

2021 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Adopted May 27, 2021
Resolution No. 1165

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 21-A.

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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 April 2021.

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.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. Most of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

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 re-locatable 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. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also legislation that requires the State to fund Full-Day Kindergarten by 2018. The District provided Full-Day Kindergarten beginning in the 2016-2017 school year. 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 or removed.

The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school could not be used for its long planned purpose. The District sold this planned site to a third party. The District has acquired one high school site, two elementary school sites and one middle school site inside the UGBL. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new elementary school, and the expansion of an existing elementary school to meet the needs of elementary, middle school and high school capacity needs. The need for new schools and school additions 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 passed on April 26, 2016, 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.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it 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 or are still selling houses are used to forecast the number of students who will attend our schools from future developments. Generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing is shown on page 10 and page 11.

NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS

The District relies on school impact fee revenue to help fund growth-related capacity needs. However, by law, impact fees can only be used to fund a portion of a capacity project. State funding and impact fees are also not reliable sources of revenue. As a result, the District must also rely on local funding to fund school construction. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 18) the District currently has a permanent capacity (at 95%) to serve 8,280 students at the elementary level. This leaves the District's elementary enrollment under permanent capacity by 327 students (current enrollment is identified on page 9).

As demonstrated in Appendix B, (page 19) the District currently has a permanent capacity (at 95%) to serve 4,193 students at the middle school level. This leaves the District's middle school enrollment under permanent capacity by 128 students (current enrollment is identified on page 9).

As demonstrated in Appendix C, (page 20) the District currently has a permanent capacity (at 95%) to serve 4,932 students at the high school level. This leaves the District's high school enrollment over permanent capacity by 610 students (current enrollment is identified on page 9).

Based on the District's student generation rates, the District expects that **0.791** students will be generated from each new single family home and **0.341** students 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 2026-27, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1,228 students, over permanent capacity at the middle school level by 178 students, and over by 734 students at the high school level. 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.

NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS (continued)

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

Facility Expansions	Projected / Final Completion Date	Location	Additional Capacity
New High School #4	2023	Issaquah	1600
New Elementary #17	2023	Issaquah	560
New Middle School #6	2021	Issaquah	850
Maple Hills Elementary - Expansion	2021	King County	120
New Elementary #16	2021	Sammamish	560

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 credits for the anticipated state match and future tax payments. The resulting impact fee is then discounted as required by local ordinances. 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 - .110 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

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 2021-2022 through 2035-2036 are shown in Table One. Student generation factors are shown in Table Two and Table Three.

**TABLE ONE: ACTUAL STUDENT COUNTS 2012-13 through 2020-21
ENROLLMENT PROJECTIONS 2021-22 through 2035-36**

ISSAQUAH SCHOOL DISTRICT

**Actual Student Counts 2012-13 Through 2020-21
Enrollment Projections 2021-22 Through 2035-36**

Year	FTE Enrollment													Total				Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH		K-5	6-8	9-12	
2012-13	651	1361	1407	1406	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1447	1561	1535	1691	1641	1680	1627	1655	1651	1629	1546	1243	1165	20,072	9556	4933	5584	20,072
2018-19	1337	1519	1591	1555	1720	1645	1723	1631	1638	1677	1565	1308	1061	19,971	9367	4992	5612	19,971
2019-20	1453	1467	1593	1654	1603	1743	1680	1731	1648	1651	1626	1263	1134	20,245	9511	5059	5674	20,245
2020-21	1133	1441	1398	1530	1589	1529	1662	1616	1678	1629	1595	1244	1098	19,142	8620	4956	5566	19,142
2021-22	1177	1282	1421	1373	1493	1544	1519	1640	1593	1646	1553	1286	1057	18,583	8289	4752	5542	18,583
2022-23	1500	1429	1295	1433	1375	1480	1546	1510	1629	1600	1593	1261	1119	18,770	8512	4685	5573	18,770
2023-24	1445	1598	1435	1452	1600	1516	1655	1713	1672	1824	1725	1443	1216	20,294	9047	5039	6208	20,294
2024-25	1489	1547	1399	1432	1440	1571	1504	1632	1693	1664	1758	1368	1249	19,945	9078	4828	6039	19,945
2025-26	1459	1580	1532	1582	1406	1400	1548	1475	1605	1685	1596	1400	1174	19,441	8958	4627	5855	19,441
2026-27	1894	1573	1576	1525	1565	1375	1390	1526	1454	1596	1616	1250	1204	19,545	9508	4371	5666	19,545
2027-28	1884	1997	1574	1574	1513	1537	1366	1370	1507	1451	1530	1270	1057	19,629	10080	4242	5307	19,629
2028-29	1888	1986	1781	1400	1393	1324	1363	1199	1204	1340	1235	1054	960	18,127	9771	3766	4589	18,127
2029-30	1895	1990	1982	1988	1552	1528	1470	1503	1321	1342	1434	1032	986	20,022	10934	4294	4794	20,022
2030-31	1906	1997	1985	1974	1971	1520	1515	1446	1481	1315	1274	1084	838	20,305	11353	4442	4511	20,305
2031-32	1912	2010	1994	1979	1959	1940	1508	1493	1425	1475	1247	926	889	20,759	11795	4427	4537	20,759
2032-33	1916	2015	2008	1989	1964	1928	1929	1486	1472	1420	1407	899	731	21,164	11820	4886	4457	21,164
2033-34	1923	2018	2012	2002	1973	1933	1916	1906	1465	1465	1352	1058	704	21,727	11861	5287	4580	21,727
2034-35	1930	2025	2015	2005	1986	1942	1921	1893	1884	1458	1398	1003	863	22,324	11903	5699	4723	22,324
2035-36	1937	2032	2022	2009	1990	1955	1930	1898	1872	1878	1391	1049	808	22,770	11944	5700	5126	22,770

* 2016-17 Enrollment reflects the addition of State Funded Full Day Kindergarten

TABLE TWO: STUDENT FACTORS – SINGLE FAMILY

2020-21 Single Family	STUDENTS						AVERAGE PER UNIT			
Single Family Development	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Avery Pointe	40	40	15	9	5	29	0.375	0.225	0.125	0.725
Belvedere	94	93	36	21	23	80	0.387	0.226	0.247	0.860
Cedarcroft	27	27	15	4	7	26	0.556	0.148	0.259	0.963
Chestnut Estates	38	38	13	4	10	27	0.342	0.105	0.263	0.711
Dalton Park	39	39	12	4	2	18	0.308	0.103	0.051	0.462
Forest Heights	24	20	0	0	2	2	0.000	0.000	0.100	0.100
Glencoe, Preswick & Kinlock @ Trossachs	211	210	94	63	75	232	0.448	0.300	0.357	1.105
Highcroft @ Sammamish	121	121	59	31	27	117	0.488	0.256	0.223	0.967
Issaquah Highlands - Ichijo Sun Ridge	35	35	11	7	3	21	0.314	0.200	0.086	0.600
Issaquah Highlands - Westridge South	72	71	39	10	32	81	0.549	0.141	0.451	1.141
Lawson Park	31	31	20	10	7	37	0.645	0.323	0.226	1.194
Meadowleaf	115	92	19	8	4	31	0.207	0.087	0.043	0.337
Overlook @ Brookshire	38	38	17	3	7	27	0.447	0.079	0.184	0.711
Providence Ridge	38	36	14	5	2	21	0.389	0.139	0.056	0.583
Summit Pickering/Inneswood Estates	30	30	10	5	11	26	0.333	0.167	0.367	0.867
Reserve at Newcastle	163	156	25	17	11	53	0.160	0.109	0.071	0.340
Rivenwood	52	52	40	18	14	72	0.769	0.346	0.269	1.385
Shorelane Vistas	38	38	6	5	9	20	0.158	0.132	0.237	0.526
Symphony Ridge	57	57	22	7	8	37	0.386	0.123	0.140	0.649
Westridge North at Issaquah Highlands	72	26	6	4	11	21	0.231	0.154	0.423	0.808
Windsor Grove	30	29	3	0	2	5	0.103	0.000	0.069	0.172
Windstone 1-5	82	78	37	30	24	91	0.474	0.385	0.308	1.167
TOTALS	1447	1357	513	265	296	1074	0.378	0.195	0.218	0.791
Single Family										
Elementary School K-5	0.378									
Middle School 6-8	0.195									
High School 9-12	0.218									
TOTAL	0.791									

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

TABLE THREE: STUDENT FACTORS - MULTI-FAMILY

2019-20 Multi Family		STUDENTS					AVERAGE PER UNIT			
Multi Family Development	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Aldea at Newcastle Commons	129	129	2	0	0	2	0.016	0.000	0.000	0.016
Issaquah Highlands - View Ridge	38	38	6	6	9	21	0.158	0.158	0.237	0.553
Issaquah Highlands - The Brownstones	176	176	15	9	13	37	0.085	0.051	0.074	0.210
Lake Boren Townhomes	56	56	2	0	0	2	0.036	0.000	0.000	0.036
Lakehouse	41	41	3	1	1	5	0.073	0.024	0.024	0.122
Overlook @ Brookshire	42	42	17	3	7	27	0.405	0.071	0.167	0.643
Towns at Westridge	122	122	54	19	39	112	0.443	0.156	0.320	0.918
TOTALS	604	604	99	38	69	206	0.164	0.063	0.114	0.341
Multi-Family										
Elementary School K-5	0.164									
Middle School 6-8	0.063									
High School 9-12	0.114									
TOTAL	0.341									

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 17,406 students in permanent facilities and 4,290 students in portables. The projected student enrollment for the 2021-2022 school year is expected to be 18,583 including K-5 FTE which leaves a permanent capacity overage of 1,177. Adding portable classrooms into the capacity calculations gives us a capacity of 21,696 with a surplus capacity of 3,113 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.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary
 Briarwood Elementary
 Cascade Ridge Elementary
 Challenger Elementary
 Clark Elementary
 Cougar Ridge Elementary
 Creekside Elementary
 Discovery Elementary
 Endeavour Elementary
 Grand Ridge Elementary
 Issaquah Valley Elementary
 Maple Hills Elementary
 Newcastle Elementary
 Sunny Hills Elementary
 Sunset Elementary
 Elementary School #16

15025 S.E. 117th Street, Renton
 17020 S.E. 134th Street, Renton
 2020 Trossachs Blvd. S.E., Sammamish
 25200 S.E. Klahanie Blvd., Issaquah
 335 First Ave. S.E., Issaquah
 4630 167th Ave. S.E., Bellevue
 20777 SE 16th Street, Sammamish
 2300 228th Ave. S.E., Sammamish
 26205 S.E. Issaquah-Fall City Rd., Issaquah
 1739 NE Park Drive, Issaquah
 555 N.W. Holly Street, Issaquah
 15644 204th Ave. S.E., Issaquah
 8440 136th Ave S.E., Newcastle
 3200 Issaquah-Pine Lake Rd. S.E., Sammamish
 4229 W. Lk. Sammamish Pkwy. S.E., Issaquah
 4399 Issaquah-Pine Lake Rd SE, Sammamish

GRADE SPAN 6-8:

Beaver Lake Middle School
 Issaquah Middle School
 Maywood Middle School
 Pacific Cascade Middle School
 Pine Lake Middle School
 Middle School #6

25025 S.E. 32nd Street, Issaquah
 600 2nd Ave. Ave. S.E., Issaquah
 14490 168th Ave. S.E., Renton
 24635 SE Issaquah-Fall City Rd, Issaquah
 3095 Issaquah-Pine Lake Rd., Sammamish
 1929 NW Talus Dr, Issaquah

GRADE SPAN 9-12:

Issaquah High School
 Liberty High School
 Skyline High School
 Gibson Ek High School

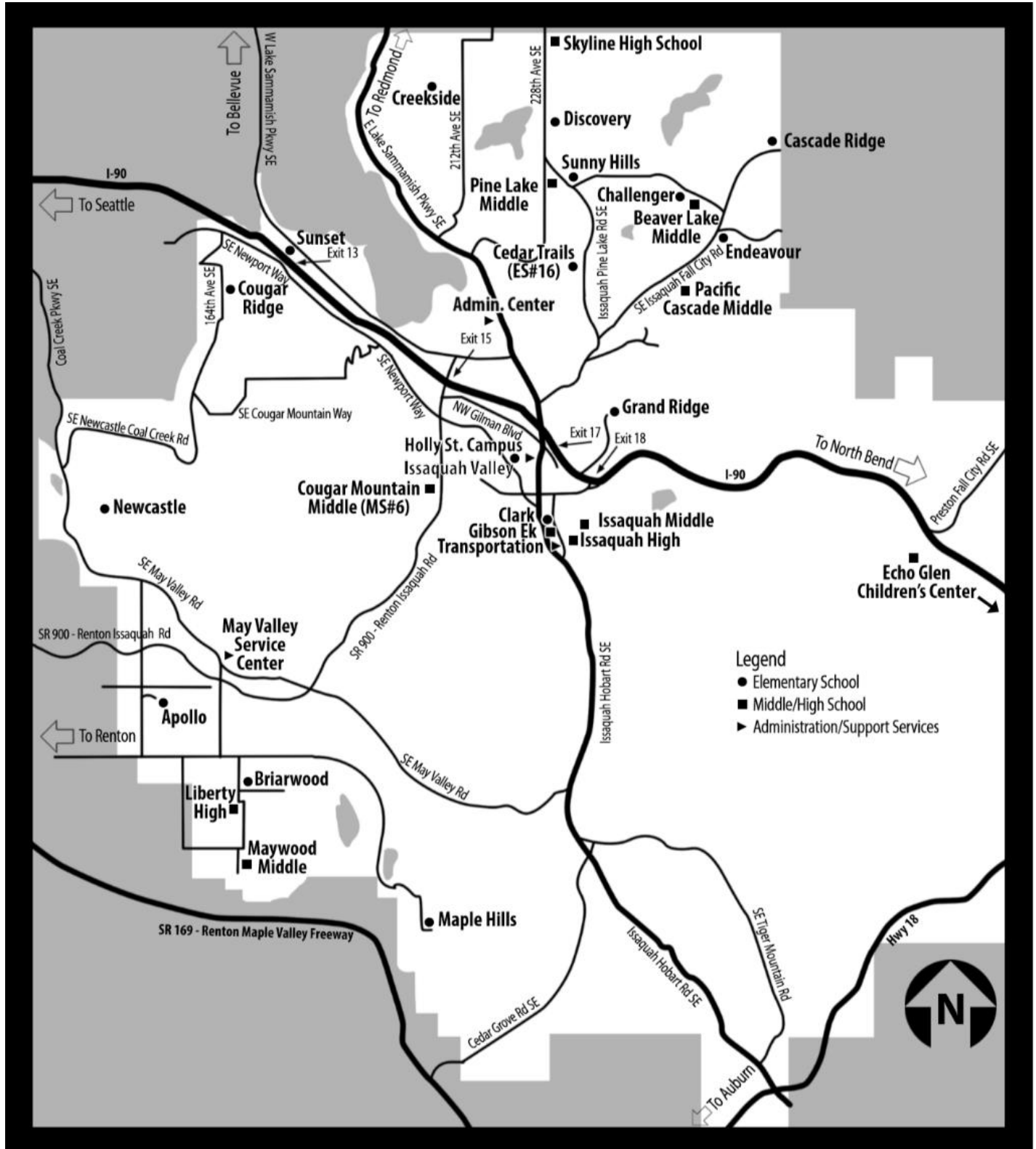
700 Second Ave. S.E., Issaquah
 16655 S.E. 136th Street, Renton
 1122 228th Ave. S.E., Sammamish
 379 First Ave. S.E., Issaquah

SUPPORT SERVICES:

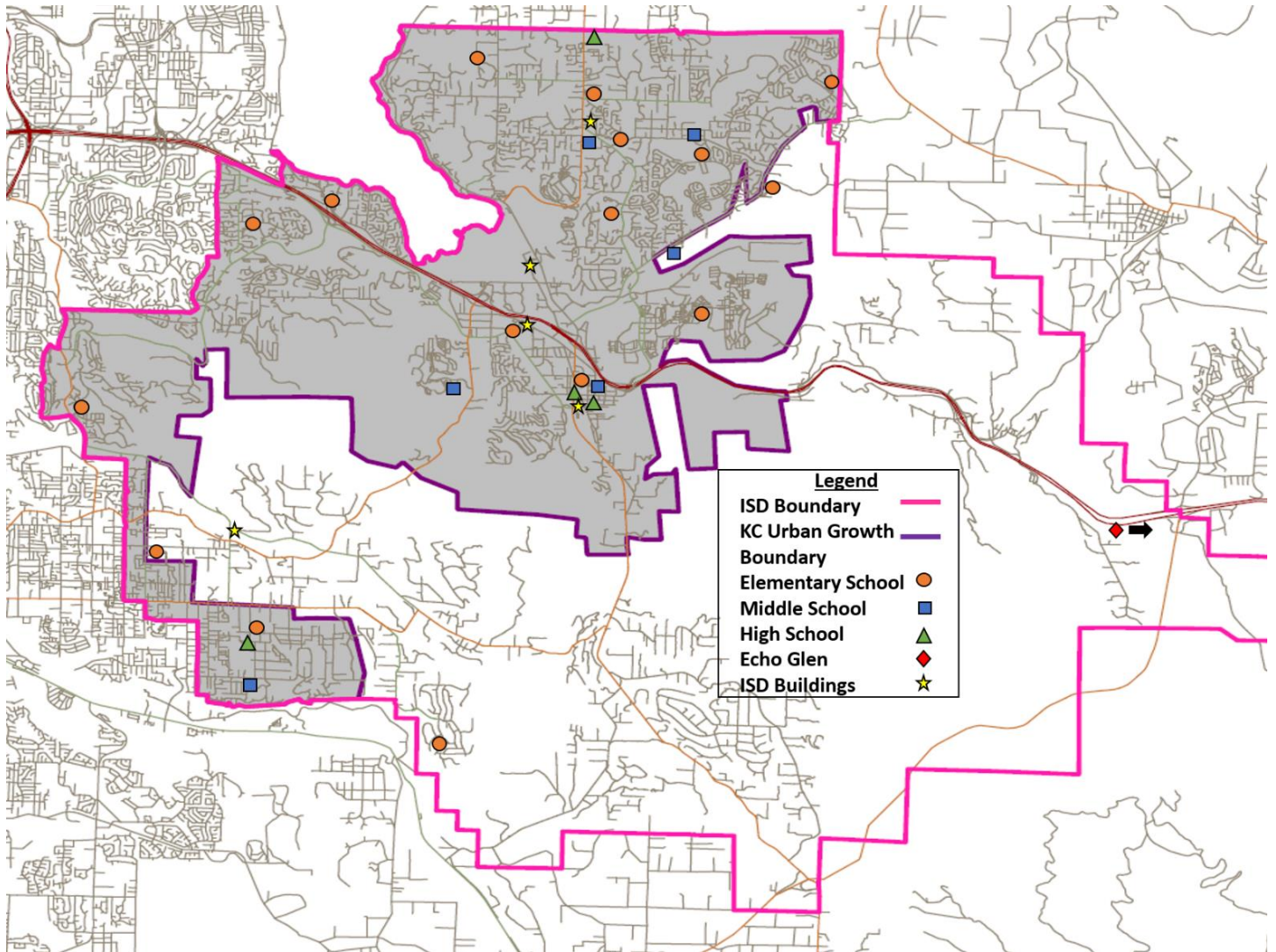
Administration Building
 Holly Street Campus
 May Valley Service Center
 Transportation Center
 Transportation Satellite

5150 220th Ave S.E., Issaquah
 565 N.W. Holly Street, Issaquah
 16404 S.E. May Valley Road, Renton
 805 Second Avenue S.E., Issaquah
 3402 228th Ave. S.E., Sammamish

SITE LOCATION MAP



URBAN GROWTH BOUNDARY MAP



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table Four is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$533 million bond in April 2016 to fund the purchase of land for and construction of a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. The District does anticipate receiving State matching funds for High School #4 project 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 \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects **18,583** FTE students for the 2021-2022 school year and **19,545** FTE students in the 2026-2027 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of the unfunded growth-related need is assigned to impact fees and half is the local share.

TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

Projected Capacity to House Students

Years	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Permanent Capacity	18,322	19,852	19,852	22,012	22,012	22,012
High School			1,600			
Middle School	850					
Elementary School	680		560			
Gross Totals	19,852	19,852	22,012	22,012	22,012	22,012
*Subtotal (Sum at 95% Utilization Rate)	18,859	18,859	20,911	20,911	20,911	20,911
Portables @ 95%	4,290	4,290	4,290	4,290	4,290	4,290
Total Capacity	23,149	23,149	25,201	25,201	25,201	25,201
Projected FTE Enrollment**	18,583	18,770	20,294	19,945	19,441	19,545
Permanent Capacity @ 95% (surplus/deficit)	276	89	617	966	1,470	1,366

*Permanent Capacity and New Construction calculations are based on the 95% utilization factors (See Appendix D)
The number of portables may be reduced as permanent capacity projects come on line and are open for instruction

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2021

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	7.00	\$0	560	0.378	0.164	\$0	\$0
Middle/Jr High	10.00	\$0	850	0.195	0.063	\$0	\$0
High	30.00	\$0	1,600	0.218	0.114	\$0	\$0
TOTAL						\$0	\$0

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	92.37%	\$38,000,000	560	0.378	0.164	\$23,695	\$10,274
Middle/Jr High	92.37%	\$75,000,000	850	0.195	0.063	\$15,916	\$5,128
High	92.37%	\$135,000,000	1,600	0.218	0.114	\$17,000	\$8,903
TOTAL						\$56,612	\$24,305

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	7.63%	\$0	80	0.378	0.164	\$0	\$0
Middle/Jr High	7.63%	\$0	56	0.195	0.063	\$0	\$0
High	7.63%	\$0	224	0.218	0.114	\$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	\$238.22	90	0.00%	0.378	0.164	\$0	\$0
Middle/Jr High	\$238.22	108	0.00%	0.195	0.063	\$0	\$0
High School	\$238.22	130	38.66%	0.218	0.114	\$2,612	\$1,368
TOTAL						\$2,612	\$1,368

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$888,554	\$412,686
Capital Bond Interest Rate	2.44%	2.44%
Net Present Value of Average Dwelling	\$7,800,848	\$3,623,074
Years Amortized	10	10
Property Tax Levy Rate	\$1.72	\$1.72
Present Value of Revenue Stream	\$13,417	\$6,232

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$56,611.90	\$24,304.74
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	(\$2,611.53)	(\$1,367.71)
Tax Payment Credit	(\$13,417.46)	(\$6,231.69)
FEE (AS CALCULATED)	\$40,582.91	\$16,705.34
Local Share	\$20,291.45	\$8,352.67
FINAL FEE	\$20,291	\$8,353

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

SCHOOL SITE ACQUISITION COST:

- The District previously purchased sites for the new elementary schools, middle school and high school.

SCHOOL CONSTRUCTION COST:

- Elementary \$38,000,000 is the estimated construction cost of the project providing additional elementary capacity
- Middle School \$75,000,000 is the estimated construction cost of the project providing additional middle school capacity
- High School \$135,000,000 is the estimated construction cost of the project providing additional high school capacity

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

Total Square Footage	2,709,045
Permanent Square Footage (OSPI)	2,518,228
Temporary Square Footage	190,817

STATE MATCH CREDIT:

Current Area Cost Allowance	\$238.22
Percentage of State Match	38.66%

APPENDIX A

2020-21 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLE CLASSROOM	Projected Oct. 2021 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @ 95%***	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%****
APOLLO	28	560	3	36	596	566	7	140	736	699	0	0	736	7	510	56	189
BRIARWOOD	26	520	3	36	556	528	11	220	776	737	0	0	776	11	644	-116	93
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	413	58	210
CHALLENGER	22	440	4	48	488	464	14	280	768	730	0	0	768	14	462	2	268
CLARK	30	600	3	36	636	604	10	200	836	794	0	0	836	10	561	43	233
COUGAR RIDGE	27	540	4	48	588	559	8	160	748	711	0	0	748	8	504	55	207
CREEKSIDE	27	540	5	60	600	570	10	200	800	760	0	0	800	10	618	-48	142
DISCOVERY	27	540	4	48	588	559	8	160	748	711	0	0	748	8	596	-37	115
ENDEAVOUR	28	560	3	36	596	566	8	160	756	718	0	0	756	8	459	107	259
GRAND RIDGE	26	520	5	60	580	551	12	240	820	779	0	0	820	12	642	-91	137
ISSAQUAH VALLEY	31	620	2	24	644	612	10	200	844	802	0	0	844	10	562	50	240
MAPLE HILLS	20	400	3	36	436	414	4	80	516	490	0	0	516	4	373	41	117
NEWCASTLE	24	480	3	36	516	490	8	160	676	642	0	0	676	8	536	-46	106
SUNNY HILLS	31	620	6	72	692	657	12	240	932	885	0	0	932	12	507	150	378
SUNSET	31	620	7	84	704	669	4	80	784	745	0	0	784	4	566	103	179
ELEMENTARY #16*****	0	0	0	0	0	0	0	0	0	0	0	0	0	0	445	0	0
TOTAL	401	8020	58	696	8716	8280	134	2680	11396	10826	0	0	11396	134	8398	327	2873

*Minus excluded spaces for special program needs

**Average of staffing ratios 1:20 K-2, 1:23 3-5

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

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

***** E16 is in projected headcount for October 2021, however the building capacities are for the prior year. E16 will open in September of 2021

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.

APPENDIX B

2020-21 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (26)	MAXIMUM # OF PORTABLE CLASSROOMS	Projected Oct. 2021 Headcount	PERMANENT CAP OVERAGE or SHORTAGE @ 95%**	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95% ***
BEAVER LAKE	29	754	3	36	790	751	10	260	1050	998	0	0	1050	10	783	-33	215
ISSAQUAH MIDDLE	28	728	10	120	848	806	8	208	1056	1003	0	0	1056	8	775	31	228
MAYWOOD	39	1014	5	60	1074	1020	6	156	1230	1169	0	0	1230	6	834	186	335
PACIFIC CASCADE	28	728	7	84	812	771	8	208	1020	969	0	0	1020	8	762	9	207
PINE LAKE	31	806	7	84	890	846	2	52	942	895	0	0	942	2	911	-66	-16
MIDDLE SCHOOL #6****	0	0	0	0	0	0	0	0	0	0	0	0	0	0	686	0	0
TOTAL	155	4030	32	384	4414	4193	34	884	5298	5033	0	0	5298	34	4751	128	968

*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

**** Middle School #6 (MS#6) is in projected headcount for October 2021, however the building capacities are for the prior year. MS#6 will open in September of 2021

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.

APPENDIX C

2020-21 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2021 Headcount	PERM CAP OVER OR SHORT @ 95%**	WITH EXISTING PORTABLES OVERAGE OR SHORT AGE @ 95%***
ISSAQUAH HIGH	72	2016	5	60	2076	1972	10	280	2356	2238	0	0	2356	10	2090	-118	148
LIBERTY HIGH	41	1148	5	60	1208	1148	8	224	1432	1360	0	0	1432	8	1314	-166	46
GIBSON EK HIGH	10	280	0	0	280	266	0	0	280	266	0	0	280	0	166	100	100
SKYLINE HIGH	56	1568	5	60	1628	1547	16	448	2076	1972	0	0	2076	16	1972	-425	0
TOTAL	179	5012	15	180	5192	4932	34	952	6144	5837	0	0	6144	34	5542	-610	295

*Minus excluded spaces for special program needs

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

*** 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.

APPENDIX D

2020-21 TOTAL CAPACITIES

# OF CLASSROOMS*	ROOM CAPACITY	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY @ 100%	PORTABLE CAPACITY @ 95%	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CAPACITY	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLE CLASSROOMS	OCT. 2021 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
735	17062	105	1260	18322	17406	202	4516	4290	22838	21696	0	0	22838	202	18691	-154	4136

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

APPENDIX E

Six-Year Finance Plan

BUILDING	N/M*	2021	2022	2023	2024	2025	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL ***	UNSECURED LOCAL ***
New High School	N	\$32,000,000	\$75,000,000	\$46,500,000	\$8,000,000	\$20,000,000	\$181,500,000	\$181,500,000		
New Elementary #17	N	\$10,000,000	\$10,000,000	\$14,500,000	\$5,885,000		\$40,385,000	\$40,385,000		
New Middle School	N	\$42,000,000	\$10,200,000				\$52,200,000	\$52,200,000		
New Elementary #16	N	\$24,900,000					\$24,900,000	\$24,900,000		
Expand Maple Hills El	M	\$2,000,000					\$2,000,000	\$2,000,000		
Portables	N	\$1,000,000					\$1,000,000	\$1,000,000	\$500,000	\$500,000
Land	N						\$0	\$0		
TOTALS		\$111,900,000	\$95,200,000	\$61,000,000	\$13,885,000	\$20,000,000	\$301,985,000	\$301,985,000	\$500,000	\$500,000

*N = New Construction M = Modernization/Rebuild

**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 growth-related 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.