

# City of Camas Planning Commission

Evergreen School District Capital Facility Plan and School Impact Fees

➤ Marnie Allen, Attorney, ESD 112

# School District Capital Facility Requirements

- ▶ Program Standards
- ▶ Inventory of Facilities
- ▶ Enrollment Forecast
- ▶ Facility Needs
- ▶ Finance Plan
- ▶ School Impact Fee Calculation

# Program Standards

- ▶ Elementary - grades K-5
  - ▶ 23 to 25 per class
  - ▶ Music, PE, library/media resource, technology lab and special education
- ▶ Middle Schools - grades 6-8
  - ▶ 25 students per classroom with 20 to 70 students in special program spaces
  - ▶ English, math, social studies, science, physical education, music, art and electives
- ▶ High Schools - grades 9-12
  - ▶ 25 students per classroom with 20 to 70 students in special program spaces
  - ▶ English, history, science, math, physical education, music, art and electives

# Inventory - Existing Schools

- ▶ Elementary
  - ▶ 21 schools
  - ▶ Current capacity 10,931
- ▶ Middle
  - ▶ 6 schools
  - ▶ Current capacity 4,403
- ▶ High School
  - ▶ 6 schools
  - ▶ Current capacity 7,685

# Enrollment Forecast - Growth

- ▶ Elementary Schools (K-5)
  - ▶ 2018 Enrollment :: 11,027
  - ▶ 2025 Enrollment :: 11,261
  - Growth 234
- ▶ Middle School (6-8)
  - ▶ 2018 Enrollment :: 5,910
  - ▶ 2025 Enrollment :: 5,433
  - Growth 0
- ▶ High School (9-12)
  - ▶ 2018 Enrollment :: 8,664
  - ▶ 2025 Enrollment :: 8,951
  - Growth 287

# Facility Needs

	Existing Capacity	2025 Enrollment	Facility Needs*	Growth Needs
Elementary School	10,931	11,261	330	234
Middle School	4,403	5,433	1,030	0
High School	7,685	8,951	1,266	287

\* Facility needs that are not linked to increased enrollment

# Facility Needs and Costs

- ▶ General facility needs:
  - ▶ Replacement schools
  - ▶ Additional capacity with replacement of Wy'east Middle School
  - ▶ Bond funded facility improvements
- ▶ Facility needs due to forecast growth:
  - ▶ Construction of a new 550 student Elementary School
  - ▶ Construction of an addition at Heritage High School
- ▶ Costs
  - ▶ New Elementary School #22: \$37,280,736
  - ▶ Heritage High School Addition: \$26,939,489
  - ▶ Land for New Middle School and potential future Elementary School: \$12,000,000
  - ▶ Expansion of Transportation: \$10,000,000
  - ▶ Remaining bond funded projects: \$774,829,775

# Finance Plan

- ▶ Total Cost All Planned Improvements \$831,050,000
- ▶ Secured (bond proceeds, state funds and impact fees) \$802,000,000
- ▶ Unsecured (to be obtained) \$29,050,000



# Impact Fees

- ▶ Formula produces fee amount

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

- ▶ Fee amounts

	Current	2019 Calculated	Difference
Single Family	\$6,100	\$6,432	\$332
Multi-Family	\$7,641	\$3,753	<-\$3,888>

# Clark County School Districts

School District	2019 Fees			2016 Fees	
	SF	MF		SF	MF
Ridgefield	Not updating	Not updating		\$6,530	\$6,530
Battle Ground	Not updating	Not updating		\$6,397	\$2,285
Evergreen	\$6,432	\$3,753		\$6,100	\$7,641
Hockinson	\$7,790	\$3,434		\$6,080	\$2,781
Washougal	Not updating	Not updating		\$5,600	\$5,800
Camas	Not updating	Not updating		\$5,371	\$5,371
Woodland	\$5,900	\$5,540		\$5,000	\$2,500
La Center	\$3,501	\$3,104		\$4,111	\$5,095
Green Mountain	Not updating	Not updating		\$3,387	N/A
Vancouver	Not updating	Not updating		\$2,880	\$2,381

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