CAPITAL FACILITIES PLAN

2014 to 2019

Tahoma School District No. 409

Adopted: July 29, 2014

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TAHOMA SCHOOL DISTRICT NO. 409
2014
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 9100 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." An ongoing Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District has recently experienced healthy enrollment gains in each of the last six years. In 2007, the total student headcount was 7,155 and in October 2013 the count is 7,651 (7,301 FTE), an increase of 4.8 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the Summit Pit area of the District which has been annexed into the City of Maple Valley. At one time, a large residential development of 1,500 units was planned. It has been the District's recent experience that new houses being built in the District tend to yield the largest number of students five or six years after the initial occupancy.

The bond measure would pay for the following changes:

- Build a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Remodel Lake Wilderness Elementary School to achieve enrollment of 550 students.
- Realign grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5.
- Greatly reduce or eliminate the use of portable (temporary) classrooms at all sites.
- Safety and security improvements to all schools.
- Create a regional learning center at the new Tahoma High School that would offer more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.

SIX-YEAR ENROLLMENT PROJECTION

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI). The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2013 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,301 (October 2013 FTE) is projected to increase to 8,462 (FTE) in 2019 – an increase of 15.9 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, enrollment increases will occur due to residential development in the District. In particular, large residential development in the Summit Pit area development will only add to the enrollment projections contained in this Plan. The District intends to monitor the future activities related to this land and will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 9100 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size. Enrollment and spaces occupied by the Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

Standards of Service for Elementary School Students:

1. Class size for grades K-5 averages 24.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Shadow Lake Elementary.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for both the middle average 24 and class sizes for the senior high average 29.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

Lake Wilderness	K-5	Is over capacity by 106 students in permanent facilities and 50 students under capacity when considering relocatable facilities.
Shadow Lake	K-5	Is over capacity by 37 students in permanent facilities and 35 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 127 students in permanent facilities and 89 under capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 156 students in permanent facilities and 36 students under capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 70 students in permanent facilities and is 85 students under capacity when considering relocatable facilities.
Tahoma Middle	6-7	Is under capacity by 33 students in permanent facilities and is 91 students under capacity when considering relocatable facilities.
Tahoma Junior High	8-9	Is over capacity by 233 students in permanent facilities and under capacity by 74 students when considering relocatable facilities.
High School	10-12	Is over capacity by 392 students in permanent facilities and under capacity by 201 students when considering relocatable facilities.

The District also operates an alternative school, Russell Ridge Center (K-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 120 for Russell Ridge Center. Because of these District limits, neither the enrollment nor capacity of Russell Ridge Center are considered in the calculations and conclusions in this document.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 13 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	852	156	958
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	72	541
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	708	216	835
Glacier Park Elementary	K-5	23700 SE 280th Maple Valley, 98038	708	192	864
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	525	155	595
Tahoma Middle School	6-7	24425 S.E. 216th Maple Valley, 98038	629	58	596
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	981	307	1214
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,247	593	1639
Russell Ridge (Alternative School)	K-12	26615 Sweeney Road SE Maple Valley, 98038	120		61

Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

NOTE: Russell Ridge Center is not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The $45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

On November 5th, the District passed a $195 million bond measure

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. Continued building of single family residences in the District will cause the need to build a new high school to accommodate new 9-12 grade configuration. Reconfiguration will also occur at the elementary and middle school grade levels to utilize existing school facilities. Relocatable capacity may also be added at all grade levels. The District is also purchasing land for school site. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that may be necessary to serve development in the Summit Pit area.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. Note that the District uses relocatable capacity as a temporary remedy only.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2013	2014	2015	2016	2017	2018	2019
Permanent Program Capacity	2,772	2,772	2,772	2,772	3,550***	3,550***	3,550***
Additional Relocatables							
Total Relocatable Capacity	408	408	408	408	408	410	410
Total Capacity	3,180	3,180	3,180	3180	3,958	3,960	3,960
Projected Enrollment	**3,503	*3,533	*3,633	*3,699	*3,794	*3,857	*3,919
Available Capacity (Temp. & Perm. Facilities)	(323)	(353)	(453)	(519)	164	103	(41)
Available Capacity (Permanent Facilities)	(731)	(761)	(861)	(927)	(244)	(307)	(451)

*Projected FTE Enrollment - OSPI
**Actual Oct. 1, 2013 FTE enrollment – OSPI
***New configuration
and completion of Lake Wilderness Project

Middle/Junior High School (6-9)	2013	2014	2015	2016	2017	2018	2019
Permanent Program Capacity	2,135	2,135	2,135	2,135	2,228***	2,228***	2,228***
Middle/Junior High Addition							
Total Permanent Capacity	2,135	2,135	2,135	2,135	2,228	2,228	2,228
Additional Relocatables							
Total Relocatable Capacity	520	520	520	520	520	520	520
Total Capacity	2,655	2,655	2,655	2,655	2,748	2,748	2,748
Projected Enrollment	**2,429	*2,530	*2,528	*2,575	*2,607	*2,626	*2,721
Available Capacity (Temp. & Perm. Facilities)	226	125	127	80	141	122	27
Available Capacity (Permanent Facilities)	(294)	(395)	(393)	(440)	(379)	(398)	(493)

*Projected FTE Enrollment - OSPI
**Actual Oct. 1, 2013 FTE enrollment - OSPI
***New configuration and completion of Lake Wilderness Project

High School (10-12)	2013	2014	2015	2016	2017	2018	2019
Permanent Program Capacity	1,247	1,247	1,247	1,247	2,351***	2,351***	2,351***
High School Addition							
Total Permanent Capacity	1,247	1,247	1,247	1,247	2,351	2,351	2,351
Additional Relocatables							
Total Relocatable Capacity	593	593	593	593	0	0	0
Total Capacity	1,840	1,840	1,840	1,840	2,351	2,351	2,351
Projected Enrollment	**1,680	*1,673	*1,694	*1,731	*2,474	*2,469	*2,514
Available Capacity (Temp. & Perm. Facilities)	160	167	146	109	579	523	529
Available Capacity (Permanent Facilities)	(433)	(426)	(447)	(484)	579	523	529

*Projected FTE Enrollment - OSPI
**Actual Oct. 1, 2013 FTE enrollment - OSPI
***New high school construction - changing configuration from grades 10-12 to 9-12

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facility needs, the District is planning the following capacity projects: a new high school (grades 9-12) and rebuild of Lake Wilderness Elementary School. In addition, the District plans to reconfigure portables across District schools to relieve interim growth needs. Additional portables may be added in the District during the six years of this Plan. Finally, the District has purchased land for a new school site.

The District also plans non-capacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Lake Wilderness – rebuild – 550 kids – k-5 configuration
- Glacier Park Elementary: miscellaneous building upgrades. K-5 configuration
- Rock Creek Elementary: miscellaneous building upgrades. K-5 configuration
- Cedar River Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Junior High School: miscellaneous building upgrades. 6-8 reconfiguration
- Tahoma High School: miscellaneous building upgrades. 6-8 reconfiguration
- New high school construction: 9-12 configuration

These projects would be completed over the course of the six years of this Plan. The Financial Plan reflects costs based on current architectural projections and revenue based on the present District match ratio and impact fees projections.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement (Net New Seats)	2015	2016	24216 Witte Road SE	550	100%	State Match, Bonds, Impact Fees	Previously purchased	$14,000,000
New High School	2014	2016	Summit Pit	2351	100%	State Match, Bonds, Impact Fees	$31,000,000	$143,000,000
Land Purchase	2013	2014	40 acres – location TBD		100%	Impact Fees, Capital Funds	$9,000,000	$9,000,000
TOTAL							$40,000,000	**$166,000,000**

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost**
Rock Creek Elementary Improvements	2014	2016	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	$3,360,000
Glacier Park Elementary Improvements	2014	2016	23700 SE 280th	Bonds	Previously purchased	$2,160,000
Shadow Lake Elementary Improvements	2014	2016	22620 Sweeny Road SE	Bonds	Previously purchased	$360,000
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	$10,400,000
Tahoma Middle School Improvements	2015	2016	24425 SE 216th	Bonds	Previously Purchased	$8,600,000
Tahoma Junior High Improvements	2014	2016	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	$1,275,000
Tahoma High School Improvements	2015	2017	18200 SE 240th	State Match, Bonds	Previously purchased	$6,100,000
TOTAL						**$32,255,000**

* Previously purchased property paid from earlier bond issues unless otherwise noted.

** Site and Building cost estimates provided by DLR Group.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2014.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of $6,774 and multi-family housing will yield a fee of $3,184.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts.

STUDENT FACTOR RATES

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.165	0.471	0.484	0.393	**0.378**
Middle	0.076	0.170	0.129	0.131	**0.127**
High	0.087	0.145	0.249	0.103	**0.146**
Total	0.328	0.786	0.862	0.627	**0.651**

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.223	0.165	0.324	0.055	**0.192**
Middle	0.091	0.052	0.066	0.017	**0.057**
High	0.092	0.051	0.118	0.012	**0.068**
Total	0.406	0.268	0.508	0.084	**0.317**

APPENDIX A – ENROLLMENT PROJECTIONS

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
SCHOOL CONSTRUCTION ASSISTANCE PROGRAM
REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS
SCHOOL YEAR 2013-2014

King/Tahoma(17409)

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	2008	2009	2010	2011	2012	2013	SURVIVAL	2014	2015	2016	2017	2018	2019
Kindergarten	498	465	503	493	525	540		542	553	564	575	585	596
Grade 1	528	553	493	550	571	588	110.84%	599	601	613	625	637	648
Grade 2	547	547	567	522	584	566	103.46%	608	620	622	634	647	659
Grade 3	560	571	562	588	548	603	103.81%	588	631	644	646	658	672
Grade 4	563	568	577	551	623	569	102.05%	615	600	644	657	659	671
Grade 5	539	561	588	583	573	637	102.08%	581	628	612	657	671	673
Grade 6	605	556	562	597	606	600	102.70%	654	597	645	629	675	689
K-6 Sub-Total	3,840	3,821	3,852	3,884	4,030	4,103		4,187	4,230	4,344	4,423	4,532	4,608
Grade 7	568	616	562	569	616	608	101.52%	609	664	606	655	639	685
Grade 8	601	580	641	577	582	624	102.47%	623	624	680	621	671	655
7-8 Sub-Total	1,169	1,196	1,203	1,146	1,198	1,232		1,232	1,288	1,286	1,276	1,310	1,340
Grade 9	575	646	595	640	597	597	103.18%	644	643	644	702	641	692
Grade 10	587	553	622	576	625	583	96.91%	579	624	623	624	680	621
Grade 11	553	582	532	561	538	569	93.99%	548	544	586	586	586	639
Grade 12	526	531	546	503	545	528	95.93%	546	526	523	562	562	562
9-12 Sub-Total	2,241	2,312	2,295	2,280	2,305	2,277		2,317	2,337	2,375	2,474	2,469	2,514
DISTRICT K-12 TOTAL	7,250	7,329	7,350	7,310	7,533	7,612		7,736	7,855	8,005	8,173	8,311	8,462

Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization *Printed Dec 23, 2013*

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Tahoma SD #409
YEAR 2014

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

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	20.00	0	600	0.378	0.192	$0	$0
Middle	35.00	0	800	0.127	0.057	$0	$0
High	35.00	257,143.00	2000	0.146	0.068	$657	$306
						$657	$306

School Construction Cost:
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	100.00%	$14,000,000.00	550	0.378	0.192	$9,622	$4,887
Middle	0.00%		75	0.127	0.057	$0	$0
High	100.00%	$143,000,000.00	2351	0.146	0.068	$8,880	$4,136
						$18,502	$9,023

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

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00%	0	23	0.378	0.192	$0	$0
Middle	0.00%	0	26	0.127	0.057	$0	$0
High	0.00%	0	27	0.146	0.068	$0	$0
					TOTAL	$0	$0

State Matching Credit:
Boeckh Index X SPI Square Footage X District Match % X Student Factor

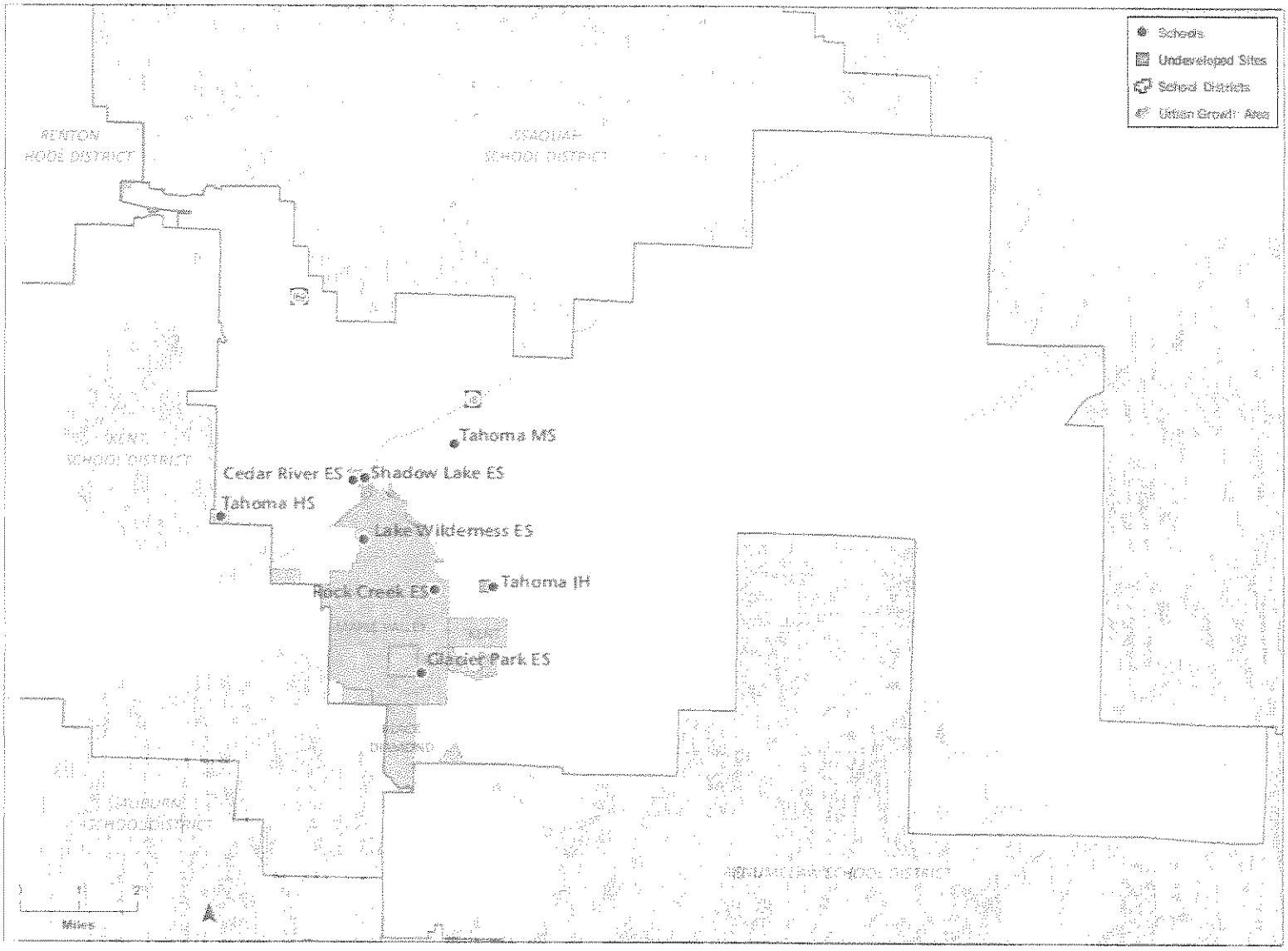
	Boeckh Index	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	$200.40	90	0.00%	0.378	0.192	$0	$0
Junior	$200.40	117	0.00%	0.127	0.057	$0	$0
Sr. High	$200.40	130	62.38%	0.146	0.068	$2,373	$1,105
					TOTAL	$2,373	$1,105

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	$290,653.00	$166,544.00
Capital Bond Interest Rate	4.38%	4.38%
Net Present Value of Average Dwelling	$2,313,485.18	$1,325,625.66
Years Amortized	10	10
Property Tax Levy Rate	$1.40	$1.40
Present Value of Revenue Stream	$3,239	$1,856

Fee Summary:	Single Family	Multi-Family
Site Acquistion Costs	$657	$306
Permanent Facility Cost	$18,502	$9,023
Temporary Facility Cost	$0	$0
State Match Credit	($2,373)	($1,105)
Tax Payment Credit	($3,239)	($1,856)
FEE (AS CALCULATED)	$13,548	$6,368
FEE (AS DISCOUNTED)	$6,773.87	$3,184
FEE (AS ADJUSTED BY DISTRICT)	$6,774	$3,184
FINAL FEE	**$6,774**	**$3,184**

Schools and Undeveloped Site in the Tahoma School District



June 2011