	\$0	\$0	\$82,000	\$0
OTHER PROJECTS	32,460,000	32,126,000	0	0	0	354,000	0
TOTAL All Projects	226,960,700	197,113,000	4,959,000	22,885,700	0	2,003,000	0

(1) Estimated Cost of Construction.

(2) Even though this dollar amount has been allocated in the May 15, 2007 Bond Proposition to purchase land for High School #2, impact fees in this plan are based upon a lower land value of \$297,000 per acre. \$297,000 is the average of certified appraisals of land values that the District received in October of 2005.

(3) The 2007 Bond Proposal to be considered by voters on May 15, 2007 totals \$209.2 million. In addition to the \$171.4 million of projects listed above (E.S. #6 and H.S. #2), the 2007 Bond will fund upgrades to several schools and the district's school bus facility (\$171.4 million + \$37.8 million = \$209.2 million).

Future housing needs without a secured source of funds include: Elementary #6 (2009), Elementary #7 (2010), and High School #2 (2011).

Bonds: Middle School #3, currently under construction, is the last project funded by the 2003 bond. All other projects will require future bond funding.

State Match: State matching money will be used to reimburse the District for the costs of constructing M.S. #3, E.S. #6, and H.S.#2 after they have been completed.

Impact Fees: Impact fees will be used to assist in funding the construction of M.S. #3, E.S. #6, E.S. #7, and H.S.#2, and also to assist in purchasing

(4) Existing space at Mount Si High School will be reconfigured and remodeled to add 42 new student spaces.

**SNOQUALMIE VALLEY SCHOOL DISTRICT #410
2007 PROJECTS PLANNED - NEW CONSTRUCTION - REMODEL PROJECT - SITE ACQUISITION**

Project	Facility:	Location:	Capacity:	Anticipated Source of Funds				Student Capacity For New Housing Developments
				Bonds:	State Match	Impact Fees	Mitigation Payments	
	Middle School #3 (46910 Middle Fork Road SE)	North Bend	600	2005/2008	-	2007/2008	-	YES
	Portable Classrooms (7-Bldgs, 14-Rms)	Snoqualmie	378	2007/2008	-	2007/2008	-	YES
	Land for High School #2 (50 acres)	To Be Determined	-	2007/2008	-	2007/2008	-	YES
	High School #2	To Be Determined	1,500	2007/2011	-	2007/2011	-	YES
	Elementary School #6	Snoqualmie Ridge	600	2007/2009	-	2007/2009	-	YES
	Elementary School #7	To Be Determined	600	2009/2011	-	2009/2011	-	YES

- Certified appraisals of land values, received by the District in October 2005, established the 2005 price of vacant land in the District at approximately \$297,000 per acre. \$297,000 per acre, without any consideration of inflation in land values for either 2006 or 2007, has been used as the cost per acre of land in this plan's impact fee calculations for High School #2.

Also see notes at the bottom of page 12.

- Middle School #3 will open in the Fall of 2008.

- Current enrollment projections show the need for E.S. #6 in 2008, E.S. #7 in 2010, and additional H.S. Facilities in 2011.

Snoqualmie Valley School District No. 410
2006 FORMULA Impact Fees -- Single-Family Residences

Student Factors - Single Family		Temporary Facilities Cost	
Elementary	0.3910	Elementary	\$75,000
Middle School	0.1370	Middle School	\$75,000
High School	0.1630	High School	\$75,000
Student Capacity Per Facility		Permanent Square Footage	
Elementary	600	Elementary	267,129
Middle School	600	Middle School	156,993
High School	1,500	High School	229,970
		Total	654,092
Site Acreage Size		Temporary Square Footage	
Elementary	15	Elementary	30,600
Middle School	25	Middle School	6,300
High School	40	High School	4,500
		Total	41,400
Site Cost Per Acre *		Total Facilities Square Footage	
Elementary	\$0	Elementary	297,729
Middle School	\$0	Middle School	163,293
High School	\$297,000	High School	234,470
		Total	695,492
New Facility Construction Cost		School Construction State Match	
Elementary	\$21,700,000	State Match Percentage	39.55%
Middle School	\$16,770,000		
High School	\$76,930,000		
New Facility Size		Boeckh Index Factor	
Elementary	70,800	Current Area Cost Allowance	\$162.43
Middle School	87,600		
High School	225,000		
SPI Square Footage Per Student		District Average Assessed Value	
Elementary	90	Single Family Residence	\$411,298
Middle School	117		
High School	130	District Average Assessed Value	
		Multi-Family Residence	\$144,147
Temporary Classroom Capacity		District Debt Service Tax Rate	
Elementary	23	Current \$/1000 Rate	\$2.8818
Middle School	25		
High School	27	General Obligation Bond Interest Rate	
		Current Bond Buyer Index	4.08%

* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410
2006 FORMULA Impact Fees -- Single-Family Residences

Site Acquisition Cost Per Single-Family Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	600	0.3910	\$0.00
A2 (Middle)	25	\$0	600	0.1370	\$0.00
A3 (Sr High)	40	\$297,000	1,500	0.1630	\$1,290.96
					A----->
					\$1,290.96

Permanent Facility Construction Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$21,700,000	600	0.3910	0.9405	\$13,299.77
B2 (Middle)	\$16,770,000	600	0.1370	0.9405	\$3,601.32
B3 (Sr High)	\$76,930,000	1,500	0.1630	0.9405	\$7,862.32
					B----->
					\$24,763.41

Temporary Facilities Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$75,000	23	0.3910	0.0595	\$75.86
C2 (Middle)	\$75,000	25	0.1370	0.0595	\$24.45
C3 (Sr High)	\$75,000	27	0.1630	0.0595	\$26.94
					C----->
					\$127.25

State Match Credit Per Single-Family Residence

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$162.43	90	39.55%	0.3910	\$2,260.64
D2 (Middle)	\$162.43	117	39.55%	0.1370	\$1,029.72
D3 (Sr High)	\$162.43	130	39.55%	0.1630	\$1,361.27
					D----->
					\$4,651.63

Tax Credit Per Single-Family Residence

Average Residential Assessed Value ----->	\$411,298
Current Debt Service Tax Rate ----->	\$2.8818
Bond Buyer Index Annual Interest Rate ----->	4.08%
Discount Period (10 Years) ----->	10
TC----->	
\$9,575.63	

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

Developer Provided Facility Credit

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

Fee Recap

A =	\$1,290.96
B =	\$24,763.41
C =	\$127.25
Subtotal	\$26,181.62
D =	\$4,651.63
TC =	\$9,575.63
Subtotal	\$14,227.26
Total Unfunded Need	\$11,954.36
50% Local Share	(\$5,977.18)
FC (If Applicable)	\$0.00
Net Fee Obligation	\$5,977.18

Snoqualmie Valley School District No. 410
2007 FORMULA Impact Fees -- Multi-Family Residences

Student Factors - Multi-Family		Temporary Facilities Cost	
Elementary	0.1300	Elementary	\$75,000
Middle School	0.0370	Middle School	\$75,000
High School	0.0510	High School	\$75,000
Student Capacity Per Facility		Permanent Square Footage	
Elementary	600	Elementary	267,129
Middle School	600	Middle School	156,993
High School	1500	High School	229,970
Site Acreage Size		Total	654,092
Elementary	15	Temporary Square Footage	
Middle School	25	Elementary	30,600
High School	40	Middle School	6,300
Site Cost Per Acre *		High School	4,500
Elementary	\$0	Total	41,400
Middle School	\$0	Total Facilities Square Footage	
High School	\$297,000	Elementary	297,729
New Facility Construction Cost		Middle School	163,293
Elementary	\$21,700,000	High School	234,470
Middle School	\$16,770,000	Total	695,492
High School	\$76,930,000	School Construction State Match	
New Facility Size		Local District Percentage	39.55%
Elementary	70,800	Boeckh Index Factor	
Middle School	87,600	Current Area Cost Allowance	\$162.43
High School	225,000	District Average Assessed Value	
SPI Square Footage Per Student		Single Family Residence	\$411,298
Elementary	90	District Average Assessed Value	
Middle School	117	Multi-Family Residence	\$144,147
High School	130	District Debt Service Tax Rate	
Temporary Classroom Capacity		Current \$/1000 Rate	\$2.8818
Elementary	23	General Obligation Bond Interest Rate	
Middle School	25	Current Bond Buyer Index	4.08%
High School	27		

* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410
2007 FORMULA Impact Fees -- Multi-Family Residences

Site Aquisition Cost Per Multi-Family Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	600	0.1300	\$0.00
A2 (Middle)	25	\$0	600	0.0370	\$0.00
A3 (Sr High)	40	\$297,000	1,500	0.0510	\$403.92
					A----->
					\$403.92

Permanent Facility Construction Cost Per Multi-Family Residence

Formula: ((Facility Cost / Facility Size) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$21,700,000	600	0.1300	0.9405	\$4,421.92
B2 (Middle)	\$16,770,000	600	0.0370	0.9405	\$972.62
B3 (Sr High)	\$76,930,000	1,500	0.0510	0.9405	\$2,459.99
					B----->
					\$7,854.53

Temporary Facilities Cost Per Multi-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$75,000	23	0.1300	0.0595	\$25.22
C2 (Middle)	\$75,000	25	0.0370	0.0595	\$6.60
C3 (Sr High)	\$75,000	27	0.0510	0.0595	\$8.43
					C----->
					\$40.25

State Match Credit Per Multi-Family Residence

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$162.43	90	39.55%	0.1300	\$751.62
D2 (Middle)	\$162.43	117	39.55%	0.0370	\$278.10
D3 (Sr High)	\$162.43	130	39.55%	0.0510	\$425.92
					D----->
					\$1,455.64

Tax Credit Per Multi-Family Residence

Average Residential Assessed Value ----->	\$144,147
Current Debt Service Tax Rate ----->	\$2.8818
Bond Buyer Index Annual Interest Rate ----->	4.08%
Discount Period (10 Years) ----->	10
TC----->	
\$3,355.96	

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

PV(Interest Rate, Discount Period, (Average Assessed Value x Tax Rate)) = Tax Credit

Developer Provided Facility Credit

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

Fee Recap

A =	\$403.92	
B =	\$7,854.53	
C =	\$40.25	
Subtotal		\$8,298.70
D =	\$1,455.64	
TC =	\$3,355.96	
Subtotal		\$4,811.60
Total Unfunded Need		\$3,487.10
50% Local Share		(\$1,743.55)
FC (If Applicable)		\$0.00
Net Fee Obligation		\$1,743.55

APPENDIX A
2007 Composite Student Factors
 Puget Sound School Coalition - King County

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.312	0.384	0.444	0.422	0.391
Middle	0.127	0.149	0.148	0.124	0.137
High	0.161	0.150	0.252	0.087	0.163
Total:	0.600	0.683	0.844	0.633	0.691

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.046	0.102	0.293	0.077	0.130
Middle	0.019	0.049	0.058	0.022	0.037
High	0.034	0.052	0.094	0.022	0.051
Total:	0.099	0.203	0.445	0.121	0.218

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."