

# Facilities Advisory Committee Meeting



Welcome to  
**Kirkland Middle School**

Thursday, June 20

5:00-6:30

*Facility Tour: 6:30-7:00*



# Check-In: School's Out, Summer's Here!

What is your favorite memory  
of summer as a student or  
graduate?

*or*

What are you most looking  
forward to this summer?

*Discuss at your table, select  
a member to share with the  
whole group*

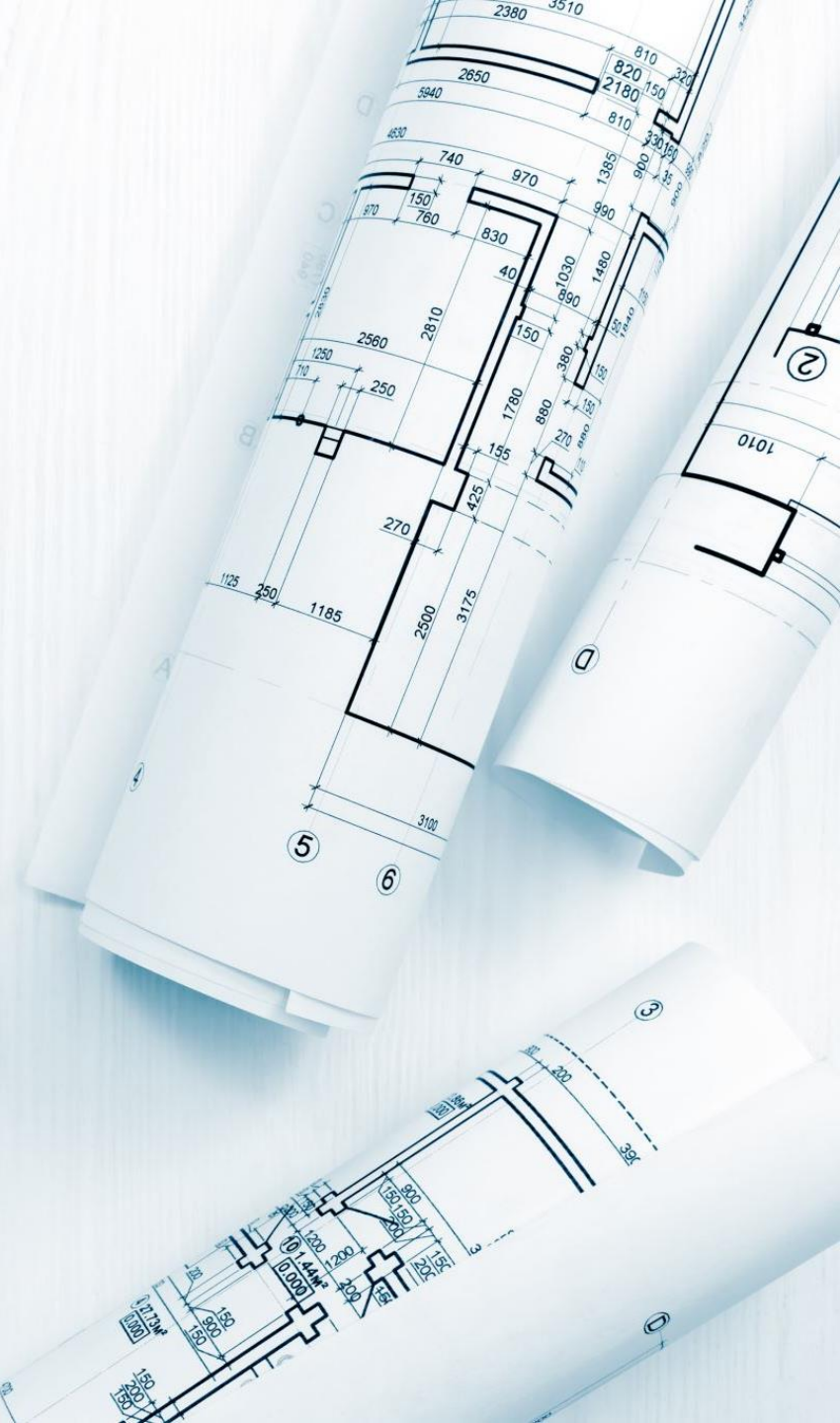




# Agenda - June

***Focus: Developing plans to strengthen community input for 2024-25***

- 5:00-5:10: ***Welcome & Check-In***
- 5:10-5:55: ***Information Sharing***
  - 2024 Construction Levy Update
  - Impact Fees
- 5:55-6:00: ***Break***
- 6:00-6:30: ***Input and Planning***
  - FAC Reflection and Recommendations
- 6:30-7:00: ***Optional Tour – Kirkland Middle School Modular Addition Construction Site***





**BUILDING EXCELLENCE**

# Building Excellence Construction Levy Authorization

Board Meeting  
June 3, 2024



# 2024 Construction Levy Board Authorization Process



- The board considered recommendations, information, and feedback in six study sessions between March 2023 and March 2024.
- The Facility Advisory Committee provided feedback on recommendations for future facility planning to accommodate our changing enrollment landscape and continue to provide learning environments that promote excellence for students.
- An overview of the construction levy recommendation was presented to the board of directors at the regularly scheduled meeting on May 20, 2024.
- At the June 3 meeting the board authorized the 6-year construction levy to be placed on the November 5, 2024 ballot.

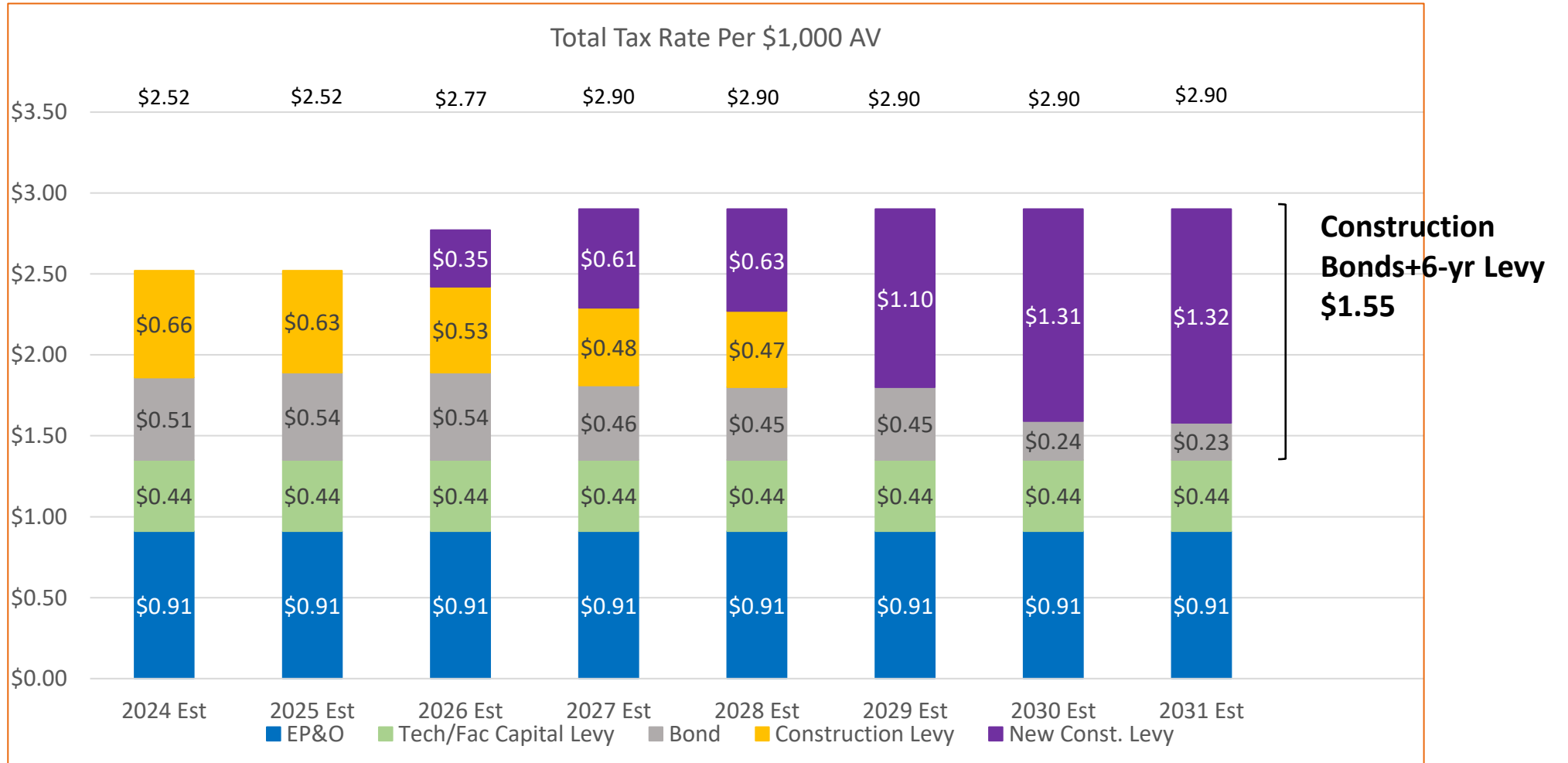


# 2024 Construction Levy Projects, Capacity, and Costs

School	Area	Potential Year Open	Permanent Capacity Added	Estimated Cost (\$ in Millions)*
Alcott Elementary	Redmond/King County	2027	207	\$86.8
Smith Elementary	Sammamish	2031	253	\$118.1
Kamiakin Middle School	Juanita/Kirkland	2029	330	\$174.0
Evergreen Middle School	Redmond/King County	2031	79	\$202.9
Fieldhouse and Community Pool at Juanita High School	Juanita/Kirkland	2028	NA	\$25.1
<b>Subtotal</b>			<b>869</b>	<b>\$606.9</b>
Program Contingency/ Construction Escalation				\$70.0
<b>Total</b>				<b>\$676.9</b>

\*Estimated costs escalated to estimated year open. Opening date will depend on cash flow and will add escalation costs.

# District Levy and Bond Rates With Recommended Construction Levy



# 2024 Construction Levy Six-Year Collection

Average of \$112.8 Million per Year. Total collection of \$676.9 Million

Collection year	Est. Rate/\$1,000 AV	Amount
2026	\$0.35	\$37,900,000
2027	\$0.61	\$69,000,000
2028	\$0.63	\$75,500,000
2029	\$1.11	\$138,900,000
2030	\$1.31	\$172,500,000
2031	\$1.32	\$183,100,000

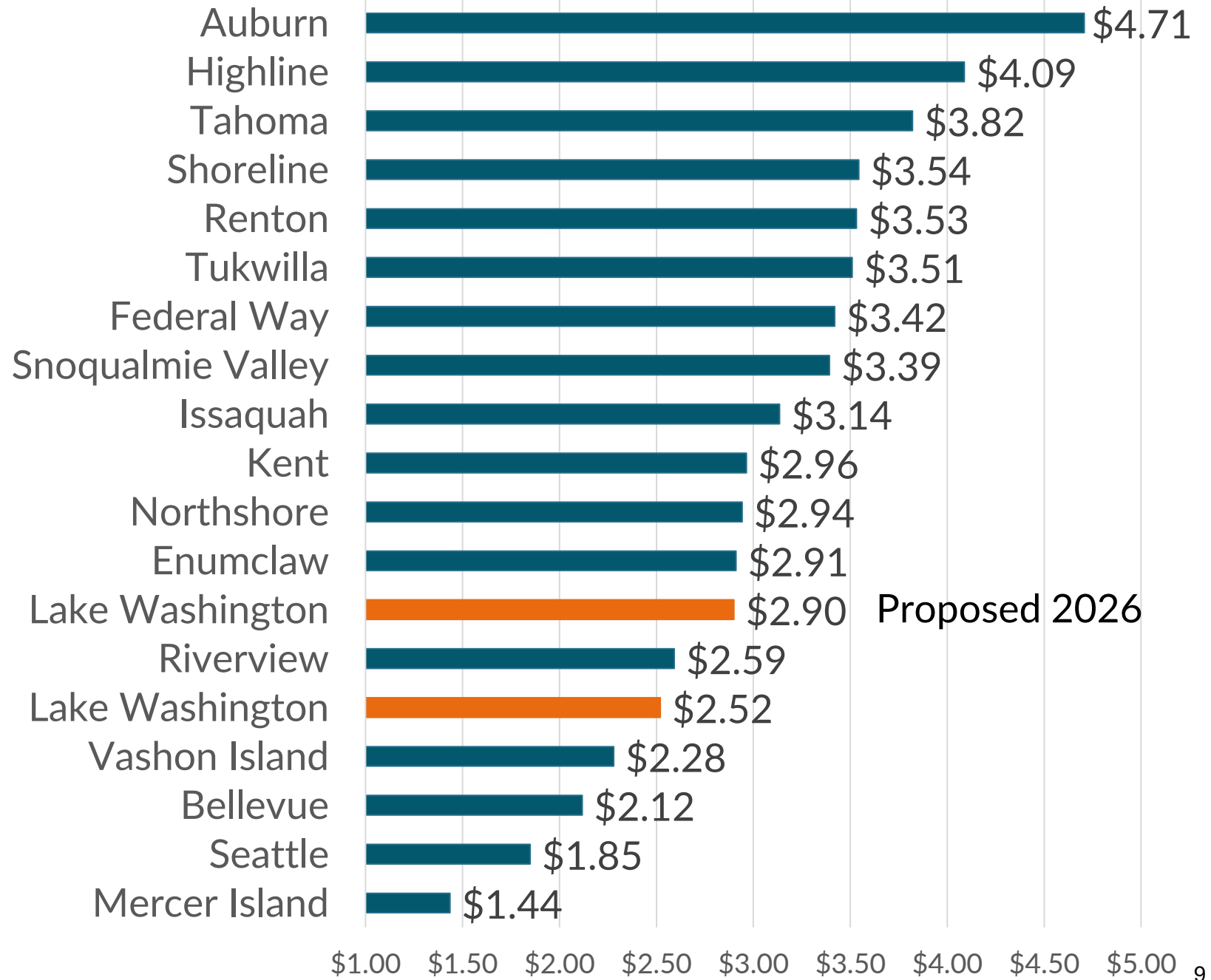
**The overall tax rate for construction will remain stable as past bonds are paid off and prior construction levies expire.**



# King County School Tax Rates

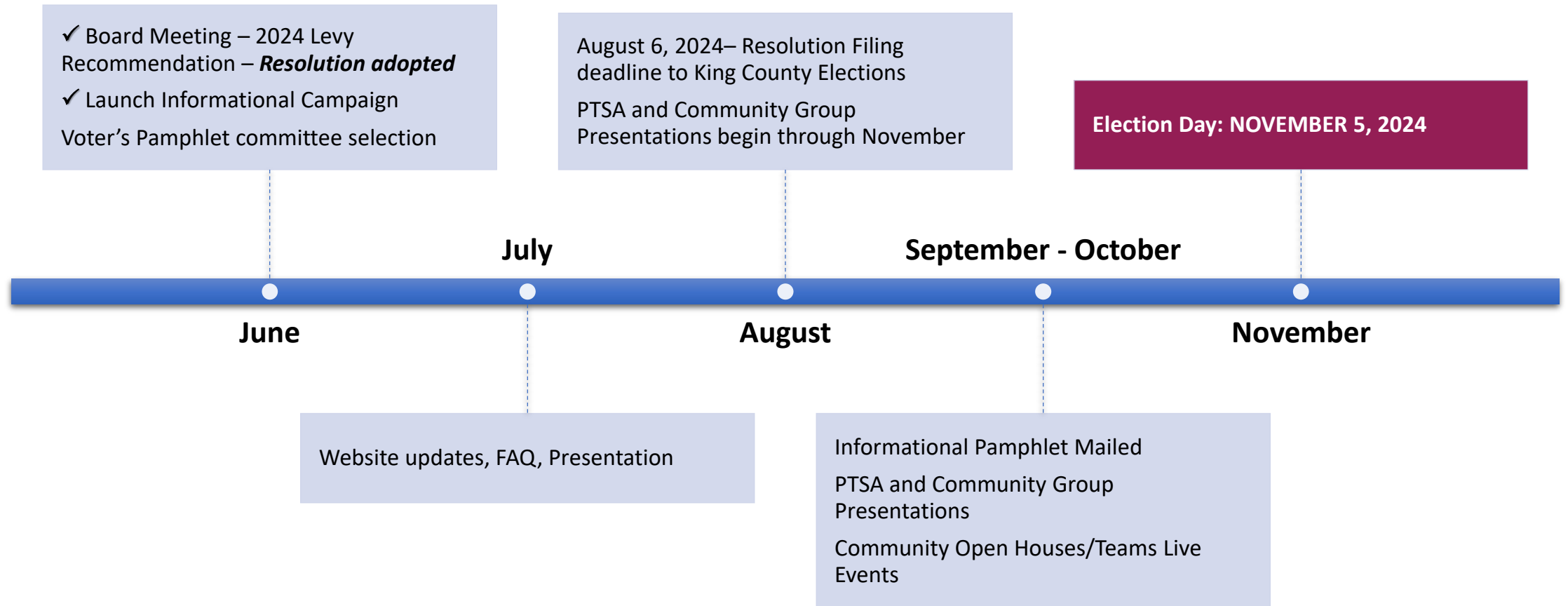
2024 Tax Rate/\$1,000 AV

*Lake Washington's total tax rate is low compared to other King County School Districts*



# Construction Levy Timeline November 2024 Election

## Next Steps





*FAC Members*  
Thank you  
for your input!



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# School Impact Fees

## Overview:

- Purpose and History of School Impact Fees
- Impact Fee Calculations
- School Impact Fee Development and Approval



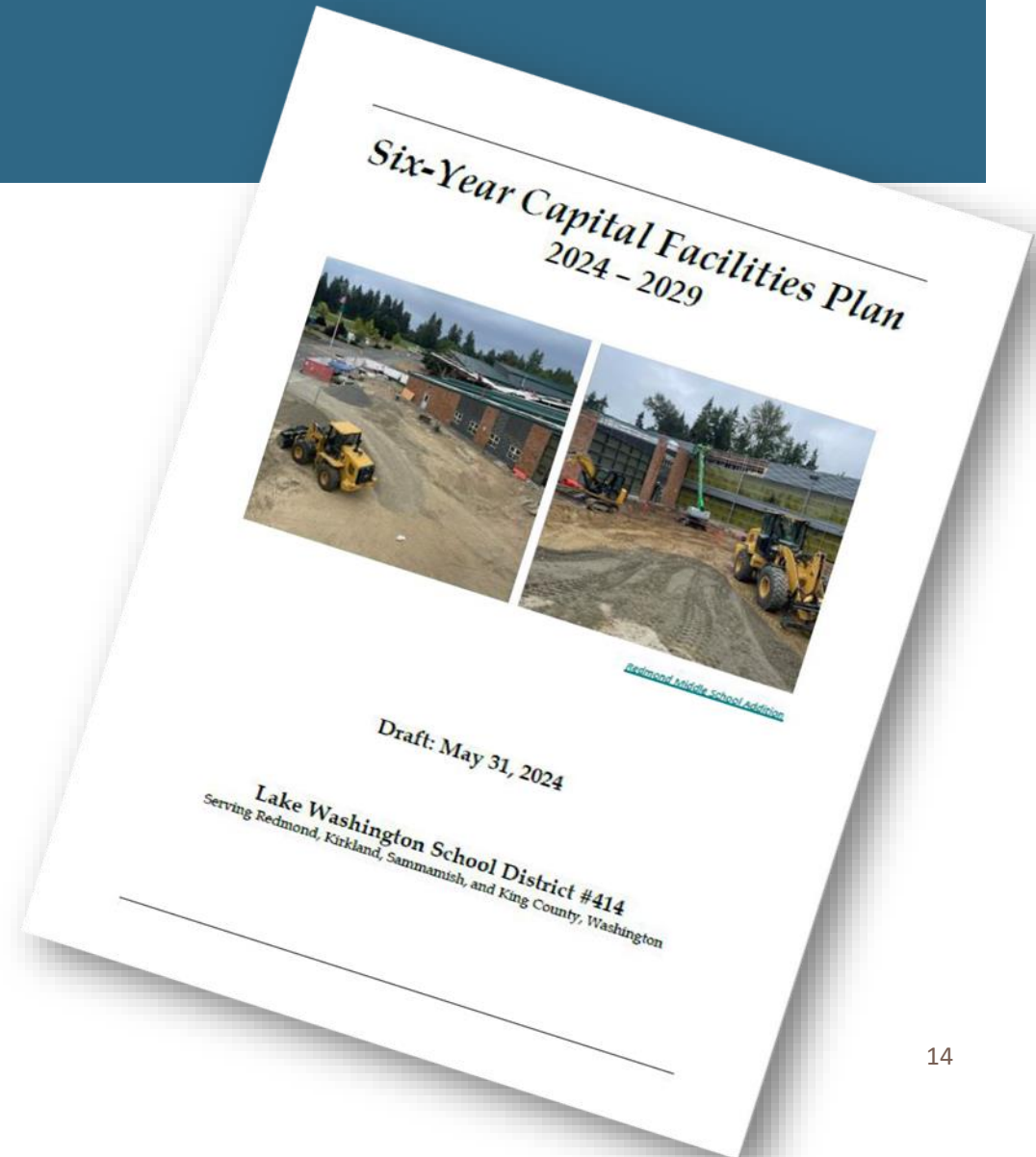


# PURPOSE AND HISTORY OF SCHOOL IMPACT FEES



# PURPOSE

- School districts are required to complete a Six-Year Capital Facilities Plan each year to establish a basis for school impact fees to be collected.
- Plan components drive fee calculation



# WHAT ARE SCHOOL IMPACT FEES?

- Fees assessed by local governments against new residential development projects
- Impact fees legally cannot pay for 100% of costs of new facilities
  - Intended to provide a portion of the cost incurred in providing public facilities to serve new development
- May only be used to fund facilities directly associated with new development. Cannot be used to correct existing deficiencies
- School impact fees collected on behalf of the district by local jurisdictions (cities and counties)
- Fees collected are based on expected impact of each new type of housing unit
- Must be spent within 10 years of collection

# WHAT ARE THE KEY DRIVERS OF THE SCHOOL IMPACT FEE CALCULATION?

- The number of students expected from each new single or multi-family housing unit, based on past 5-year history of actual students generated
- The estimated construction cost of the school facilities needed to support new students, based on recent construction project costs
- The future non-impact fee revenues associated with the project
- The 50% reduction percentage



## HOW ARE SCHOOL IMPACT FEES CALCULATED?

- The fee calculation determines a per student cost of construction by level (elementary, middle, or high) along with the average number of students generated from each new housing unit (single or multi-family):
  - $\text{cost to construct needed school/capacity of project} = \text{construction cost per student}$
  - $\text{construction cost per student} \times \text{student generation rate} = \text{impact per housing unit on school construction costs}$

## HOW ARE SCHOOL IMPACT FEES CALCULATED?

- Fee calculation is done at each level (elem, middle, high) where additional capacity is planned and can include the cost components of the building, land, and portables.
  - Components are summarized to cost impact per housing unit.
- Cost impact per housing unit is reduced by other expected funding sources including:
  - State construction funding assistance
  - Future expected property taxes
- The subtotal is further reduced by 50%

# LAKE WASHINGTON IMPACT FEE COLLECTION HISTORY

- Impact Fees provide a portion of funds for capacity projects
- The table below shows the impact fees collected the last five years
  - Impact fee revenues will fluctuate each year based on building permits issued within each jurisdiction

Jurisdiction	2018-19	2019-20	2020-21	2021-22	2022-23	5-year Total
City of Kirkland	\$2.5	\$1.7	\$1.7	\$1.4	\$2.4	\$9.7
City of Redmond	\$1.0	\$1.5	\$1.8	\$3.9	\$6.4	\$14.6
City of Sammamish	\$0.6	\$0.6	\$0.4	\$0.8	\$0.4	\$2.8
King County	\$0.3	\$0.4	\$0.5	\$0.3	\$1.3	\$2.5
<b>Total</b>	<b>\$4.4</b>	<b>\$4.2</b>	<b>\$4.4</b>	<b>\$6.4</b>	<b>\$10.2</b>	<b>\$29.6</b>



# IMPACT FEE CALCULATIONS





## PLAN HIGHLIGHTS AND CHANGES

- Updated construction projects to reflect 2022 Construction Levy Updates and planned 2024 Construction Levy
- Updated enrollment projections based on Flo Analytics Feb 2024 forecast. Slight decline in enrollment through 2029
- Impact fee formula includes high school construction projects anticipated within the six-year window. (narrative page 14, 21, Appendix B, Table 6)
- Elementary and Middle are not included due to declining enrollment and lack of growth-related need.
- Student generation rates increased for Single-Family, decreased for Multi-Family

# PLAN HIGHLIGHTS AND CHANGES

- Key Drivers
  - Student Generation Rate is primary driver of impact fee rate (Appendix D)

	2023 Plan	2024 Plan	Notes
Single Family Student Generation Rate	.604	.648	Increase, increases fee
Multi-Family Student Generation Rate	.077	.055	Decrease, reduces fee
Single Family Assessed Value	\$1.6 M	\$1.3 M	Decrease, decreases tax credit, drives up fee
Multi-Family Assessed Value	\$438,000	\$448,000	Increase, increases tax credit, drives down fee
State Assistance Cost Allocation	\$246.83	\$375.00	Increase, increases tax credit, drives down fee

# FORMULA DRIVEN IMPACT FEE CALCULATION

	2023 Plan	2024 Plan	\$ Change	% Change
Single Family	\$5,149	\$5,972	\$823	16%
Multi-Family	\$352	\$0	(\$352)	(100%)

# 2023 King County School District Impact Fees

(collection in 2024)

School District	SF Fee	MF Fee
Auburn	\$5,957	\$9,914
Enumclaw	\$12,909	\$7,576
Federal Way	\$0	\$6,998
Fife	\$5,037	\$2,231
Highline	\$0	\$0
Issaquah	\$15,510	\$3,514
Kent	\$0	\$0
<b>Lake Washington</b>	<b>\$5,149</b>	<b>\$352</b>
Northshore	\$16,957	\$4,214
Renton	\$2,161	\$4,527
Riverview	\$9,269	\$6,598
Snoqualmie	\$9,231	\$6,391
Tahoma	\$7,952	\$2,366



# 2024 Preliminary

## King County School District Impact Fees

(collection in 2025)

School District	SF Fee	MF Fee
Auburn	\$4,584	\$8,966
Enumclaw	\$10,249	\$5,634
Federal Way	\$0	\$0
Fife	\$5,007	\$1,453
Highline	\$0	\$0
Issaquah	\$4,728	\$0
Kent	\$0	\$0
<b>Lake Washington</b>	<b>\$5,972</b>	<b>\$0</b>
Northshore	\$15,159	\$2,755
Renton	\$1,003	\$3,268
Riverview	\$5,748	\$410
Snoqualmie	\$10,188	\$6,170
Tahoma	\$7,603	\$1,276



# SCHOOL IMPACT FEE DEVELOPMENT AND APPROVAL



# DEVELOPMENT AND APPROVAL TIMELINE

## DISTRICT PROCESS

- Preparation of Capital Facilities Plan (CFP) – April/May
- Send draft to King County – May 13, 2024
- Notification – June 3, 2024
  - Survey adjacent districts to see if space is available to address LWSD capacity
  - Publish a State Environmental Policy Act (SEPA) notice for the CFP and issue a Threshold Determination. Draft copy of CFP available for review
  - Send a draft of SEPA notice and check-list, Threshold Determination, and CFP to state, county, and cities for review and comment

# DEVELOPMENT AND APPROVAL TIMELINE

## DISTRICT PROCESS

- King County School Technical Review Committee (STRC) – June 7, 2024
  - Submit draft CFP, along with copy of SEPA notice, check-list, and Threshold Determination notice to STRC for review
  - Director of Support Services presents CFP to the King County STRC
- LWSD Board Action – June 24, 2024
  - CFP on Board Agenda for review and action
  - Send copies of Board-approved CFP to state, county, and cities

# DEVELOPMENT AND APPROVAL TIMELINE

## KING COUNTY PROCESS

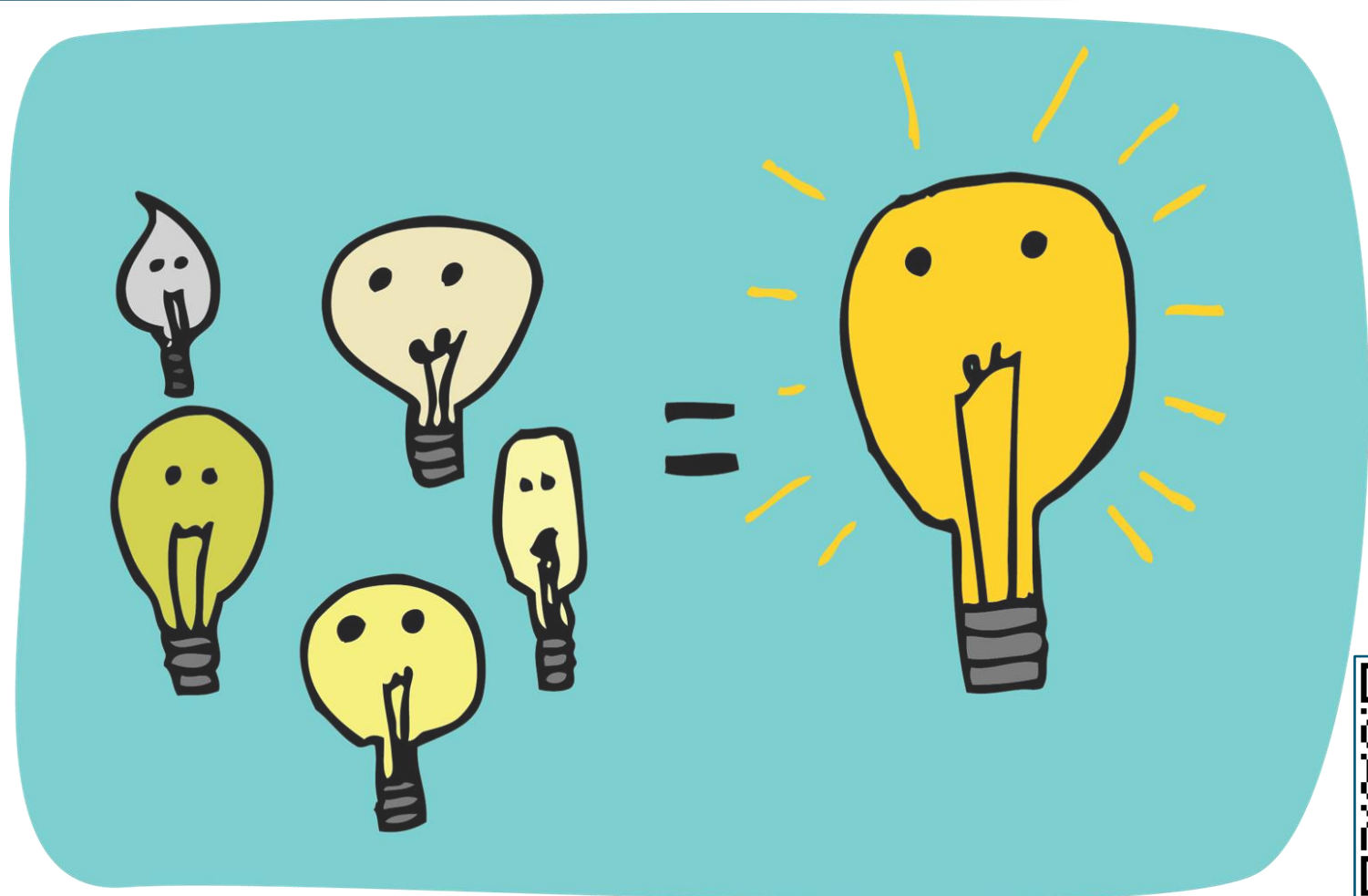
- King County Approval – Fall 2024
  - King County STRC meets with all King County school districts on June 7, 2024
  - STRC reviews CFP for compliance with King County School Impact Fee Ordinance and provides report to King County Council
  - King County reviews, considers, and adopts CFP in the fall, with updated fees taking effect January 1, 2025

# DEVELOPMENT AND APPROVAL TIMELINE

## CITY PROCESS

- Local Jurisdiction Approval – October/November
  - Cities schedule the LWSD CFP to be presented to Councils for their consideration and approval of school impact fees
  - Cities put new school impact fee rates in place to take effect on January 1 for the new calendar year

# ***FAC Feedback:*** *Questions, Comments, Ideas?*



*Impact Fees FAQ*



For more information, check out the Impact Fees FAQ on the LWSD website:  
<https://www.lwsd.org/programs-and-services/facilities/facilities-planning/impact-fees-faq>





# KEEP CALM IT'S ALMOST SUMMER BREAK



Take a Break!

*Up Next:*

- 6:00-6:30: *Input and Planning*
  - *FAC Reflection & Recommendations*
- 6:30-7:00: *Optional Tour*
  - *Kirkland MS Modular Addition Construction Site*



# FAC Reflection & Recommendations

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Successes, progress, and  
take-aways from 2023-24



Preparing for 2024-25

# 2023-24 FAC Meeting Recap



Date	Location	Topics	Date	Location	Topics
October 12	Lake Washington High School	<ul style="list-style-type: none"> <li>FAC Purpose &amp; Outcomes</li> <li>Construction Funding Overview</li> <li>Building Excellence Updates</li> </ul>	March 21	Kamiakin Middle School	<ul style="list-style-type: none"> <li>Building Excellence – Phase I and Phase II Updates</li> <li>Enrollment Projections and HS Capacity Revisions</li> </ul>
November 16	Evergreen Middle School	<ul style="list-style-type: none"> <li>Aging Facilities</li> <li><i>Building Excellence</i> Recommendations</li> </ul>	April 18	Tesla STEM High	<ul style="list-style-type: none"> <li>Building Excellence – Phase II Updates; New in lieu studies</li> <li>Sustainability Practices</li> <li>Modular Design</li> </ul>
January 18	Juanita High School	<ul style="list-style-type: none"> <li>Board Funding Recommendations</li> <li>Project Considerations</li> <li>Information Sharing Strategies</li> </ul>	May 16	Old Redmond Schoolhouse	<ul style="list-style-type: none"> <li>Funding measure update</li> <li>Capital Levy – Life cycle upgrades</li> <li>Early Learning Facility needs</li> </ul>
February 22	Alcott Elementary	<ul style="list-style-type: none"> <li>Communication Plan Update</li> <li>High School Capacity</li> <li>SCIT Pre-Design Overview</li> <li>Alcott Community Meeting Input</li> </ul>	June 20	Kirkland Middle School	<ul style="list-style-type: none"> <li>Impact Fees</li> <li>2024-25 Work Plan Development</li> <li>Construction Tour – Modular Addition Process</li> </ul>



# Reflection & Recommendations

- Respond to each of the following prompts on a separate notecard or sticky note:
  - What worked for you this year that you hope to see continued?
  - What are some improvements we could make for future meetings?
  - What are some core questions or content you would like our team to address next year?
  - Please share any recommended meeting sites for next year
- Attach your responses to the corresponding sheets posted in the room
- Take a few minutes to read the responses that other FAC members posted



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<b>June 20</b>	Kirkland Middle School	<ul style="list-style-type: none"> <li>• Impact Fees</li> <li>• 2024-25 Work Plan Development</li> <li>• Construction Tour – Modular Addition</li> </ul>

# 2024-25 FAC Meeting Schedule (Tentative)



- **FAC Membership**

- Existing members – continued participation
- New membership opportunities in the fall
- Value of student participation

- **Schedule**

- Quarterly, 3<sup>rd</sup> Thursday 5:00-7:00
- Roaming locations (sites TBD)

- **Content**

- Developed using input from tonight and October 2024 meeting
- Tentative post-election meeting in November
- Will begin planning for future Technology & Capital Projects Levy in the spring

Date*	Location	Topics
<i>*Tentative dates: quarterly, 3<sup>rd</sup> Thursday/ month</i>		
October 10, 2024	TBD	<ul style="list-style-type: none"><li>• FAC Purpose &amp; Outcomes</li><li>• Construction Funding Overview</li><li>• Building Excellence Updates</li><li>• <b>Review 2024-26 FAC Work Plan</b></li></ul>
November 21, 2024 (tentative)	TBD	<ul style="list-style-type: none"><li>• <i>Pending Levy Measure Results</i></li></ul>
January 23, 2025	TBD	
March 20, 2025	TBD	<ul style="list-style-type: none"><li>• 2026 Technology &amp; Capital Projects Levy Planning</li></ul>
May 15, 2025	TBD	

The Facility Advisory Committee will be an ongoing standing committee and meetings will be held quarterly on Thursdays from 5:00-7:00 p.m. (generally the 3<sup>rd</sup> Thursday of the month). Meetings may be held more frequently when needed.





Thank You FAC Members!  
Have a Great Summer!



# Facility Tour: Kirkland Middle School Modular Addition Construction Site







# Facility Tour: Kirkland Middle School Construction Site

## Modular Addition

- 8 Classroom, single story addition
- Individual restrooms
- Covered walkway to main building
- Central courtyard and fencing
- Key Benefits: reduced permitting duration and onsite construction impacts



## Video: *Kirkland MS Modular Addition*

