

**Sedro-Woolley
School District #101**

**Capital Facilities Plan
2014**

**Sedro-Woolley School District
801 Trail Road
Sedro-Woolley, WA 98284
(360) 855-3500**

**Adopted December 8, 2014
By the Board of Directors**

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	STANDARD OF SERVICE	2
III.	INVENTORY	3
IV.	CAPITAL FACILITIES NEEDS	6
	A. Enrollment Projections	6
	B. Forecast of Future Needs	8
	C. School Capacity Summary	9
V.	FINANCING PLAN	11
VI.	IMPACT FEES	12

APPENDIX A – OSPI Enrollment Data

APPENDIX B – Student Generation Rates

APPENDIX C – Impact Fee Calculations

I. INTRODUCTION

The purpose of this Capital Facilities Plan is to provide a verifiable estimate of the present and future construction and capital facilities needs for the Sedro-Woolley School District No. 101 (“District”), and the basis for requesting the imposition of school impact fees by Skagit County, the City of Sedro-Woolley, the City of Mount Vernon, and the towns of Lyman and Hamilton. This Capital Facilities Plan contains all elements required under Washington’s Growth Management Act (the “GMA”).

Documenting the statutory and District requirements are essential for the planning of capital facility improvements, expansions, and new construction. Such criteria can provide information needed in making major decisions. The information can be used to accomplish the following:

1. Demonstrate the need for capital facilities and the costs required to administer, plan, and construct them in the most cost effective manner;
2. Identify the annual budget necessary for District operations;
3. Identify available sources of revenue; and
4. Demonstrate the District’s financial position in order to obtain better ratings on bond issues.

State law requires school districts to document their long-range construction and modernization needs within strict guidelines for State assistance in funding capital improvements. Moreover, the GMA requires counties of a certain size and the cities in these counties to prepare comprehensive plans. Such jurisdictions are required to develop a capital facilities plan as a component of these comprehensive plans. While the GMA does not specifically require school districts to adopt capital facilities plans, a district must prepare a capital facilities plan that is adopted as part of a city’s or county’s comprehensive plan in order to receive school impact fees under the GMA. This Capital Facilities Plan will be used to coordinate the District’s long-range facility needs with the comprehensive planning process under the GMA for the City of Sedro-Woolley, the City of Mount Vernon, the Town of Lyman, the Town of Hamilton, and Skagit County.

It is expected that this Capital Facilities Plan will be amended on a regular basis to take into account changes in the capital needs of the District and changing enrollment projections. The fee schedules will also be adjusted accordingly.

The District’s 2014 permanent capacity was 4,282, and the head count (HC) enrollment on October 1, 2014, was 4,282 (HC). Enrollment projections indicate that there will be 4,631 students enrolled in the District in the 2019-20 school year (see Section IV.A).

II. STANDARD OF SERVICE

The District uses the following ratios of teachers-to-students to meet their education objectives for program planning:

Elementary (Preschool - grades 6th)	21
Middle School (grades 7th - 8th)	25
High School (grades 9th - 12th)	26

These ratios are used for determining educational program capacity in existing schools and for the planning of new school facilities. Future updates to this CFP will include any changes resulting from implementation of reduced class size requirements.

At the elementary level, the educational program capacity can generally be determined by taking the number of elementary classrooms available District-wide and multiplying by the teacher-to-student ratio (21) for a total count of elementary student capacity.

At the middle school level, different variables are considered in order to calculate the practical capacity of the facility. These factors include the following: students move between classes four periods per day, teachers use their classes one period per day as teacher preparation time, and six core subjects are required each semester, including math, language arts, reading, science/health, social studies, and physical education.

The facility capacity for the high school takes into consideration that both teachers and students move between classes and that the course structure for the high school students has many variables. Required course work must be completed prior to graduation, but there is a great deal of flexibility as to when classes may be taken. The base requirements are as follows:

Credits	Subject
0	Cumulating Project
4	English
3	Mathematics
3	Social Studies
3	Science
1	Occupational Education
2	Physical Education
1	Health
1	Fine Arts
1	Communications
1	Digitools
<u>11</u>	<u>Electives</u>
31	Total

Space needs in all school buildings, particularly at the middle and high school levels, include libraries, gymnasiums, areas for special programs and classes, teacher planning space, and other core facilities.

III. INVENTORY OF EXISTING FACILITIES

The following chart summarizes the District’s inventory of instructional facilities. The District currently has permanent capacity for 4,282 students. Additional capacity is available in portable facilities that are designated for regular classroom use.

Instructional Facilities

Facility	Square Footage	Location	Classrooms¹	Student Capacity²
Sedro-Woolley High School	187,612 sq. ft.	1235 Third Street Sedro-Woolley, WA 98284	52(1)	1,325
Cascade Middle School	113,697 sq. ft.	201 North Township Sedro-Woolley, WA 98284	34	735
Central Elementary	44,100 sq. ft.	601 Talcott Sedro-Woolley, WA 98284	19(1)	399
Evergreen Elementary	58,110 sq. ft.	1111 McGarigile Road Sedro-Woolley, WA 98284	26(1)	546
Mary Purcell Elementary	40,450 sq. ft.	700 Bennett Sedro-Woolley, WA 98284	15(5)	315
Clear Lake Elementary	31,510 sq. ft.	2167 Lake Avenue Clear Lake, WA 98235	9(4)	189
Big Lake Elementary	20,780 sq. ft.	1676 Highway 9 Mount Vernon, WA 98273	8(2)	168
Samish Elementary	23,775 sq. ft.	2195 Highway 9 Sedro-Woolley, WA 98284	11	231
Lyman Elementary	19,219 sq. ft.	Lyman Avenue Lyman, WA 98263	8(1)	168
State Street High School	7,000 sq. ft.	800 State Street Sedro-Woolley, WA 98284	4(1)	100
TOTAL	546,253 sq. ft.			4,176

¹ Portable facilities (regular classroom only) indicated in parenthesis.

² Capacity calculations are based on District Standards as identified in Section II above and do not include temporary capacity provided by portable facilities. Furthermore, the student capacity figures incorporate space needs at each school.

Administrative Facilities

Sedro-Woolley School
Administrative Office

801 Trail Road
Sedro-Woolley, WA 98284

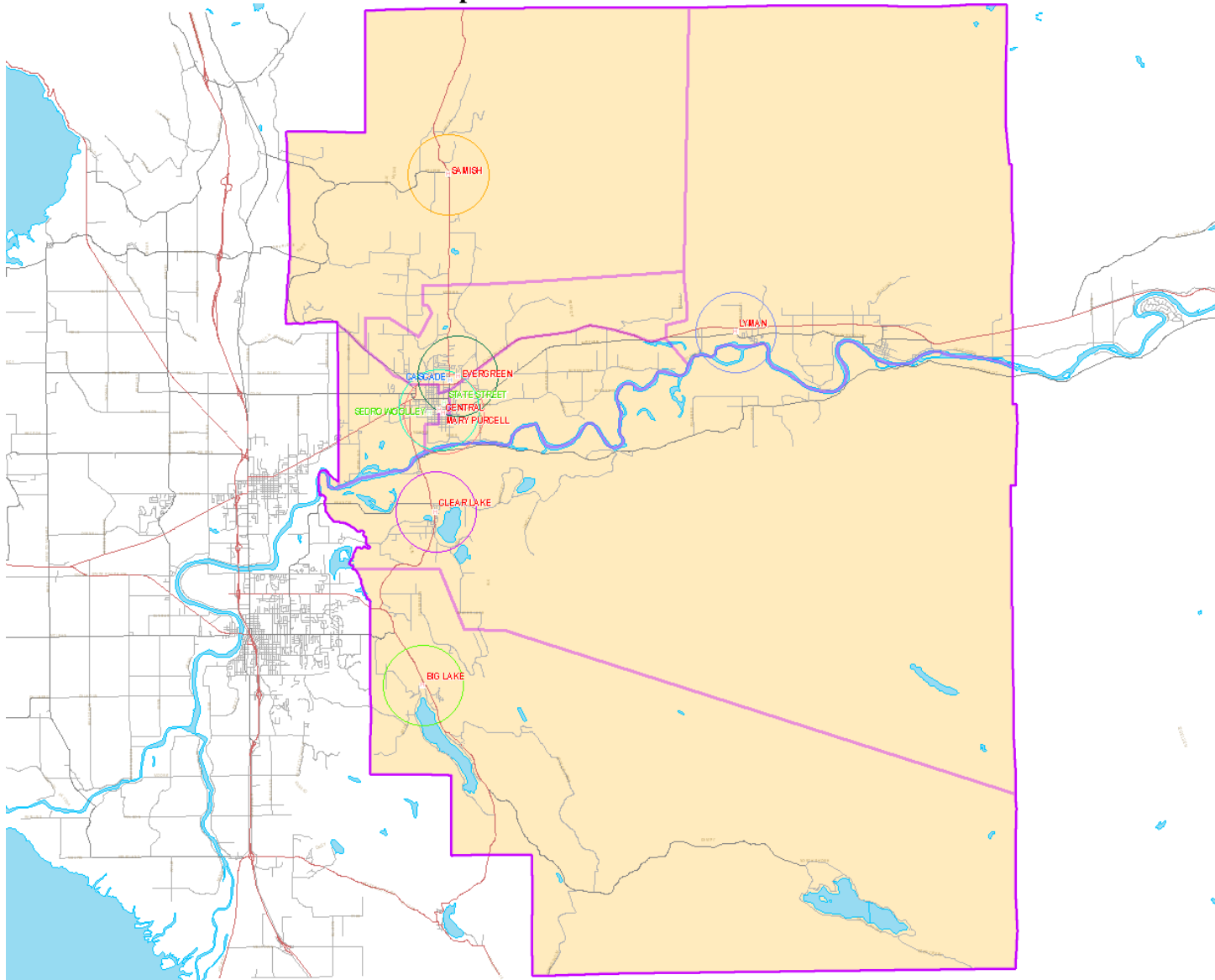
Sedro-Woolley School District
Office

2079 Cook Road
Sedro-Woolley, WA 98284

Support Services Building

317 Yellow Lane
Sedro-Woolley, WA 98284

Map of the District



IV. CAPITAL FACILITIES NEEDS

A. Enrollment Projections

The need for new school facilities is directly related to population and other demographic trends such as birth rate, housing, and employment trends. These demographic trends are an important tool in predicting the educational service needs of this community, and the location, size, and capacity of new school facilities.

Demographic information gathered by Skagit County in the GMA planning process indicates that population in the County is expected to increase in the future. There has been and will continue to be an increase in the total number of households county-wide. Development data from Skagit County, the City of Sedro-Woolley, the City of Mount Vernon, and the towns of Lyman and Hamilton indicates that there are currently numerous housing development projects either under construction, approved for building, or in the planning stages. Additional school facilities will be needed to serve this increase in population.

The District has examined the six-year enrollment projections based upon enrollment data from the Office of the Superintendent of Public Instruction (OSPI). See Appendix A for the OSPI projections. The OSPI projections (considered a lagging indicator) are based upon a modified “cohort survival method” which uses historical enrollment data from the 5 previous years to forecast the number of students who will be attending school the following year. Notably, the cohort survival method does not consider enrollment increases based upon new development. As such, the enrollment projections should be considered highly conservative. However, the 2014 cohort projection of 4,292 students closely matches the October 2014 student count of 4,282 students. The District will continue to closely monitor actual enrollment and development within the District. Future updates to the Capital Facilities Plan will include updated enrollment data.

Summary - District FTE Enrollment Projections: 2014-2014

Year	2014 ³	2015-16	2016=17	2017-18	2018-19	2019-20
District Demographic Projections	4,282	4,354	4,428	4,484	4,563	4,631

³ Actual FTE enrollment (Source: OSPI, October 2014).

**Sedro-Woolley School District
Enrollment Projections by Grade Level⁴**

	2014⁵	2015-16	2016-17	2017-18	2018-19	2019-20
Kindergarten	327	335	344	352	361	369
Grade 1	334	337	345	354	362	372
Grade 2	312	345	351	359	368	377
Grade 3	329	326	352	358	366	375
Grade 4	346	337	324	350	356	364
Grade 5	295	334	343	330	357	363
Grade 6	298	300	332	341	328	355
K-6 Head count	2,241	2,314	2,391	2,444	2,498	2,575
Grade 7	287	298	300	332	341	328
Grade 8	326	296	295	297	329	337
Grades 7-8 Head count	613	594	595	629	670	665
Grade 9	332	328	302	301	303	336
Grade 10	330	332	338	311	310	312
Grade 11	341	328	322	328	302	301
Grade 12	425	458	480	471	480	442
Grades 9-12 Head count	1,428	1,446	1,442	1,411	1,395	1,391
K-12 Head count	4,282	4,354	4,428	4,484	4,563	4,631

Based upon this information, over the next six years, the District's enrollment is expected to increase at the elementary and middle school levels and to slightly decline at the high school level.

⁴ Source: OSPI Cohort Projection (October 2014). See Appendix A

⁵ Actual Headcount enrollment on October 1, 2014 (Source: OSPI).

B. Forecast of Future Needs

The District recently completed modernization (with additional capacity) of Cascade Middle School. The following is a summary of the District’s capital facilities needs over the next six years. To adequately serve future student population, the District anticipates adding new classrooms at Central Elementary School, adding new classrooms and core facilities at Big Lake Elementary School, and adding portable classroom facilities at several elementary schools. All projects are needed to serve anticipated growth. The Board will make final decisions regarding these capital projects over the next six years.

Name of Facility:	Central Elementary
Project Description:	Addition of two new classrooms
Added Capacity	42
Year Needed (projected):	2019-20
Estimated Costs:	\$400,000

Name of Facility:	Big Lake Elementary
Project Description:	Addition of four new classrooms
Added Capacity:	84
Year Needed (projected):	2019-20
Estimated Costs:	\$1,200,000

Name of Facility:	Big Lake Elementary
Project Description:	Cafeteria Expansion (core facility improvement necessary to serve new classroom addition)
Added Capacity:	84
Year Needed (projected):	2019-20
Estimated Costs:	\$450,000

Name of Facility:	Elementary Portable Additions
Project Description:	Add six portable classrooms (specific locations tbd)
Added Capacity	126
Year Needed (projected):	2017-20
Estimated Costs:	\$900,000

C. School Capacity Summary (includes new capacity projects planned for 2014-2014)

Based upon the District’s enrollment forecast, standard of service, current inventory and capacity, and future planned classroom spaces⁶, the District’s capacity summary over the six year planning horizon is as follows:

Elementary School Surplus/Deficiency

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Existing Permanent Capacity	2,016	2,016	2,016	2,016	2,016	2,016
Added Permanent Capacity						126
Total Permanent Capacity	2016	2016	2016	2016	2016	2,142
Enrollment ⁷	2,241	2,314	2,391	2,444	2,498	2,575
Surplus (Deficiency) Permanent Capacity	(225)	(298)	(375)	(428)	(482)	(433)
Temporary Capacity ⁸	315	315	315	357	399	441
Total Capacity (Permanent & Temporary)	2,331	2,331	2,331	2,373	2,415	2,583
Surplus (Deficiency) Total Capacity	90	17	(60)	(71)	(83)	8

Middle School Surplus/Deficiency

	2014	2010	2011	2012	2013	2014
Existing Capacity	735	735	735	735	735	735
Added Permanent Capacity						
Enrollment	613	594	595	629	670	665
Surplus (Deficiency) Permanent Capacity	122	141	140	106	65	70
Temporary Capacity	0	0	0	0	0	0
Total Capacity (Permanent & Temporary)	735	735	735	735	735	735
Surplus (Deficiency) Total Capacity	122	141	140	106	65	70

⁶ These projects have not been fully funded.

⁷ Based upon FTE enrollment – see Section IV.

⁸ Including planned portable additions.

High School Surplus/Deficiency

	2014	2010	2011	2012	2013	2014
Existing Capacity	1,425	1,425	1,425	1,425	1,425	1,425
Added Permanent Capacity						
Enrollment	1,428	1,446	1,442	1,411	1,395	1,391
Surplus (Deficiency) Permanent Capacity	(3)	(21)	(17)	14	30	34
Temporary Capacity	25	25	25	25	25	25
Total Capacity (Permanent & Temporary)	1,450	1,450	1,450	1,450	1,450	1,450
Surplus (Deficiency) Total Capacity	22	4	8	39	55	59

V. FINANCING PLAN

The funding sources for the District's capital facilities needs, as identified above, include:

1. General obligation bonds;
2. GMA impact fees and mitigation payments; and
3. State funding assistance on eligible projects.⁹

The District has not yet determined a date to submit a bond issue to the voters for approval to help fund the capital facilities projects identified above. These projects will be funded by bond proceeds when approved or potentially with other non-voted funds.

The following chart identifies the funding sources for the capital improvements described in this Capital Facilities Plan and identifies system improvements that are reasonably related to new development. It also identifies projects included in the Capital Facilities Plan that will serve new growth.

⁹ The District is not currently eligible for State Funding Assistance for unhoused students at the elementary school level but is eligible for State Funding Assistance at the middle school level.

Six-Year Financing Plan

New Construction/ Additions Increasing Capacity	Estimated Costs	State Funding Assistance	Bond Funds	Mitigation and/or Impact Fees¹⁰	Other	Capacity to Serve New Growth	Estimated Timeline
Central Elementary Classroom Addition	\$400,000		X	X		X	2019-2020
Big Lake Elementary Classroom Addition	\$1,200,000		X	X		X	2019-20
Big Lake Elementary Cafeteria Expansion	\$450,000		X	X		X	2019-20
Portables	\$150,000 per classroom		X	X		X	2017-2020

¹⁰ Impact fees may also be used on additional capital projects as permitted by law or may be used to reduce debt service on outstanding bonds.

VI. IMPACT FEES

New developments built within the District will generate additional students, who will create the need for new school facilities. The District, with the help of a consultant, developed student generation rates for single family and multi-family dwelling units. These student generation rates were developed by a detailed survey of new housing. See Appendix B.

The impact fee formula takes into account the cost of the capital improvements identified in this Capital Facilities Plan that are necessary as a result of new growth. It calculates the fiscal impact of each single-family or multi-family development in the District based on the District's student generation rates. The formula also takes into account the taxes that will be paid by these developments and the funds that could be provided at the local and state levels for the capital improvements. See Appendix C.

School impact fees are authorized by the GMA, but must be adopted by the Skagit County Board of Commissioners for the District in order to apply to that portion of the District located in unincorporated Skagit County. The fees must be separately adopted by the Sedro-Woolley City Council, the Mount Vernon City Council, the Hamilton Town Council, and the Lyman Town Council in order to apply to developments located with those jurisdictions.

2014 SCHOOL IMPACT FEE SCHEDULE

Impact Fee per Single Family Dwelling Unit:	\$1,678
Impact Fee per Multi-Family Dwelling Unit:	\$847

APPENDIX A
OSPI ENROLLMENT DATA

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

Skagit/Sedro-Woolley(29101)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2008	2009	2010	2011	2012	2013		2014	2015	2016	2017	2018	2019
Kindergarten	281	282	287	311	302	323		327	335	344	352	361	369
Grade 1	265	283	293	299	323	308	102.92%	332	337	345	354	362	372
Grade 2	306	286	286	292	324	333	104.01%	320	345	351	359	368	377
Grade 3	328	310	276	295	312	330	101.92%	339	326	352	358	366	375
Grade 4	330	323	313	276	304	296	99.47%	328	337	324	350	356	364
Grade 5	301	338	313	323	299	300	101.90%	302	334	343	330	357	363
Grade 6	319	293	320	319	332	299	99.34%	298	300	332	341	328	355
K-6 Sub-Total	2,130	2,115	2,088	2,115	2,196	2,189		2,246	2,314	2,391	2,444	2,498	2,575
Grade 7	308	328	298	320	313	324	100.04%	299	298	300	332	341	328
Grade 8	316	314	313	294	314	315	98.95%	321	296	295	297	329	337
7-8 Sub-Total	624	642	611	614	627	639		620	594	595	629	670	665
Grade 9	334	322	324	312	298	328	102.11%	322	328	302	301	303	336
Grade 10	347	340	328	331	314	323	102.96%	338	332	338	311	310	312
Grade 11	352	321	333	327	319	310	97.04%	313	328	322	328	302	301
Grade 12	524	549	499	468	465	438	146.29%	453	458	480	471	480	442
9-12 Sub-Total	1,557	1,532	1,484	1,438	1,396	1,399		1,426	1,446	1,442	1,411	1,395	1,391
DISTRICT K-12 TOTAL	4,311	4,289	4,183	4,167	4,219	4,227		4,292	4,354	4,428	4,484	4,563	4,631

APPENDIX B
STUDENT GENERATION RATES

Michael J. McCormick FAICP

Planning Consulting Services • Growth Management • Intergovernmental Relations

October 22, 2014

Memorandum

To: Brett Greenwood
Sedro-Woolley School District

From: Mike McCormick

Re: 2014 Sedro-Woolley School District Student Generation Rates (SGR)

This memorandum contains the 2014 Student Generation Rates (SGR) for both single family and multiple family residential development. The rates were developed on a comprehensive basis using data from Skagit County and the Sedro-Woolley School District.

The methodology used to calculate SGR's uses Skagit County Assessor's data for development activity and school district address data for student addresses. The student generation rates have been calculated for single family and multiple family residential development.¹ The survey area includes all of the territory within the boundaries of the Sedro-Woolley School District. The analysis is based on projects constructed for calendar year 2009 through calendar year 2013. The process used here is very similar to that used in previous analysis done for school districts in Skagit County as well as a number of districts throughout Washington state.

The process of analysis involved comparing the addresses of all students with the addresses of each residential development. Those which matched were aggregated to show the number of students in each of the grade groupings for each type of residential development. A total of 299 single family residential units were counted between 2009 and 2013 within the school district boundary. There

¹ Single family includes single family, detached stick-build units and manufactured homes are included in the single family category. Units in buildings with two or more units are counted as multiple family units. This is consistent with how Skagit County differentiates between single family and multiple family.

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are a total of 101 students from these units. A total of 12 multiple family units were counted. There are two students associated with these units.²

A summary of the results are presented in the following table.

	Single Family	Multiple Family
Elementary (K-6)	0.174	0.083
Middle (7-8)	0.054	0.000
High (9-12)	0.110	0.083
Total ³	0.338	0.167

The SGR were calculated on a 100% sample of all single and multi-family constructed between 2009 and 2013.

Attachments: Table--2014 Sedro-Woolley School District Student Generation Rates

² This is an extremely small number of units. A small change in either where students live or the number of units can have a dramatic effect on the resulting student generation rates.

³ Totals may not balance due to rounding.

2014 Sedro-Woolley School District Student Generation Rates

October 22, 2014

SINGLE FAMILY

	# of students	SGR
Elementary -- K through 6	52	0.174
Middle School -- 7 and 8	16	0.054
High School -- 9 through 12	33	0.110
Total	101	0.338

MULTIPLE FAMILY

	# of students	SGR
Elementary -- K through 6	1	0.083
Middle School -- 7 and 8	0	0.000
High School -- 9 through 12	1	0.083
Total	2	0.167

Grade	SF Combined #	MF Combined #
K	8	
1	7	
2	12	1
3	8	
4	4	
5	6	
6	7	
7	6	
8	10	
9	8	
10	7	
11	5	
12	13	1
Total	101	2
Total Units	299	12

Note: Totals may not balance due to rounding

APPENDIX C
SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Sedro-Woolley School District						
YEAR	2014						
School Site Acquisition Cost:							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	0.00	\$ -	500	0.174	0.083	\$0	\$0
Middle	0.00	\$ -	700	0.054	0.000	\$0	\$0
High	0.00	\$ -	1,325	0.110	0.083	\$0	\$0
						\$0	\$0
School Construction Cost:							
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft))							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
Elementary	97.53%	\$ 2,050,000	126	0.174	0.083	\$2,761	\$1,317
Middle	97.53%	\$ -	216	0.054	0.000	\$0	\$0
High	97.53%	\$ -	625	0.110	0.083	\$0	\$0
						\$2,761	\$1,317
Temporary Facility Cost:							
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet))							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	2.47%	\$150,000.00	21.00	0.174	0.083	\$31	\$15
Middle	2.47%	\$0.00	25.00	0.054	0.000	\$0	\$0
High	2.47%	\$0.00	30.00	0.110	0.083	\$0	\$0
					TOTAL	\$31	\$15
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	200.40	90.00	0.00%	0.174	0.083	\$0	\$0
Middle	200.40	117.00	0.00%	0.054	0.000	\$0	\$0
Sr. High	200.40	130.00	0.00%	0.110	0.083	\$0	\$0
					TOTAL	\$0	\$0
Tax Payment Credit:							
					SFR	MFR	
Average Assessed Value					\$206,247	\$75,297	
Capital Bond Interest Rate					3.90	3.90	
Net Present Value of Average Dwelling					\$804,363	\$293,658	
Years Amortized					10.00	10.00	
Property Tax Levy Rate					0.69	0.69	
	Present Value of Revenue Stream				\$555	\$203	
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$2,761	\$1,317		
Temporary Facility Cost				\$31	\$15		
State Match Credit				\$0	\$0		
Tax Payment Credit				(\$555)	(\$203)		
	FEE (AS CALCULATED)			\$2,237	\$1,129		
	FEE (DISCOUNT - 25%)			\$1,678	\$847		