SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2015

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.

Adopted on June 11, 2015

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2015-2020
SIX-YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the District Business Services Office
(425.831.8011)

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

Board of Directors

	Position Number	Term
Geoff Doy, President	2	1/1/12 – 12/31/15
Carolyn Simpson, Vice-President	3	1/1/12 – 12/31/15
Tavish MacLean	1	1/1/14 – 12/31/17
Marci Busby	4	1/1/14 – 12/31/17
Dan Popp	5	1/1/12 – 12/31/15

Central Office Administration

Superintendent	G. Joel Aune
Assistant Superintendent – Teaching & Learning	Jeff Hogan
Assistant Superintendent – Finance & Operations	Ryan Stokes
Executive Director of Student Services	Nancy Meeks
Director of Secondary Education and Instructional Support	Ruth Moen
Director of Elementary Education	Dan Schlotfeldt

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
John Belcher, Principal

Mount Si High School Freshman Campus
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Vernie Newell, Principal

Two Rivers School
330 Ballarat Ave.
North Bend, WA 98045
(425) 831-4200
Amy Montanye-Johnson, 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

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
(425) 831-4150
Jeff D'Ambrosio, Principal

Cascade View Elementary
34816 SE Ridge Street
Snoqualmie, WA 98065
(425) 831-4100
Ray Wilson, Principal

Fall City Elementary
33314 S.E. 42nd
Fall City, WA 98027
(425) 831-4000
Monica Phillips, Principal

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

Opstad Elementary
1345 Stilson Avenue S.E.
North Bend, WA 98045
(425) 831-8300
Amy Wright, Principal

Snoqualmie Elementary
39801 S.E. Park Street
Snoqualmie, WA 98065
(425) 831-8050
Kerstin Kramer, Principal

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in spring 2015 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	27 Students

School capacity is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). Using reduced class size at the K-3 level, the District's current overall permanent capacity is 4,673 students (with an additional 1,827 student capacity available in portable classrooms). October enrollment for the 2014-15 school year was 6,160 full time equivalents ("FTE"). FTE enrollment is projected to increase by 19% to 7,350 in 2020, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the State to convert to full day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016. This transition will double the number of classrooms needed for kindergarteners, including those which require additional special educational services. Kindergartners who are currently considered ½ FTE will count as a full FTE, which increases the FTE projected enrollment by approximately 260 students in 2016. HB 2776 also stipulates K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 25:1 currently funded). This transition will significantly increase the number of classrooms needed to adequately serve our K-3 population.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. The Snoqualmie Ridge area has an estimated 600 housing units that are expected to be constructed by 2020. The City of North Bend is also experiencing a recent resurgence of housing growth, and estimates approximately 700 housing units to be constructed over the same time frame. Additional future housing growth is anticipated by both cities beyond 2020.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005 and Twin Falls Middle School in 2008. In February 2009, voters in the Snoqualmie Valley School District passed a bond which funded the addition of 12 relocatable classrooms at Mount Si High School. This measure was meant to be a stopgap to address immediate overcrowding at the high school while a long-term solution was developed for the capacity needs at the high school level. After a two-year study which involved staff, parents and members of the community, a plan was developed and approved by the School Board to annex Snoqualmie Middle School and convert it into a 9th grade campus as part of Mount Si High School in the fall of 2013. While this plan was initiated to provide a long-term capacity solution for high school students, the creation of a 9th grade campus was also expected to facilitate a more successful student transition into high school, increase overall graduation rates, provide leadership opportunities for 9th graders, and allow for the introduction of STEM (science, technology, engineering and math) focused delivery of instruction.

In order to address the immediate resulting capacity needs at the middle school level caused by the annexation, the District anticipated utilizing additional relocatables until additional, permanent secondary capacity could be constructed in Snoqualmie. After a bond for a replacement middle school fell one vote short of obtaining the requisite 60% approval of the voters, the board voted in March 2012 to continue with plans to annex SMS as a 9th grade campus and contract from three to two middle schools in the fall of 2013.

In 2013, the board initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School.

In the Fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The expanded and modernized Mount Si High school will also allow the District to re-locate the freshman campus onto the main high school campus, which will allow for the conversion of the current freshman campus back to a middle school (Snoqualmie Middle School). The voters approved the bond proposition in February 2015. Due to constraints at the Mount Si main campus, it was determined that land would need to be acquired as part of the bond proposition in order to provide the requisite amount of parking to adequately serve the expanded high school, as well as to meet zoning requirements. In addition, while not addressed in the bond proposition, expanded fields are needed to be able to adequately serve the anticipated larger student body. The District is currently working on land acquisition and alternative field solutions in order to address those known capacity needs.

The voter-approved proposition also included funds to construct a new elementary school (Elementary School #6). The District's elementary population is at capacity based on current programming levels. In addition to the transition to full day kindergarten by 2018, State law also calls for class size reduction in grades K through 3. Current class sizes for these grades, as funded by the State, are at a student to teacher ratio of approximately 25:1. By 2018, current law would require those ratios to be reduced to 17:1. This will require additional capacity at all existing elementary schools in the district. The construction of Elementary School #6 will provide initial capacity at all elementary schools, as each current elementary school is providing capacity that can be transferred to the new elementary school. However, future enrollment growth, when combined with reduced class sizes, may require additional future elementary school capacity. Future updates to this Plan will continue to monitor for this potential need. At a minimum, the District anticipates needing to provide additional relocatable classrooms at the elementary level both prior to and after the construction of the sixth elementary school.

Any middle school level capacity shortfalls will likely be addressed via conversion of computer labs into general classrooms and the reinstatement of Snoqualmie Middle School as part of the high school expansion project noted above. The classroom conversions should provide sufficient capacity relief at the middle school level prior to the time that Snoqualmie Middle School is brought back online as a middle school facility.

Section 2. Current District "Standard of Service"

(as defined by King County Code 21A.06

King County Code 21A.06 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 best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 27 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, as the District is dependent upon increased State funding for the requisite teaching positions and currently lacks sufficient classroom capacity, it will take a number of years before the District's goal is feasible.

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

This utilization rate is consistent with information recently reported to the Board by NAC Architecture as part of a recent capacity analysis of Mount Si High School. The results of the capacity analysis concluded that 80% utilization is a realistic benchmark for utilization in that building.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity after consideration for smaller class sizes in grades K-3 is 6,500 students (4,673 in permanent classrooms and 1,827 in relocatable classrooms). October student enrollment for the 2014-15 school year was 6,159 full time equivalents ("FTE"). FTE enrollment, based on the mid-range of recent third-party demographic projections, is expected to increase by 19% to 7,350 FTE students in 2020. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, total District FTE enrollment increases by approximately 260 students beginning in 2016.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2012 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity
2015

ELEMENTARY LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	452	648
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	320	564
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	304	506
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5 & Preschool	380	565
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	320	616
	Total Elementary School		**1,776**	**2,899**

MIDDLE SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	727
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	615	740
	Total Middle School		**1,208**	**1,467**

HIGH SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,218	1,158
MOUNT SI FRESHMAN CAMPUS	9200 Railroad Ave SE Snoqualmie, Washington	9	471	478
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	100
	Total High School		**1,689**	**1,736**

TOTAL DISTRICT	**4,673**	**6,102**

* *Does not include capacity for special programs as identified in Standards of Service section.*

** *Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and out-of-district placements.*

Section 4. Relocatable Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 82 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 28% of capacity District-wide. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional relocatables at the elementary school level during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding relocatables in order to address temporary fluctuations in enrollment. In addition, the use and need for relocatables will be balanced against program needs. Relocatables are not a solution for housing students on a permanent basis, and the District would like to reduce the percentage of students that are housed in relocatable classrooms.

The cost of relocatables also varies widely based on the location and intended use of the classrooms.

Currently, three of the relocatables in our inventory are not intended for regular classroom use and have not been included in the capacity to house student enrollment.

Section 5. Six Year Enrollment Projections

The District contracts with Educational Data Solutions, LLC ("EDS") to project student enrollment over the next six years. EDS provides the District a low, middle and high-range projections that are based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in November 2014 by EDS, enrollment is expected to increase by 930 students over the next six years.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016. (Even without this adjustment, K-5 enrollment is projected to increase by 350 students by 2020.) After this adjustment, our District is projected to need to be able to provide classroom capacity for approximately 1,190 additional students by 2020, based on mid-range demographic projections. This represents an increase of 19% over the current population.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2014 and Projected Enrollment from 2015 through 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2020 *					
GRADE:	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Kindergarten **	205	223	234	236	233	257	245	267	263	514	522	520	542	541
1st Grade	508	480	504	505	490	495	540	530	576	576	562	571	568	592
2nd Grade	497	511	489	530	501	491	504	559	544	591	591	577	587	584
3rd Grade	477	504	512	491	522	510	509	515	571	556	604	603	591	601
4th Grade	479	481	505	527	493	534	517	509	526	583	567	615	617	605
5th Grade	425	484	481	506	517	492	528	538	511	527	584	570	616	618
K-5 Subtotal	**2,591**	**2,683**	**2,725**	**2,795**	**2,756**	**2,779**	**2,843**	**2,918**	**2,991**	**3,347**	**3,430**	**3,456**	**3,521**	**3,541**
6th Grade	444	414	472	475	491	504	472	514	527	503	519	575	561	607
7th Grade	433	437	416	469	480	488	512	481	519	534	510	526	582	568
8th Grade	422	441	426	430	473	481	476	505	480	527	543	518	534	592
6-8 Subtotal	**1,298**	**1,292**	**1,314**	**1,374**	**1,444**	**1,473**	**1,460**	**1,500**	**1,526**	**1,564**	**1,572**	**1,619**	**1,677**	**1,767**
9th Grade	423	431	476	431	408	467	477	489	510	489	536	552	526	543
10th Grade	429	402	403	420	400	406	473	469	473	500	479	526	541	516
11th Grade	372	415	391	383	385	364	369	396	423	439	464	444	488	503
12th Grade	310	306	359	346	372	410	363	388	394	415	431	455	437	480
9-12 Subtotal	**1,534**	**1,554**	**1,629**	**1,580**	**1,565**	**1,647**	**1,682**	**1,742**	**1,800**	**1,843**	**1,910**	**1,977**	**1,992**	**2,042**
K-12 TOTAL	**5,423**	**5,529**	**5,668**	**5,749**	**5,765**	**5,899**	**5,985**	**6,160**	**6,317**	**6,754**	**6,912**	**7,052**	**7,190**	**7,350**
	2.0%	*2.0%*	*2.5%*	*1.4%*	*0.3%*	*2.3%*	*1.5%*	*2.9%*	*2.6%*	*6.9%***	*2.3%*	*2.0%*	*2.0%*	*2.2%*

* *Enrollment Projections above relfect MID range enrollment projections provided by Educational Data Solutions, LLC (EDS) in November 2014.*

** *Kindergartenters are considered 1/2 FTE until 2016, when kindergarten classes are expected to be required to transition to full-day kindergarten per State House Bill 2776. EDS enrollment projections have been adjusted to reflect this change.*

Section 6. Six-Year Planning and Construction Plan

To address existing capacity needs, as well as to provide appropriate and enhanced programming opportunities for our students, the District has annexed Snoqualmie Middle School (SMS) and converted it into the Freshman Campus of Mount Si High School. The District plans to use the following strategies in order to address future needs districtwide:

- Construction of new schools: a new elementary in Snoqualmie and reconstruction and expansion of MSHS with both new construction and modernization components,
- Reinstatement of Snoqualmie Middle School upon partial completion of high school expansion and relocation of current Freshman Campus onto existing main campus location;
- Use of additional relocatables to provide housing of students not provided for under other strategies;
- Acquisition of land related to additional parking and construction requirements for the MSHS projects
- Field improvements needed to serve the expanded capacity at MSHS.
- Acquisition of land needed for expansion of transportation facility needs related to growth.

Following three failed bond proposals in 2007 and 2008 meant to increase the high school capacity via construction of a second high school, alternative long-term solutions were developed and analyzed over a two year period by a Long-Term Facilities Planning Committee composed of building and district administrators, a construction project manager, and two Board members. After considering a number of solutions, the committee focused most of its work on two alternatives: modernization and expansion of MSHS, and annexation of SMS as a satellite campus to MSHS. Modernization and upward expansion at the current MSHS facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness – both operationally to the district and financially to taxpayers, and less overall disruption, the Committee's recommended solution was the annexation of SMS as a satellite campus to MSHS.

After annexation was proposed by the Long-Term Facilities Planning Committee and accepted by the School Board, a High School Educational Program Study Committee (HSEPSC) was convened to study the best use of SMS as part of MSHS. This committee included citizens representing all schools in our District, staff, MSHS students, and a School Board member. After six months of work, the HSEPSC recommended that the Board utilize SMS as a 9th grade campus and recommended that the campus programming include a STEM (Science, Technology, Engineering and Mathematics) emphasis, differentiated instruction, opportunities to develop freshman leadership skills, and systematic intervention programs. The School Board accepted this recommendation and began plans to annex SMS in the Fall of 2013, including plans for a replacement middle school in Snoqualmie, which was necessary in order to replace lost middle school capacity due to the annexation.

After a 2011 bond proposition for the replacement middle school fell one vote short of the required 60% voter approval, the Board revisited the timing of the annexation of SMS. In March 2012, the Board approved a resolution to continue to move forward with annexation in the Fall of 2013, without a replacement middle school, in order to alleviate high school overcrowding, and address programmatic improvements directed specifically at ninth graders and their transition into high school.

In 2013, the board initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School.

In the Fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The bond proposition was passed by the voters in February, 2015. The expanded and modernized Mount Si High school will also allow the District to re-locate the freshman campus onto the main high school campus, which will allow for the conversion of the current freshman campus back to a middle school (Snoqualmie Middle School). Due to constraints at the Mount Si main campus, it was determined that land would need to be acquired as part of the bond proposition in order to provide the requisite amount of parking to adequately serve the expanded high school as well as to meet zoning requirements. Further, the main campus site does not currently have the requisite space for contractor/construction staging areas. The anticipated first phase of construction would occur in the site's existing parking lot, meaning off-site parking will need to be provided during construction. Additional land acquisition would help to address these needs, as well as identified overflow parking needs related to the high school operation. The bond proposition also did not address the need for expanded field capacity to adequately serve the anticipated larger student body. The District is currently working on land acquisition and alternative field solutions in order to address those known capacity needs.

The voter-approved proposition also included funds to construct a new elementary school (Elementary School #6). The District's elementary population is at capacity based on current programming levels. In addition to the transition to full day kindergarten by 2018, State law also calls for class size reduction in grades K through 3. Current class sizes for these grades, as funded by the State, are at a student to teacher ratio of approximately 25:1. By 2018, current law would require those ratios to be reduced to 17:1. This will require additional capacity at all existing elementary schools in the district.

The construction of Elementary School #6 will provide initial capacity relief at all elementary schools, as each current elementary school is providing capacity that can be transferred to the new elementary school. However, future enrollment growth, when combined with reduced class sizes, may require additional future elementary school capacity. Future updates to this Plan will continue to monitor for this potential need. The District plans to address capacity needs in the short term by providing additional relocatable classrooms at the elementary level both prior to and after the construction of the sixth elementary school.

Additionally, the bond proposition included consideration for the construction of a separate preschool facility that will serve the growing special education needs of our District. This facility would increase the capacity at the elementary schools which currently house our preschool program, and will allow for expansion of our preschool capacity in response to overall population growth.

Any interim middle school level capacity shortfalls will likely be addressed via conversion of computer labs into general classrooms, which should provide sufficient capacity relief prior to the reinstatement of Snoqualmie Middle School as part of the high school expansion project noted above.

The District also needs to identify additional land to address transportation facility needs. The District's current transportation facility is inadequate for meeting the District's needs. The District has no space at that facility to park additional busses which are needed to meet the growing student population. In planning for the most recent bond measure, the Board considered adding a new transportation facility to the project list. In an attempt to control the overall cost of the bond proposition, this facility was the first capital improvement left off of the prioritized list of needed improvements recommended by administration. However, at a minimum, additional land must be identified in the near future to meet short term needs, even prior to securing funding for a full-scale transportation facility.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

After considering K-3 class size reductions to quantify current capacity, future enrollment projections, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at ALL levels. Many of those needs will be addressed with construction of a new elementary school and expansion of Mount Si high school. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment projections, even after construction of Elementary School #6, the District will be facing a shortage of permanent capacity. Some of those additional capacity needs will need to be addressed in the short-term with relocatables.

As summarized in the table, the District currently has 28% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities over the period of this Plan, the District would have 21% of its classroom capacity in relocatable classrooms in 2020, assuming older relocatable classrooms are not removed from service.

The District will continue to work towards reducing the percentage of students housed in relocatable classrooms, as well as monitoring the future elementary school needs in the district.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
Permanent Capacity	**1,776**	**1,776**	**2,360**	**2,460**	**2,460**	**2,460**
New Construction: *ESI #6 & Preschool*	-	584	100	-	-	-
Permanent Capacity subtotal:	**1,776**	**2,360**	**2,460**	**2,460**	**2,460**	**2,460**
Projected Enrollment: **	2,992	3,350	3,433	3,459	3,524	3,544
Surplus/(Deficit) of Permanent Capacity:	(1,216)	(990)	(973)	(999)	(1,064)	(1,084)
Portable Capacity Available:	800	920	920	980	980	980
Portable Capacity Changes (+/-):	120	-	60	-	-	-
Surplus/(Deficit) with Portables:	(296)	(70)	7	(19)	(84)	(104)

Middle School 6-8

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
Permanent Capacity	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**1,679**
Conversion of Freshman Campus to MS	-	-	-	-	471	-
Permanent Capacity subtotal:	**1,208**	**1,208**	**1,208**	**1,208**	**1,679**	**1,679**
Projected Enrollment:	1,525	1,563	1,571	1,618	1,677	1,766
Surplus/(Deficit) of Permanent Capacity:	(317)	(355)	(363)	(410)	2	(87)
Portable Capacity Available:	359	359	359	359	359	426
Portable Capacity Changes (+/-):	-	-	-	-	67	-
Surplus/(Deficit) with Portables:	42	4	(4)	(51)	428	339

High School 9-12

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
Permanent Capacity	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,900**
New Construction: MSHS expansion - 1st Phase	-	-	-	-	211	-
Total Capacity:	**1,689**	**1,689**	**1,689**	**1,689**	**1,900**	**1,900**
Projected Enrollment:	1,801	1,842	1,910	1,976	1,992	2,042
Surplus/(Deficit) Permanent Capacity:	(112)	(153)	(221)	(287)	(92)	(142)
Portable Capacity Available:	548	548	548	324	324	168
Portable Capacity Changes (+/-):	-	-	(224)	-	(156)	-
Surplus/(Deficit) with Portables:	436	395	103	37	76	26

K-12 TOTAL

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
Total Permanent Capacity:	**4,673**	**5,257**	**5,357**	**5,357**	**6,039**	**6,039**
Total Projected Enrollment:	6,318	6,755	6,914	7,053	7,193	7,352
Surplus/(Deficit) Permanent Capacity:	(1,645)	(1,498)	(1,557)	(1,696)	(1,154)	(1,313)
Total Portable Capacity	1,827	1,827	1,663	1,663	1,574	1,574
Total Permanent and Portable Capacity	6,500	7,084	7,020	7,020	7,613	7,613
Surplus/(Deficit) with Portables:	182	329	106	(33)	420	261

** Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.*
*** After 2015, projected enrollment includes consideration for state-mandated transition to full-day kindergarten.*

Section 8. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit). These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any state match dollars anticipated to be awarded to the District and the present value of future tax payments of each anticipated new homeowner, which results in a total cost per new residence of additional capacity during the six year period of this Plan.

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2015 through 2020. The financing components are primarily composed of secured funding (via the recently approved bond proposition). The District currently owns land in Snoqualmie for the new elementary school, but will require additional land acquisition in order to meet the parking and zoning requirements for an expanded Mount Si high school main campus as well as construction requirements. In addition, districtwide field improvements will be needed in order to provide adequate field capacity for an expanded Mount Si high school. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using cost estimates obtained in the Fall of 2014 as part of the bond proposition development. These cost estimates include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State Match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. For purposes of the Impact Fee calculation, only new construction matching funds are applicable.

Based on the most recent OSPI estimates, the district currently qualifies for state matching funds for approximately 68,200 square feet of new construction at the K-8 grade levels. As the District plans to construct approximately 77,200 square feet of qualifying elementary capacity, the District will thus be eligible to apply for State Match for approximately 88% of the planned K-8 construction. We have applied this 88% to the state match percentage rate per eligible square foot that the District qualifies for (43.66%), in order to accurately reflect anticipated district match percentage (38.4%) for K-8 new construction as part of the State Match credit calculations in Appendix A.

2015 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds	State Match	Impact Fees	Bonds	State Match	Impact Fees
MSHS New/Modernization, Land Acquisition and Field Improvements	*$190,200,000* [1]	*$0*	*$0*	*$2,000,000*	*$188,200,000*	*$0*	*$0*
Elementary School #6, with preschool	*$41,500,000* [1]	*$0*	*$5,965,000**	*$500,000*	*$39,200,000*	*$0*	*$1,800,000*
Portable Classrooms - ES-MS	*$1,350,000* [1]	*$0*	*$0*	*$450,000*	*$0*	*$0*	*$900,000*
Land Acquisition - Additional Transportation Parking	*$1,500,000* [1]	*$0*	*$0*	*$1,500,000*	*$0*	*$0*	*$0*

** Note that State Match funds will be held and used to offset costs of unforseen conditions, unanticipated cost escalation, and/or project change orders, etc. At the completion of construction of all projects in the 2015 Bond Proposition, any unused State Match funds will be used to pay down principal outstanding on remaining debt. Such funds may also be used to make other capital improvements to the facilities of the District, but only after holding a public hearing thereon pursuant to RCW 28A.530.020.*

[1] *Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year.*
Please note that only construction cost (not total anticipated project cost) is used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity (excluding preschool): Estimated total project cost = $37,300,000 Estimated cost of construction = $25,900,000.
Added High School Capacity (excluding existing gym modernization): Estimated total project cost = $181,950,000 Estimated cost of construction = $128,820,000.

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.4420	$0.00
Middle	25	$0	n/a	0.1510	$0.00
High	40	$0	n/a	0.1250	$0.00
				A---------->	$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$25,900,000	584	0.4420	0.8808	$17,265.79
Middle	$0	0	0.1510	0.9498	$0.00
High	$128,820,000	2,100	0.1250	0.8874	$6,804.46
			.	B--------->	$24,070.25

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$160,000	20	0.4420	0.1192	$421.49
Middle	$0	0	0.1510	0.0502	$0.00
High	$0	0	0.1250	0.1126	$0.00
				C--------->	$421.49

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	$200.40	90	38.40%	0.4420	$3,061.21
Middle	$200.40	108	n/a	0.1510	n/a
High	$200.40	130	n/a	0.1250	n/a
				D---------->	$3,061.21

Tax Credit Per Residence

Average Residential Assessed Value	$453,609	
Current Debt Service Tax Rate	$1.1900	
Annual Tax Payment	$539.79	
Bond Buyer Index Annual Interest Rate	3.68%	
Discount Period (Years Amortized)	10	
	TC-------->	$4,448.80

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00	
Permanent Facility Cost	B	$24,070.25	
Temporary Facility Cost	C	$421.49	
Subtotal			$24,491.74
State Match Credit	D	($3,061.21)	
Tax Payment Credit	TC	($4,448.80)	
Subtotal			$16,981.73
50% Local Share			($8,490.86)
Impact Fee, net of Local Share			**$8,490.86**

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.1090	$0.00
Middle	25	$0	n/a	0.0340	$0.00
High	40	$0	n/a	0.0320	$0.00
				A---------->	$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$25,900,000	584	0.1090	0.8808	$4,258.02
Middle	$0	0	0.0340	0.9498	$0.00
High	$128,820,000	2,100	0.0320	0.8874	$1,741.85
			.	B--------->	$5,999.87

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$160,000	20	0.1090	0.1192	$103.94
Middle	$0	0	0.0340	0.0502	$0.00
High	$0	0	0.0320	0.1126	$0.00
				C--------->	$103.94

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	$200.40	90	38.40%	0.1090	$754.91
Middle	$200.40	108	n/a	0.0340	$0.00
High	$200.40	130	n/a	0.0320	$0.00
				D---------->	$754.91

Tax Credit Per Residence

Average Residential Assessed Value	$207,357
Current Debt Service Tax Rate	$1.1900
Annual Tax Payment	$246.75
Bond Buyer Index Annual Interest Rate	3.68%
Discount Period (Years Amortized)	10
TC-------->	$2,033.67

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00	
Permanent Facility Cost	B	$5,999.87	
Temporary Facility Cost	C	$103.94	
Subtotal			$6,103.81
State Match Credit	D	($754.91)	
Tax Payment Credit	TC	($2,033.67)	
Subtotal			$3,315.23
50% Local Share			($1,657.61)
Impact Fee, net of Local Share			**$1,657.61**

Appendix B: Composite Student Generation Factors

Single Family Dwelling Unit:

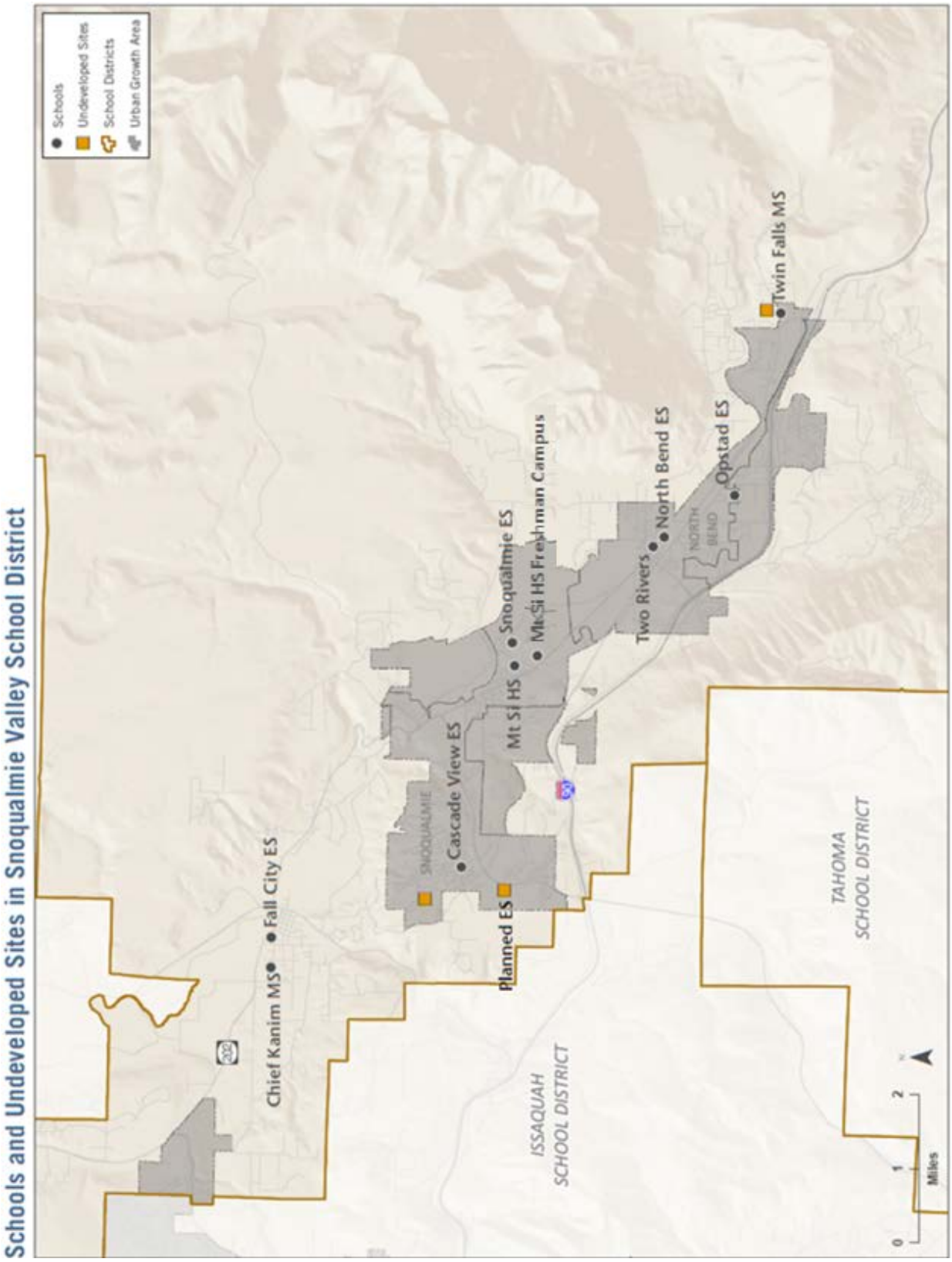
	Issaquah	Lake Wash.	**Average:**
Elementary	0.473	0.410	**0.442**
Middle	0.173	0.128	**0.151**
High	0.150	0.099	**0.125**
Total:	**0.796**	**0.637**	**0.718**

Multi Family Dwelling Unit:

	Issaquah	Lake Wash.	**Average:**
Elementary	0.156	0.062	**0.109**
Middle	0.051	0.016	**0.034**
High	0.049	0.014	**0.032**
Total:	**0.256**	**0.092**	**0.175**

Notes: The above student generation rates represent unweighted averages, based on adjacent 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."


Schools and Undeveloped Sites in Snoqualmie Valley School District
Schools
Undeveloped Sites
School Districts
Urban Growth Area
Chief Kanim MS
Fall City ES
SNOQUALMIE
Cascade View ES
Planned ES
Mt Si HS
Snoqualmie ES
Mt Si HS Freshman Campus
Two Rivers
North Bend ES
NORTH BEND
Opstad ES
Twin Falls MS
ISSAQUAH SCHOOL DISTRICT
TAHOMA SCHOOL DISTRICT
0
1
2
Miles