

**MERIDIAN SCHOOL DISTRICT NO. 505
CAPITAL FACILITIES PLAN
2009-2015**

BOARD OF DIRECTORS

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ADOPTED: June 30, 2009

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I. EXECUTIVE SUMMARY

This Capital Facilities Plan (the “Plan”) has been prepared by the Meridian School District No. 505 (the District”) as the District’s principal facility planning document, in compliance with the requirements of Washington’s Growth Management Act. It has been prepared using data available in March 2009.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all the District’s needs. The District also prepares interim long-range capital facilities plans consistent with board policies. Such plans take into account longer and shorter time periods, other factors, and trends in the use of facilities, and other needs of the District as may be required. These plans are consistent with this Plan. Pursuant to the requirements of the Growth Management Act, this Plan and the fee schedule will be updated based on the City of Bellingham’s and Whatcom County’s schedules for updating comprehensive plans.

For impact fees to be collected in unincorporated areas of Whatcom County and in the City of Bellingham, both jurisdictions must adopt this Plan as a component of each entities’ Comprehensive Plan and incorporate the Meridian School District’s impact fees as a part of the respective jurisdiction’s school impact fee ordinance.

The Plan establishes a service standard in order to ascertain current and future capacity. Though the Office of the Superintendent of Public Instruction (“OSPI”) establishes square foot guidelines for use as capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act authorizes the District to make adjustments to the service standard based on the District’s specific needs. In general, the District’s current standard provides the following:

Grade Level	Class Size
Primary (K-3)	24 Students
Intermediate (4-5)	24 Students
Middle School (6-8)	26 Students
High School (9-12)	30 Students

School capacity is based on the number of teaching stations or classrooms, class size, and the type of educational program provided by the school district. Existing inventory includes both permanent and relocatable classrooms. The District’s 2008-2009 permanent capacity is 1,748. In addition, the District rents facilities to house high school programs and uses one portable classroom (with a capacity of 24) at the elementary level. Portables are also used at the elementary level for special programs. The District’s student enrollment is 1,756 (October 2008 FTE). Based upon preliminary projections, the District anticipates growth in enrollment to be at all grade levels. This increase will necessitate the completion of an addition at the elementary school level and at the high school level during the next six years. The District may also add temporary capacity (through the placement of portables).

A financing plan is included in Section VI which demonstrates the District’s ability to implement this Plan.

II. SIX YEAR ENROLLMENT PROJECTIONS

This plan update is based on the anticipated number of students expected to be enrolled through 2014 and beyond. The six-year projection (2009-2014) will assist in determining short term needs and form the basis for assessing the need for impact fees.

The District expects enrollment increases in the next six years to occur due to continued residential development in areas of the District, including the residential development in the Cordata planned urban development. In addition, several other large residential development projects are either planned or continuing in areas of the District located in Whatcom County and the City of Bellingham.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on a population forecasts prepared by the Office of the Superintendent of Public Instruction (OSPI) for purposes of projecting student enrollment. OSPI prepares enrollment projections for school districts using the cohort survival method. This method uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio, or survival rate, is used in conjunction with an estimate of kindergarten enrollment as a base for enrollment projections. In simplified terms, this method relies on historical data to estimate how many students in one year will attend the next grade in the following year. Due to the fact that the cohort survival method does not incorporate in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. However, even using this conservative estimate, the District anticipates a significant student population increase over the next six years.

***Table 1: Projected Student Enrollment
2009-2014***

<i>Projection</i>	<i>2008*</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Actual Change</i>	<i>Percent Change</i>
OSPI Cohort Projections	1,780	1,871	1,981	2,076	2,192	2,295	2,409	629	26.1%

* Actual FTE enrollment (October 1, 2008).

See [Appendix A-1](#) for detailed enrollment projections.

III. SERVICE STANDARDS

The District's service standard is used to ascertain its overall capacity. The service standard identifies the program year, the class size, the number of classrooms, students, and programs of special needs. The service standard outlined below reflects only those programs and educational opportunities provided to students which directly affect the capacity of the school buildings.

The District operates basic educational programs under the following grade level configurations:

Elementary schools (primary and intermediate) house kindergarten through grade three and grades four and five.

The middle school houses grades six through eight.

The high school house grades nine through twelve.

Service Standard for Elementary Students

- In general, class size for grades K-3 should not exceed 24 students.
- In general, class size for grades 4-5 should not exceed 24 students.
- Special Education for students with disabilities is generally provided in self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and a special computer lab.

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

Service Standard for Secondary Students

- In general, class size for grades 6-8 should not exceed 26 students.
- In general, class size for grades 9-12 should not exceed 30 students.
- Special Education for students with disabilities is generally provided in self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and special computer lab.

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

Room Utilization

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods.

New School Planning

When planning, designing, and constructing new schools, the school facilities are sized to accommodate the number of students shown below:

- Elementary schools – 250 to 500 students
- Middle schools – 600 to 700 students
- High schools – 800 to 900 students

When acquiring new school sites, the following standards are used:

- Elementary schools – 10 acres
- Middle schools – 20 acres
- High schools – 40 acres

IV. INVENTORY AND EVALUATION OF CURRENT FACILITIES

As discussed above in Section III, the District recently completed a comprehensive review of its facilities, identifying the actual use of each school for regular classroom instruction, special programs, and other programmatic needs.

The District currently has permanent capacity to house 1,748 students. This capacity is based upon the District’s service standard as set forth in Section III. The District’s actual FTE enrollment in October 2008 was 1,780. Based upon the District’s enrollment projections, the District’s enrollment is projected to increase to 2,409 in 2014 (see Table 1-A).

Site and building information as well as calculations of elementary, middle school, and high school capacities are set forth in Tables 2-A and 2-B.

Permanent Facilities:

Table 2-A below includes an inventory of the existing District facilities, including one kindergarten through grade 3 elementary school, one grades 4-5 elementary school, one middle school (6-8), and one high school (9-12).

**Table 2-A
Inventory of Existing School Facilities**

<i>School</i>	<i>Address</i>	<i>Site Size (acres)</i>	<i>Facility Size (square feet)</i>	<i>Capacity*</i>
Elementary				
Irene Reither Primary (K-3)	954 E. Hemmi Road, Everson	10**	40,521	480
Ten Mile Creek (4-5)	960 E. Hemmi Road, Everson	8**	24,970	264
Middle				
Meridian Middle School	861 Ten Mile Road, Lynden	16	71,760	494
High				
Meridian High School***	194 W. Laurel Road, Bellingham	19	108,425	510
TOTAL		53	245,676	1,748

*Permanent Capacity

** Irene Reither Primary School and Ten Mile Creek Elementary School share an 18 acre site.

***The District’s transportation facility is connected to the High School site. The District owns approximately 11.53 acres of undeveloped fields located directly north of the High School site.

Relocatables

The District inventory includes eight (8) relocatables (portable classrooms), located at Irene Reither Primary School and Ten Mile Creek Elementary School. At the present time, all but one portable is used for special programs (i.e. not regular classrooms).

Based upon enrollment projections and planned permanent facilities, the District may need to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. The use and need for relocatables will be balanced against program needs.

Other District Facilities:

The District's administrative office is located at 214 W. Laurel Road in Bellingham.

The District currently leases spaces at 162 W. Laurel Road in Bellingham for the District's home school outreach program.

Table 2-B contains an evaluation of District capacity in relation to the six-year enrollment projections.

Table 2-B
PROJECTED CAPACITY BY GRADE LEVEL: 2009-2014
BASED UPON FTE ENROLLMENT

<i>ELEMENTARY SCHOOL FACILITIES</i>	<i>Actual Oct. 2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Permanent Capacity	744	744	744	744	744	888	888
New Construction					144		
Portables (Regular Classroom)	24	24	24	24	24	24	24
Projected Enrollment	819	876	912	921	914	916	956
Permanent Capacity Surplus/(Deficit)*	(75)	(132)	(168)	(177)	(26)	(28)	(68)

<i>MIDDLE SCHOOL FACILITIES</i>	<i>Actual Oct. 2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Permanent Capacity	494	494	494	494	494	494	494
New Construction							
Portables (Regular Classroom)							
Projected Enrollment	443	447	489	551	647	704	690
Permanent Capacity Surplus/(Deficit)*	51	47	5	(57)	(153)	(210)	(196)

<i>HIGH SCHOOL FACILITIES</i>	<i>Actual Oct. 2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Permanent Capacity	510	510	510	510	510	510	690
New Construction						180	
Portables (Regular Classroom)							
Projected Enrollment	518	548	580	604	631	675	763
Permanent Capacity Surplus/(Deficit)*	(8)	(38)	(70)	(94)	(121)	15	(73)

*Does not include current or future portable classroom capacity.

V. THE DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

Based on the District's enrollment forecast, current service standard, current inventory and capacity, and future planned classroom space, enrollment will exceed District permanent capacity within the six-year period covered by this Plan, particularly at the elementary level.

During the next six years, new growth will create the need to: (1) add classrooms to connect Irene Reither Primary School and Ten Mile Creek Elementary; (2) add classrooms at the existing Meridian High School; and (3) potentially add portables at all levels.

In 2006, the District commissioned a Study and Survey of the District's facilities, which includes a Long-Range Facilities Plan for improvements. The Long-Range Facilities Plan identifies a Phase I Plan (complete within 2 to 7 years) and a Phase II Plan (complete within 8 to 25 years). A summary of each phase is below. More details can be found in the Study and Survey document.

Phase I Planned Improvements:

Meridian High School:	Add new instructional space Replace main hearing plant Substantial remodel and expansion of library Parking area improvements ADA improvements at grandstand Upgrade and modernization of Old Main Building Substantial remodel of Shop Building Remodel/improve Gold Gym and support spaces Remodel art and music spaces Add kitchen space (cooler, freezer, storage/office) to Multi-Use Building
Irene Reither Primary:	Upgrade and modernization of building
Ten Mile Creek:	Construct 25,000 SF addition (6 classrooms, gym, and larger library) Replace HVAC units/add hot water in classroom sinks Playfield improvements
New Elementary Site	Acquire minimum 10 acre site for future elementary
District Office	Addition/remodel

Phase II Planned Improvements:

Meridian Middle School:	Substantial remodel of Main Building, Cafeteria, Library, Band & Shop Building, and classroom space
New Elementary School:	Construct a new elementary school
Ten Mile Creek:	Replace roofing, flooring, fire alarm system, intercom
Meridian High School:	Substantial remodel of Center Classroom Building Minor remodel of Blue Gym Site work Locker room addition Student commons addition

VI. FINANCE 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 matching funds on eligible projects.

The District anticipates presenting a bond issue for a portion of the Phase I Projects in 2009. All of the identified projects will be funded by bond proceeds when approved. The following chart identifies the funding sources for the capital improvements described in this Capital Facilities Plan that are reasonably related to new development.

Table 3
Six-Year Financing Plan

New Construction/ Additions Increasing Capacity ¹	Estimated Costs	State Match	Bond Funds	Mitigation and/or Impact Fees	Other	Capacity to Serve New Growth	Estimated Timeline
Elementary classroom additions and related common area improvements at Irene Reither/Ten Mile Creek	\$3,980,000 ²	X	X				2011/12
High School addition	\$20,000,000	X	X	X		X	2012/13
Portables - Various	\$75,000 per classroom		X	X		X	2009-2014

NOTE: 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.

¹ Includes only new capacity projects. The District also plans a variety of non-capacity projects (dependent on bond funding). See Section V and the District’s 2006 Study and Survey.

² The new construction will result in a net new capacity of 144 student spaces (classroom space and necessary common area space). The District also plans to add library and administrative area in the new building that would serve the existing Irene Reither and Ten Mile Creek buildings. For purposes of the impact fee calculation, the District has not included the capacity additions at this school given that the six classrooms will be used primarily to address existing capacity deficiencies.

VII. IMPACT FEES

New residential developments built within the District’s boundaries will generate additional students. Specifically, the District’s student generation rate indicates that .372 students will be generated from each new single family development in the District and .151 students will be generated from each new multi-family dwelling unit. (See Appendix B.) These students will create the need for additional capacity at the elementary level.

The impact fee formula takes into account the cost of the growth-related capital improvements identified in this Plan for the next six years. It calculates the fiscal impact of each single-family or multi-family development in the District based on projected student generation rates for single-family and multi-family dwelling units. It also takes into account the taxes that will be paid by these developments and any funds that will be provided by the State for new construction. For the impact fee calculations see Appendix B. School impact fees will be used to offset a portion of the cost to add capacity at Meridian High School, to the extent the capacity additions are related to new growth (with the majority of the facility being funded by state and local funds), and to add portables to serve new growth at schools throughout the District.

School impact fees will not be used to fund improvements necessary to correct existing needs. The financing plan for the non-growth capital projects and non-capacity projects clearly indicates funding from other sources.

For this Capital Facilities Plan, the District’s Board of Directors has determined that the single family and multi-family impact fees should be \$0 per unit.

School Impact Fee Schedule

Impact fee per single-family dwelling unit:	\$0
Impact fee per multi-family dwelling unit:	\$0

**Appendix A-1
Meridian School District Projected Student Population
Cohort Survival**

GRADE	2008*	2009	2010	2011	2012	2013	2014
K	56	60	62	65	67	69	71
1	151	129	140	145	150	155	160
2	167	163	139	151	156	162	167
3	168	187	182	155	169	174	181
4	145	175	194	189	161	176	181
5	132	162	195	216	211	180	196
6	149	142	175	210	233	227	194
7	142	158	150	185	222	247	240
8	152	147	164	156	192	230	256
9	139	166	161	179	170	210	251
10	147	132	158	153	170	162	200
11	115	141	127	152	147	164	156
12	117	109	134	120	144	139	156
K-5	819	876	912	921	914	916	956
6-8	443	447	489	551	647	704	690
9-12	518	548	580	604	631	675	763
TOTAL	1,780	1,871	1,981	2,076	2,192	2,295	2,409

*Actual October 2008 FTE enrollment

Source: Office of the Superintendent of Public Instruction.

APPENDIX A-2
IMPACT FEE CALCULATIONS

School Impact Fee Calculation				DISTRICT Meridian School District			
School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	Factor	Factor	SFR	MFR
Elementar	15.00	\$0	500	0.214	0.096	\$0	\$0
Middle	20.00	\$0	700	0.057	0.020	\$0	\$0
Sr. High	0.00	\$0	1,200	0.101	0.034	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Capacity	Factor	Factor	SFR	MFR
Elementar	96.80%	\$0	144	0.214	0.096	\$0	\$0
Middle	96.80%	\$0	700	0.057	0.020	\$0	\$0
Sr. High	96.80%	\$20,000,000	180	0.101	0.034	\$10,863	\$3,657
					TOTAL	\$10,863	\$3,657
Temporary Facility Cost:							
(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR
Elementar	3.20%	\$75,000	24	0.214	0.096	\$21	\$10
Middle	3.20%	\$75,000	26	0.057	0.020	\$5	\$2
Sr. High	3.20%	\$75,000	30	0.101	0.034	\$8	\$3
					TOTAL	\$35	\$14
State Equalization Funds:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	Factor	Factor	SFR	MFR
Elementar	\$0.00	90	58.40%	0.214	0.096	\$0	\$0
Middle	0	108	58.40%	0.057	0.020	\$0	\$0
Sr. High	168.79	130	58.40%	0.101	0.034	\$1,294	\$436
					TOTAL	\$1,294	\$436
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
Capital Bond Interest Rate						\$273,329	\$102,019
Net Present Value of Average Dwelling						4.89%	4.89%
Years Amortized						\$2,121,894	\$791,989
Property Tax Levy Rate						10	10
Present Value of Revenue Stream						\$1,0020	\$1,0020
						\$2,126	\$794
Fee Summary:							
				Single	Multiple		
				Family	Family		
Site Acquisition Costs				\$0.00	\$0.00		
Permanent Facility Cost				\$10,863.11	\$3,656.89		
Temporary Facility Cost				\$34.74	\$14.17		
State Match Credit				(\$1,294.27)	(\$435.69)		
Tax Payment Credit				(\$2,126.14)	(\$793.57)		
Unfunded Need				\$7,477	\$2,442		
District Adopted Fee				\$0	\$0		

APPENDIX A-3
STUDENT GENERATION RATES

Michael J. McCormick FAICP

Planning Consulting Services • Growth Management • Intergovernmental Relations

January 26, 2009

Memorandum

To: Timothy Yeomans
Meridian School District

From: Mike McCormick

Re: Meridian S.D. 2008 Student Generation Rates (SGR)

This memorandum contains the 2008 Student Generation Rates (SGR) for single family residential development for the Meridian School District. There was insufficient multiple family development activity permitted within the district boundaries during the analysis period (2003-2007). Multiple family student generation rates from an adjacent district are used here.

The methodology used to produce these rates is consistent with the methodology previously developed and successfully applied for a number of school districts in western Washington. The rates have been calculated for single family residential development. The survey area included all of the territory within the boundary of the Meridian School District. The analysis is based on residential projects constructed between 2003 through 2007. The primary sources of information are the Whatcom County Assessor's Office and the school district.¹

The analysis involved comparing current student addresses with the street address for all residential development from 2003 through 2007. The addresses of each of these developments was matched with student addresses from the 2008-2009 school year. This data was aggregated to show the number of students in each of the grade groupings for each type of residential development. The SGR were calculated on a 100% sample of all single residential development constructed between 2003 and 2007.

As noted, insufficient data was available to produce at multiple family SGR. While there were sufficient total multiple family units built during the analysis period, virtually all were, or appeared to be, senior or student housing generally with no student aged children present. Both the Lynden and Bellingham School Districts were considered as an appropriate surrogate for the Meridian

¹ The data provided by the county contained a variety of information including parcel number, street address, year built, and a identification code which reveals the type of residential structure. The school district provided data containing the street address and grade level for each student.

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Meridian School District 2008 Student Generation Rates

January 26, 2009

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School District. The Bellingham School District was selected do to the similarity of multiple family housing type in both districts along with the relatively significant numbers of senior and student housing found in both districts.²

The analysis is built on a comparison of the street addresses of the new developments with the current street addresses of each of the district's students from the current school year which produces a record of each unit occupied by a student. This information was aggregated into the four grade groupings and produced student generation rates for single family. The numbers under the multiple family category were produced using the Bellingham School Districts numbers. The resulting calculations are presented below and in a summary table attached to this report. The attached summary tables include individual grade counts of students by residential type and the total number of units in each type. A summary of the results are presented in the following table.

	Single Family	Multiple Family
Primary (K-3)	0.121	0.080
Elementary (4-6)	0.093	0.016
Middle (6-8)	0.057	0.020
High (9-12)	0.101	0.034
Total ³	0.372	0.151

Attachment: Table— 2008 Meridian School District Student Generation Rates

² The multiple family SGR for the Bellingham School District (0.151) is significantly lower than the SGR for the Lynden School District (0.213). Both of these studies were produced by this consultant. The Lynden S.D. report was prepared in 2005 and the Bellingham S.D. report in 2009. They are my most recent analysis conducted for Whatcom County school districts. The multiple family rates were updated for new 2009 Bellingham SGR (April 20, 2009).

³ Totals may not balance due to rounding.

2008 Meridian School District Student Generation Rates

SINGLE FAMILY	# of students	2008 SGR
Primary -- K through 3	30	0.121
Elementary -- 4 through 5	23	0.093
Middle School -- 6 through 8	14	0.057
High School -- 9 through 12	25	0.101
Total	92	0.372

MULTIPLE FAMILY (1)	# of students	SGR
Primary -- K through 3	56	0.080
Elementary -- 4 through 5	11	0.016
Middle School -- 6 through 8	14	0.020
High School -- 9 through 12	24	0.034
Total	105	0.151

Grade	SF Combined #	MF Combined #
K	6	10
1	4	22
2	15	15
3	5	9
4	7	4
5	16	7
6	4	3
7	6	4
8	4	7
9	8	6
10	7	4
11	6	8
12	4	6
Total	92	105
Total Units	247	696

(1) Multiple Family Rates are based on Bellingham S.D. analysis (revised 4/20/2009)