

2007-491

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2007 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted July 11, 2007
Resolution No. 926

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King county Council Ordinance 21A.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
STANDARD OF SERVICE.....	2
TRIGGER OF CONSTRUCTION.....	3
DEVELOPMENT TRACKING.....	4
NEED FOR IMPACT FEES.....	5
EXISTING AND FUTURE CAPACITY NEEDS.....	6
ENROLLMENT METHODOLOGY.....	7
TABLE #1: ACTUAL STUDENT COUNTS 2001 - 2006 AND ENROLLMENT PROJECTIONS 2007 – 2022.....	8
TABLE #2: STUDENT FACTORS – SINGLE FAMILY.....	9
TABLE #3: STUDENT FACTORS – MULTI FAMILY.....	10
INVENTORY AND EVALUATION OF CURRENT FACILITIES.....	11
SITE LOCATION MAP.....	12
SIX-YEAR CONSTRUCTION PLAN.....	13
TABLE #4: PROJECTED CAPACITY TO HOUSE STUDENTS.....	14
SINGLE AND MULTI FAMILY IMPACT FEE CALCULATIONS.....	15
BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS.....	16
APPENDIX A: 2006-2007 ELEMENTARY CAPACITIES.....	17
APPENDIX B: 2006-2007 MIDDLE SCHOOL CAPACITIES.....	18
APPENDIX C: 2006-2007 HIGH SCHOOL CAPACITIES.....	19
APPENDIX D: 2006-2007 TOTAL CAPACITIES.....	20
APPENDIX E: SIX-YEAR FINANCE PLAN.....	21

EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2007.

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

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

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

STANDARD OF SERVICE

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

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. It is the Board's intent to reduce the K-2 class size ratio to 18 and grades 3-5 to 22 if Initiative 728 funding is provided by the legislature. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

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

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

TRIGGER OF CONSTRUCTION

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

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

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

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 49 known new housing development. This data provides two useful pieces of planning information. First, is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed over the last five years or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.384 elementary student, 0.149 middle school student, 0.150 high school student, for a total of 0.683 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.102 elementary student, 0.049 middle school student, 0.052 high school student, for a total of 0.203 school aged student per residence (see Table 3).

Both single-family and multi-family averages have increased since last year.

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools. The District currently does not qualify for state match funding for new K-12 construction.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 6,564 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3,124 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5,120 students at the high school level. Current enrollment is identified on page 7. The District elementary population is over permanent capacity at the elementary level by 185 students (Appendix A), at the middle/junior high school level the District population is over permanent capacity by 669 students (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 310 students (Appendix C).

Based upon the District's student generation rates, the District expects that .683 student will be generated from each new single family home in the District and that .203 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 9 to the District's existing permanent capacity (Appendices A,B, and C) and if no capacity improvements are made by the year 2013-14, the District elementary population will be over its permanent capacity by 568 students, at the middle school level by 1,314 students, and at the high school level by 190 students. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

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

Facility	Projected Completion Date	Location	Capacity
Expand Skyline High School	2009	Issaquah Plateau	370
Expand Issaquah High School	2009	Issaquah	370
Expand Liberty High School	2010	Renton	420
Expand Maywood Middle School	2010	Renton	175
Elem School 15	2012	Issaquah Plateau	584

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

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

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

ENROLLMENT METHODOLOGY

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

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

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

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

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

Enrollment projections for the years 2001 through 2020 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2001-02 Through 2006-07
Enrollment Projections 2007-08 Through 2021-22

Year	FTE Enrollment													Total			
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH		Total		
2001-02	475	1072	1069	1127	1171	1155	1201	1159	1072	1143	1128	969	888	6069	3432	4128	13,629
2002-03	458	1059	1101	1062	1150	1204	1166	1213	1174	1131	1129	1054	896	6084	3553	4210	13,797
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1062	956	6097	3664	4352	14,113
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	6270	3715	4453	14,438
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	6749	3707	4698	15,153
2007-08	540	1211	1314	1262	1247	1300	1289	1283	1221	1291	1339	1139	1041	6874	3793	4810	15,478
2008-09	540	1234	1263	1370	1300	1279	1339	1315	1308	1259	1287	1231	1028	6987	3962	4805	15,754
2009-10	530	1234	1285	1322	1408	1337	1320	1364	1342	1348	1254	1171	1118	7115	4025	4891	16,031
2010-11	537	1217	1279	1341	1363	1446	1376	1342	1388	1379	1340	1138	1059	7183	4106	4916	16,204
2011-12	535	1230	1264	1332	1381	1394	1482	1396	1364	1427	1370	1225	1024	7137	4242	5046	16,425
2012-13	536	1223	1278	1318	1371	1415	1432	1505	1421	1404	1421	1258	1113	7143	4358	5196	16,697
2013-14	536	1227	1272	1334	1358	1405	1454	1455	1530	1460	1397	1308	1146	7132	4438	5310	16,881
2014-15	535	1226	1275	1328	1374	1392	1444	1476	1480	1569	1452	1283	1195	7130	4400	5498	17,028
2015-16	536	1225	1274	1331	1367	1408	1431	1466	1500	1519	1561	1399	1170	7140	4397	5588	17,125
2016-17	535	1226	1273	1329	1370	1401	1446	1453	1490	1539	1511	1447	1226	7135	4389	5724	17,247
2017-18	536	1225	1274	1328	1368	1404	1439	1468	1477	1529	1532	1398	1335	7136	4385	5794	17,315
2018-19	535	1226	1274	1330	1368	1402	1443	1462	1493	1516	1522	1419	1285	7135	4397	5742	17,274
2019-20	535	1226	1274	1329	1369	1402	1440	1465	1486	1532	1508	1408	1306	7135	4391	5755	17,281
2020-21	536	1226	1274	1329	1369	1404	1440	1463	1489	1525	1524	1395	1296	7136	4392	5740	17,268
2021-22	535	1226	1274	1329	1369	1403	1442	1462	1487	1528	1517	1411	1283	7135	4391	5739	17,265

Single Family Student Generation Factor

	STUDENTS					AVERAGE PER UNIT				
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development										
Aspen Meadows	52	52	22	12	12	46	0.423	0.231	0.231	0.885
Autumn Meadows	52	52	15	4	4	23	0.288	0.077	0.077	0.442
Beaver Lake Estates	172	172	65	37	33	135	0.378	0.215	0.192	0.785
Canterfield @ Redford Ranch	77	77	23	10	8	41	0.299	0.130	0.104	0.532
China Creek	225	225	90	45	45	180	0.400	0.200	0.200	0.800
China Falls	78	72	17	10	8	35	0.236	0.139	0.111	0.486
Edgemore Div 2	60	60	53	9	15	77	0.883	0.150	0.250	1.283
Highlands @ Newcastle	152	152	51	12	7	70	0.336	0.079	0.046	0.461
Issaquah Highlands	1331	1202	306	102	99	507	0.255	0.085	0.082	0.422
Lakemont Findley Court	42	42	3	5	5	13	0.071	0.119	0.119	0.310
Lakemont Long Shadow Ridge	43	43	7	5	16	28	0.163	0.116	0.372	0.651
Licorice Fern 2	85	85	34	18	16	68	0.400	0.212	0.188	0.800
Maple Station	27	27	16	3	3	22	0.593	0.111	0.111	0.815
Maureen Highlands div 1,2,3	125	117	26	11	7	44	0.222	0.094	0.060	0.376
Park Hill @ Newcastle	32	32	19	5	9	33	0.594	0.156	0.281	1.031
Pinnacle @ Lakemont	48	48	12	7	7	26	0.250	0.146	0.146	0.542
Redhawk	48	48	13	4	5	22	0.271	0.083	0.104	0.458
Renaissance Ridge	270	270	144	47	66	257	0.533	0.174	0.244	0.952
Reserve @ Newcastle	163	107	21	7	7	35	0.196	0.065	0.065	0.327
Sara's Crossing	55	55	28	9	11	48	0.509	0.164	0.200	0.873
Seneca	25	25	7	1	1	9	0.280	0.040	0.040	0.360
Silverleaf	53	53	18	11	7	36	0.340	0.208	0.132	0.679
Stonegate	53	53	36	8	11	55	0.679	0.151	0.208	1.038
Talus	373	349	68	35	53	156	0.195	0.100	0.152	0.447
Traditions	95	95	33	10	13	56	0.347	0.105	0.137	0.589
Trossachs	865	863	580	234	202	1016	0.672	0.271	0.234	1.177
Wesley Park I & II	226	226	82	29	27	138	0.363	0.128	0.119	0.611
Windwood	109	109	44	20	20	84	0.404	0.183	0.183	0.771
TOTALS	5043	4818	1849	717	725	3291	0.384	0.149	0.150	0.683
SINGLE FAMILY										
Elementary School	0.384									
Middle School 6 - 8	0.149									
High School 9 - 12	0.150									
TOTAL	0.683									

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

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	#Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Highland Garden Apts	51	51	33	21	14	68	0.647	0.412	0.275	1.333
Palomino Condos @ Redford	60	60	3	1	2	6	0.050	0.017	0.033	0.100
Summer Hill Condos	168	168	19	9	11	39	0.113	0.054	0.065	0.232
Sterling Square @Trossachs	174	174	12	5	3	20	0.069	0.029	0.017	0.115
Fairfield Green Apts	59	59	7	3	10	20	0.119	0.051	0.169	0.339
Sierra Apts	92	92	6	3	4	13	0.065	0.033	0.043	0.141
Issaquah Highlands Multi	688	644	29	13	15	57	0.045	0.020	0.023	0.089
Daybreak Apts	90	90	7	2	1	10	0.078	0.022	0.011	0.111
Cascade Lookout	33	33	2	2	1	5	0.061	0.061	0.030	0.152
Trillium Heights Apts	74	74	7	2	2	11	0.095	0.027	0.027	0.149
The Hamptons	124	101	0	0	1	1	0.000	0.000	0.010	0.010
Parterra @ Newcastle	140	78	6	2	3	11	0.077	0.026	0.038	0.141

MULTI-FAMILY

Elementary K - 5	0.102
Middle School 6 - 8	0.049
High School 9 - 12	0.052
TOTAL	0.203

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

INVENTORY AND EVALUATION OF CURRENT FACILITIES

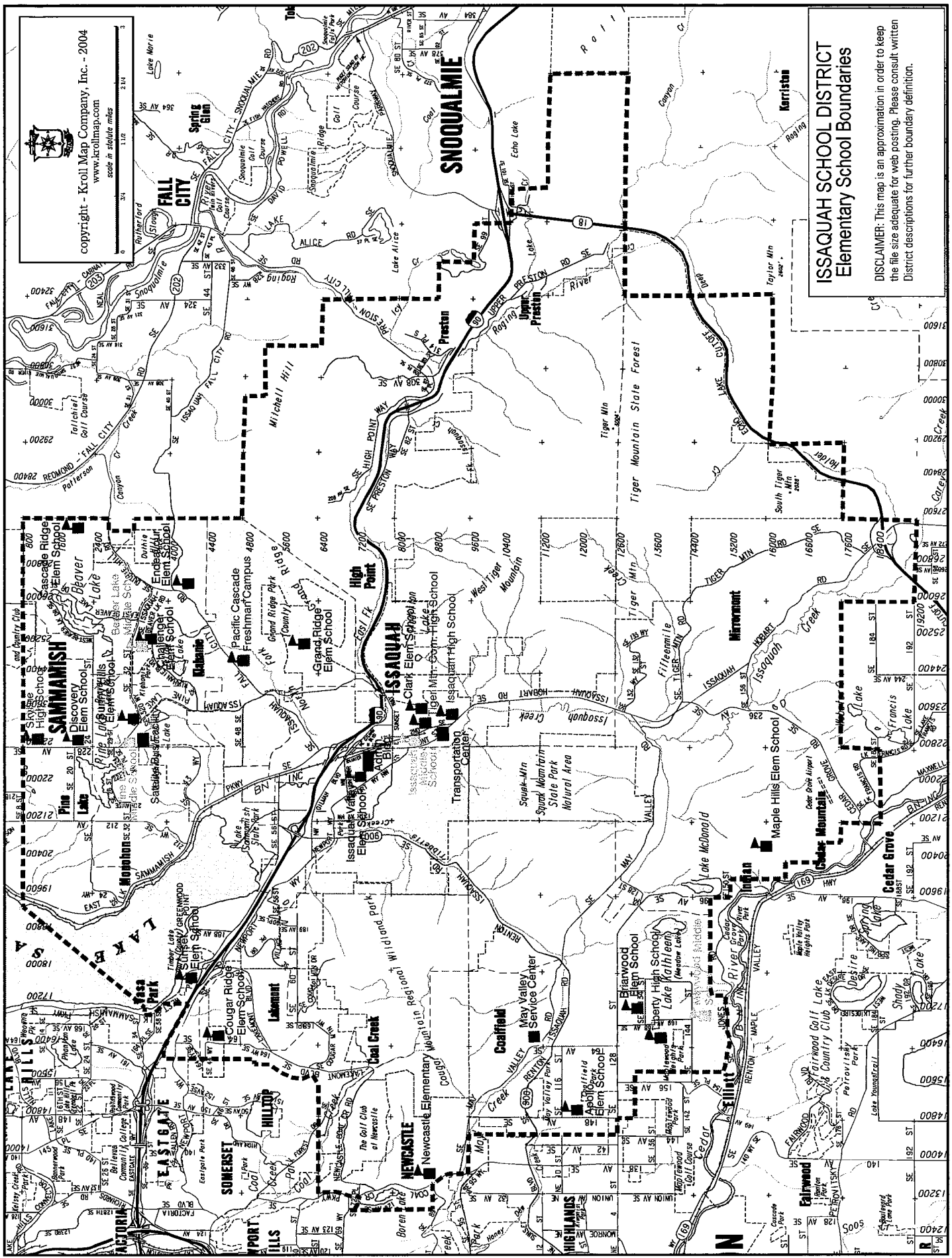
Currently, using the 95% utilization factor, the District has the capacity to house 14,068 students in permanent facilities and 2,280 students in portables. The projected student enrollment for the 2007-2008 school year is expected to be 15,478. This leaves a permanent capacity deficit of 1,410. Adding portable classrooms into the capacity calculations gives us a capacity of 16,348 with a surplus capacity of 870 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 8.

<u>Existing Facility</u>	<u>Location</u>
GRADE SPAN K-5:	
Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah
GRADE SPAN 6-8:	
Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish
GRADE SPAN 9-12:	
Pacific Cascade Freshman Campus	24635 SE Issaquah Fall City Rd, Issaquah
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah
SUPPORT SERVICES:	
Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah

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 scale in statute miles



**ISSAQUAH SCHOOL DISTRICT
 Elementary School Boundaries**

DISCLAIMER: This map is an approximation in order to keep the file size adequate for web posting. Please consult written District descriptions for further boundary definition.

**THE ISSAQUAH SCHOOL DISTRICT'S
SIX-YEAR CONSTRUCTION PLAN**

At the time of plan preparation no schools are under construction.

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9th grade only high school to a 5th middle school. All 9th grade students will then be served by the District's three comprehensive high schools. To accommodate this Issaquah High and Skyline High schools will be expanded to meet the space needs of the returning freshman and to accommodate growth. The District will expand Liberty High School and Maywood Middle School to accommodate growth experienced in the south end of the District. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$1 million in impact fees and mitigation payments that will be applied to capital projects.

The District projects 15,478 FTE students for the 2007-2008 school year and 16,697 FTE students in the 2012-2013 school year. This growth represents a 7% (rounded) increase in student population. This growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2007-08	2009-10	2010-11	2011-12	2012-13	2013-14
*Permanent Capacity	14808	14068	14808	15403	15403	15987
High School		740	420			
Middle School			175			
Elementary School					584	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	14068	14808	15403	15403	15987	15987
Portables	2280	2280	2280	2280	2280	2280
Total Capacity	16348	17088	17683	17683	18267	18267
Projected FTE Enrollment	15478	15754	16031	16204	16425	16697
Permanent Capacity (surplus/deficit)	-1410	-946	-628	-801	-438	-710
Permanent Cap w/Portables (surplus/deficit)	870	1334	1652	1479	1842	1570

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D). The number of planned portables may be reduced if permanent capacity is increased by a future bond issue. The 2009-10 Permanent Capacity number reflect the conversion of Pacific Cascade Freshman Campus, a high school, to a middle school facility, and the resulting shift in student capacity.

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
 YEAR 2007

School Site Acquisition Cost:

(Acres x Cost per Acre) / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$300,000	584	0.384	0.102	\$1,971	\$523
Middle/JR High	0.00	\$0	855	0.149	0.049	\$0	\$0
High	0.00	\$0	0	0.150	0.052	\$0	\$0
TOTAL						\$1,971	\$523

School Construction Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.24%	\$20,350,000	584	0.384	0.102	\$12,736	\$3,378
Middle/JR High	95.24%	\$1,107,400	175	0.149	0.049	\$897	\$295
High	95.24%	\$32,395,500	1,160	0.150	0.052	\$4,002	\$1,385
TOTAL						\$17,635	\$5,058

Temporary Facility Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.76%	\$0	40	0.384	0.102	\$0	\$0
Middle/JR High	4.76%	\$0	52	0.149	0.049	\$0	\$0
High	4.76%	\$0	56	0.150	0.052	\$0	\$0
TOTAL						\$0	\$0

State Matching Credit:

Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.384	0.102	\$0	\$0
9th Grade Camp.	\$154.22	130	0.00%	0.149	0.049	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$495,370	\$241,299
Capital Bond Interest Rate	4.08%	4.08%
Net Present Value of Average Dwelling	\$4,001,941	\$1,949,380
Years Amortized	10	10
Property Tax Levy Rate	\$1.89	\$1.89
Present Value of Revenue Stream	\$7,564	\$3,684

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$1,971.42	\$522.88
Permanent Facility Cost	\$17,634.81	\$5,057.51
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$7,563.67)	(\$3,684.33)
FEE (AS CALCULATED)	\$12,042.56	\$1,896.06
FEE (AS DISCOUNTED)	\$6,021.28	\$948.03
FINAL FEE	\$6,021	\$948

Each city or county sets and adopts the amount of the school impact fee.

For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS
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SCHOOL SITE ACQUISITION COST:

- Elementary \$300,000/ acre for elementary site
- Middle School No new sites are being considered.
- High School No high school sites are planned for purchase within the next six years.

SCHOOL CONSTRUCTION COST:

- Elementary \$20,350,000 is the cost of the project budget for Elem. #15
- Middle School No new middle schools are planned. \$1,107,400 is planned for the expansion of Maywood Middle School.
- High School \$32,395,000 is budgeted for expansion of 3 high schools.

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

Total Square Footage	1,684,069
Permanent Square Footage (OSPI)	1,588,897
Temporary Square Footage	95,172

TEMPORARY FACILITY COST:

No new portables are considered in this plan.

STATE MATCH CREDIT:

Current Area Cost Allowance	\$154.22
Percentage of State Match (Issaquah School District does not qualify for state funding for new construction under existing formulas)	\$ -0-

2006 - 2007 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS**	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)***	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERMANENT CAP. OVERAGE OR SHORTAGE****	EXISTING PORT. OVERAGE OR SHORTAGE****
APOLLO	19	380	5	60	440	3	60	5,000	0	0	600	3	417	1	68
BRIARWOOD	18	360	1	12	372	3	60	432	0	0	432	3	428	4	18
CASCADE RIDGE	24	480	2	24	504	8	160	564	0	0	664	8	620	44	11
CHALLENGER	20	400	3	36	436	10	200	536	0	0	636	10	602	188	2
CLARK	16	320	1	12	332	8	160	492	0	0	492	8	307	8	160
COUGAR RIDGE	22	440	2	24	464	8	160	624	0	0	624	8	548	107	45
DISCOVERY	22	440	2	24	464	8	160	624	0	0	624	8	574	135	19
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	688	246	68
GRAND RIDGE	28	560	2	24	584	0	0	584	0	0	584	0	748	163	193
ISSAC VALLEY	20	400	2	24	424	3	60	484	0	0	484	3	438	56	22
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	420	13	51
NEWCASTLE	24	480	2	24	504	0	0	504	0	0	504	0	455	44	44
SUNNY HILLS	28	560	1	12	572	2	40	572	0	0	612	2	583	29	18
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	581	69	16
TOTAL	309	6180	32	384	6564	69	1380	7594	0	0	7944	68	7370	1139	177

*Minus excluded spaces for special program needs
 **Average of staffing ratios with 1:728 target of 1:19 K-2, 1:22 3-5
 ***Permanent Capacity x 85% (utilization factor) Minus Headcount Enrollment
 ****Maximum Capacity x 85% (utilization factor) Minus Headcount Enrollment
 Permanent capacity reflects the building's level of service design capacity.
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2006-2007 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERMANENT GAP Over of Short**	EXISTING PORT. OVER OR SHORT ***
BEAVER LAKE	30	780	2	24	864	6	156	960	2	52	1012	8	1080	-316	-168
ISSAQ MIDDLE	29	754	2	24	718	6	156	844	2	52	896	8	873	-134	-14
MAYWOOD	31	806	3	36	842	4	104	946	4	104	1050	8	874	-74	25
PINE LAKE	26	676	2	24	700	8	208	908	0	0	908	8	925	-260	-62
TOTAL	116	3016	9	108	3124	24	624	3748	8	208	3956	32	3752	-784	-191

*Minus excluded spaces for special program needs

**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

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

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

2006-2007 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2007 PROJ. HEADCOUNT	PERM GAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT***
ISSAQ HIGH	52	1456	2	24	1480	2	56	1536	6	168	1704	8	1265	-141	194
LIBERTY HIGH	41	1148	3	36	1184	0	0	1184	0	0	1184	0	1183	-58	-58
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	90	-10	-10
SKYLINE HIGH	52	1456	2	24	1480	2	56	1536	2	56	1592	12	1289	-117	170
PCFC	31	868	2	24	892	4	112	1004	0	0	1004	4	928	-81	26
TOTAL	145	4060	14	168	8120	8	224	5344	8	224	5568	24	4755	-109	-322

*Minus excluded spaces for special program needs
 **9/1/06 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
 ***9/1/06 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)
 Permanent capacity reflects the building's level of service design capacity.
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2006-2007 District Total Capacity

# OF CLASSROOMS*	570	13256	55	660	14808	101	2228	17036	0	432	17468	125	15877	-1500	1158
ROOM CAPACITY (28)															
# OF HANDICAP ROOMS															
H/C ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADDTL PORTABLE CAPACITY (28)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
SEPT. 2006 PROJ. HEADCOUNT															
PERMANENT CAPACITY (95%)															
TOTAL CAPACITY EXISTING PORTS (95%)															

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

Six-Year Finance Plan

(\$ in \$1,000's)

BUILDING	N/M*	2007	2008	2009	2010	2011	2012	Cost to		UNSECURED LOCAL***
								Complete	LOCAL/STATE**	
Skyline High School	M	\$1,065,300	\$2,500,000	\$2,500,000				\$6,065,300	\$6,265,300	
Issaquah High School	M	\$1,400,000	\$7,000,000	\$7,000,000	\$5,326,000			\$20,726,000	\$20,726,000	
Liberty High School	M		\$500,000	\$2,309,200	\$3,000,000			\$5,809,200	\$5,809,200	
Maywood Middle School	M	\$107,400	\$225,000	\$520,000	\$255,000			\$1,107,400	\$1,137,400	
Elementary #15	N			\$350,000	\$9,500,000	\$9,500,000	\$1,000,000	\$20,350,000	\$20,350,000	
Portables	N							\$0		
TOTALS		\$2,574,707	\$10,227,008	\$12,801,715	\$18,083,070	\$9,500,000	\$1,000,000	\$54,057,900	\$54,287,900	\$0

*N = New Construction M = Modernization

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

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

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