

ORDINANCE NO. 15-026

AN ORDINANCE approving and adopting by reference the text of that certain document entitled Camas School District Capital Facilities Plan 2015-2021.

WHEREAS, the Camas School District has submitted an amended capital facilities plan entitled “Camas School District Capital Facilities Plan 2015-2021” to the City for its review and approval, and

WHEREAS, the Council has considered said capital facilities plan and has conducted a public hearing, and desires to adopt the same as the capital facilities plan for the Camas School District,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The Council hereby approves and adopts by reference a volume of text entitled “Camas School District Capital Facilities Plan 2015-2021” as the amended capital facilities plan of the school district, which shall provide the basis for the collection of school impact fees by the City on behalf of the school district.

Section II

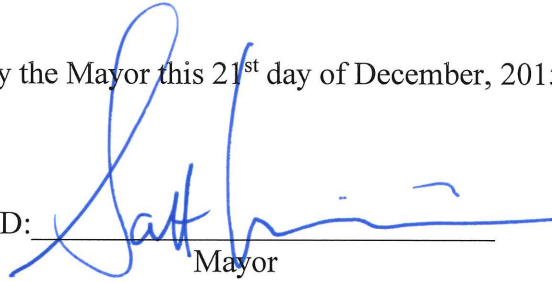
A copy of the Camas School District Capital Facilities Plan 2015-2021 shall be maintained in the council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 21<sup>st</sup> day of December, 2015.

SIGNED: \_\_\_\_\_



Mayor

ATTEST: \_\_\_\_\_



Clerk

APPROVED as to form:



City Attorney

# **CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2015 – 2021**



## **Board of Directors**

<b>District I</b>	<b>Casey O'Dell</b>
<b>District II</b>	<b>Julie Rotz</b>
<b>District III</b>	<b>Connie Hennessey</b>
<b>District IV</b>	<b>Douglas Quinn</b>
<b>District V</b>	<b>Mary Tipton</b>

**Superintendent  
Mike Nerland**

**May 2015**

## SECTION 1 INTRODUCTION AND SUMMARY

### A. Introduction

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts are required by the Cities of Camas, Washougal, and Vancouver (“Cities”) and Clark County (“County”) to adopt capital facilities plans at least every four years to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period.

The Camas School District (“District”) has prepared the 2015 Capital Facilities Plan (“CFP”) to provide the Cities and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2015 through Oct. 1, 2021) to maintain a 6 year adoption cycle. The 2015 CFP includes the following elements:

- The District’s standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section 5)
- A calculation of impact fees based on the formula in the Cities and County impact fee ordinances and supporting data substantiating such fees (Section 6)

### B. Summary

Camas is a financially and academically sound school district. The 57 square mile Camas School District has a comprehensive and an alternative high school, two middle schools, and six elementary schools. The District serves residents from the cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

The overall October 1, 2014 enrollment (head count) for the District was 6,566 students. Of the total enrollment, 2,777 are elementary students, 1,648 are middle school students, and 2,141 are high school students. When reduced by the number of special education students in self-contained classrooms, the enrollment counts are 2,558 elementary, 1,420 middle, and 1,850 high school students, for a total of 5,828 students in standard basic education classrooms. Special education students in self-contained classrooms and spaces for these programs have been extracted for corresponding school capacity calculations.

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations,

more fully described in Section 2. The District's existing capital facilities are summarized in Section 3. In addition, the district owns 16 portable classrooms located at school facilities, housing approximately 6.3% or 412 students. The remaining 12 portable classrooms are used for support services such as art, rainy day activities and special education.

Between 2007 and 2014, enrollment growth within the District grew by 2.2% per year, compared to the countywide rate of 0.6%. A total of 923 students were added to Camas School District during that time. Although there had been a general leveling off of enrollment during the recent economic downturn, the District expects to continue to see an increase in enrollment over time. Much of the land within district and urban growth boundaries has yet to be developed, and there continues to be market interest in housing development in Camas and Washougal. Future K-12 enrollment is projected to increase by an average 2.1% per year, or 1,048 students over the next 7 years (see Section 4). The projected number of students minus current capacity equals a projected capacity need for 175 middle school and 612 high school students by 2021. Elementary school capacity is sufficient to accommodate the projected growth.

The calculated maximum allowable impact fees for the District are \$5,371.85 per single family residence and \$10,336.11 per multi-family residence (**Appendix A**).

## SECTION 2 DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 24 students. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for middle and high school classrooms is estimated at 31 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

**SECTION 3  
CAPITAL FACILITIES INVENTORY**

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities.

**A. Elementary Schools**

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Dorothy Fox (K-5)	2623 NW Sierra St Camas WA 98607	1982/2000/2011	62,237	576	24
Grass Valley (K-5)	3000 NW Grass Valley Dr Camas WA 98607	2009	70,023	600	25
Helen Baller (K-5)	1954 NE Garfield St Camas WA 98607	2009	64,417	576	24
Lacamas Heights (K-5)	4600 NE Garfield St Camas WA 98607	1964/1997/2008/2013	42,757	408	17
Prune Hill (K-5)	1602 NW Tidland St Camas WA 98607	2001	59,130	480	20
Woodburn (K-5)	2400 NE Woodburn Dr Camas WA 98607	2013	72,857	600	25
<b>TOTALS:</b>			<b>369,989</b>	<b>3,240</b>	<b>110</b>

Note: capacity includes full day kindergarten

**B. Middle Schools**

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Liberty (6-8)	1612 NE Garfield St Camas WA 98607	1937/1952/1969/1985/1995/2006	121,047	892	35
Skyridge (6-8)	5220 NW Parker St Camas WA 98607	1996	112,133	790	31
<b>TOTALS:</b>			<b>233,180</b>	<b>1,682</b>	<b>65</b>

Note: capacity includes a utilization factor of 85%

**C. High Schools**

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Camas (9-12)	26900 SE 15th St Camas WA 98607	2003/2011	241,621	1,792	68
Hayes Freedom (9-12)	1919 NE Lone St Camas WA 98607	2010	20,500	211	8
<b>TOTALS:</b>			<b>262,121</b>	<b>2,003</b>	<b>76</b>

Note: capacity includes a utilization factor of 85%

#### D. Portables Inventory

Facility Type	No. of Portable Classrooms	No. of Portable Classrooms used as Interim Teaching Stations	Interim Capacity
Elementary Schools	14	2	48
Middle Schools	6	6	153
High Schools	8	8	211
<b>TOTALS:</b>	<b>28</b>	<b>16</b>	<b>412</b>

#### E. Support Facilities

Type	Location
Grounds Shop, Bus Maintenance and Warehouse (1963/2001)	1707 NE Ione St Camas WA 98607
Transportation Center (2001/2012)	1125 NE 22 <sup>nd</sup> Ave Camas WA 98607
JD Zellerbach Administration Center (1967/1974/1985/1998/2010)	841 NE 22 <sup>nd</sup> Ave Camas WA 98607
Community Education Center (same as above)	841 NE 22 <sup>nd</sup> Ave Camas WA 98607
Jack, Will & Rob Center (2001)	2033 NE Ione St Camas WA 98607
Transition House (remodeled 2009)	612 NE 2 <sup>nd</sup> Ave Camas WA 98607

#### F. Land Inventory

The district owns the following under- and undeveloped sites:

- 48.7 acres located south of 15<sup>th</sup> Street and east of NE Ione Street, Camas, WA 98607 – site unsuitable for education purposes, declared surplus and is currently for sale.
- 0.9 acres located at 918 NW Hill Street, Camas, WA 98607 – former Armory site, under-utilized for education purposes, currently leased as a gymnastics center.



**SECTION 4  
STUDENT ENROLLMENT PROJECTIONS**

The District enrollment forecast was most recently updated by Paul Dennis, AICP of the Cascade Planning Group in December 2014.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort methodology. Data required for the K-level forecast includes projections of population growth, women of childbearing age and age-specific fertility rates.
- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2014 are promoted into the next grade level for 2015 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school).
- The 2014/2015 school year enrollment is based on the October 1, 2014 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

**A. Projected Enrollment 2015 – 2021 (Headcount)**

Grade	Actual 2014	2015	2016	2017	2018	2019	2020	2021
<b>K-5</b>	2,777	2,809	2,869	2,856	2,939	2,996	3,061	3,142
<b>6-8</b>	1,648	1,678	1,689	1,757	1,765	1,833	1,788	1,857
<b>9-12</b>	2,141	2,200	2,276	2,387	2,470	2,500	2,643	2,615
<b>TOTALS:</b>	<b>6,566</b>	<b>6,687</b>	<b>6,834</b>	<b>7,000</b>	<b>7,174</b>	<b>7,329</b>	<b>7,492</b>	<b>7,614</b>

**SECTION 5  
CAPITAL FACILITY NEEDS**

Projected facility capacity is derived by subtracting the 2021 projected student enrollment from the 2014 school facility capacity. The resulting deficit is used to determine facility needs.

**A. Projected Facility Capacity Needs**

Type of Facility	2014 Capacity	2021 Projected Enrollment	2021 Facility Need
Elementary	3,240	3,142	NA
Middle	1,682	1,857	175
High	2,003	2,615	612

The district will add four (4) portable classrooms to address the increase in high school enrollment for the 2015-16 school year. In February 2016, the district plans to propose to voters a bond to address future capacity needs.

**B. 6-Year Plan – Facility Capacity Needs**

	Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth
Phase I	High School Expansion	800	\$50,723,000	\$38,803,095
	K-5 Replacement	150	\$33,697,464	\$8,424,366
	6-8	900	\$55,546,000	\$10,775,924
	Property Acquisition	600	\$5,000,000	\$5,000,000
Phase II	Transportation –Bus Parking Lot		\$690,000	\$690,000
	K-5 New	600	\$33,697,464	N/A
	<b>TOTAL:</b>	<b>2,450</b>	<b>\$179,353,928</b>	<b>\$63,693,385</b>

The additional 612 projected high school students can be accommodated by the construction of a new 800 student facility. The additional 175 middle school students could be accommodated by adding a 900 student facility. In addition, the District proposes the use of portable classrooms purchased with impact fees to handle short-term capacity needs.

**C. Six-Year Financing Plan**

Facility Capacity Need	Total	Estimated Impact Fees	State Match Funds	Bonds
Secured	\$400,000	\$400,000	0	0
Unsecured	\$150,000,000	\$2,000,000	\$8,000,000	\$140,000,000

**General Obligation Bonds**

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

**State Match Funds**

State Match funds primarily come from the Common School Construction Fund (the “Fund”). School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District’s assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 63.26% match level.

**Impact Fees**

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

## SECTION 6 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the Cities of Camas, Washougal, and Vancouver Impact Fee Ordinances. The resulting figures, in the attached Appendix A and paragraph below are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The calculated maximum allowable impact fees are:

\$5,371.85 per single family residence  
\$10,336.11 per multi-family residence

The District Board of Directors, at its May 26, 2015 meeting, recommends collecting school impact fees in the following amounts:

**\$ 5,371.00** per single family residence  
**\$ 5,371.00** per multi-family residence

# Camas

## 2015 Impact Fee Calculation

## APPENDIX A

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

### Single Family Residence:

Elementary	Middle School	High School	Formula
\$0.00	\$55,546,000.00	\$50,723,000.00	Facility Cost
150	900	800	Additional Capacity
\$0.00	\$61,717.78	\$63,403.75	Cost per Student (CS)
0.297	0.159	0.136	Student Factor (SF)
<b>\$0.00</b>	<b>\$9,813.13</b>	<b>\$8,622.91</b>	<b>CS x SF</b>
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.74%	63.74%	63.74%	State Match Eligibility %
\$0.00	\$0.00	\$2,258.35	State Match Credit (SM)
<b>\$0.00</b>	<b>\$9,813.13</b>	<b>\$6,364.56</b>	<b>CS x SF - SM</b>
		<b>\$16,177.68</b>	<b>Cost per Single Family Residence</b>
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$338,448.00	Average Assessed Value (AAV)
		3319144.73	TCM x AAV
		0.00297	Tax Levy Rate (TLR)
		\$9,857.86	<b>TCM x AAV x TLR = (TC)</b>
		<b>\$6,319.82</b>	<b>Cost per Single Family Residence - Tax Credit</b>
		\$947.97	15% reduction (A)
		<b>\$5,371.85</b>	<b>Calculated Single Family Fee Amount</b>
		<b>\$5,371.00</b>	<b>Recommended Fee Amount</b>

### Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$0.00	\$55,546,000.00	\$50,723,000.00	Facility Cost
150	900	800	Additional Capacity
\$0.00	\$61,717.78	\$63,403.75	Cost per Student (CS)
0.338	0.185	0.123	Student Factor (SF)
<b>\$0.00</b>	<b>\$11,417.79</b>	<b>\$7,798.66</b>	<b>CS x SF</b>
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.74%	63.74%	63.74%	State Match Eligibility %
\$0.00	\$2,764.82	\$2,042.48	State Match Credit (SM)
<b>\$0.00</b>	<b>\$8,652.97</b>	<b>\$5,756.18</b>	<b>CS x SF - SM</b>
		<b>\$14,409.14</b>	<b>Cost per Multi-Family Residence</b>
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$77,215.00	Average Assessed Value (AAV)
		757244.13	TCM x AAV
		0.00297	Tax Levy Rate (TLR)
		\$2,249.02	<b>TCM x AAV x TLR = (TC)</b>
		<b>\$12,160.13</b>	<b>Cost per Multi-Family Residence - Tax Credit</b>
		\$1,824.02	15% reduction (A)
		<b>\$10,336.11</b>	<b>Calculated Multi-Family Fee Amount</b>
		<b>\$5,371.00</b>	<b>Recommended Fee Amount</b>

**CAMAS SCHOOL DISTRICT 117  
RESOLUTION 14-11  
CAPITAL FACILITIES PLAN 2015-2021**

A Resolution of the Board of Directors (the "Board") of the Camas School District No. 117 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Clark County General Policy Plan.

**WHEREAS**, Districts are required to update their Capital Facilities Plan every six years in compliance with RCW 36.70A (the Growth Management Act); and

**WHEREAS**, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

**WHEREAS**, the proposed impact fees utilize calculation methodologies meeting the conditions and tests of RCW 82.02; and

**WHEREAS**, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

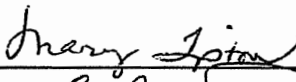
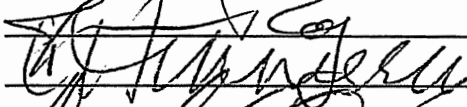
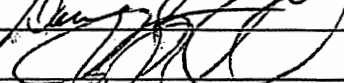
**WHEREAS**, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

**NOW, THEREFORE BE IT RESOLVED** as follows:


1. The 2015 Capital Facilities Plan for the years 2015-2021 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, and Vancouver are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan element of their respective General Policy Plans.

**ADOPTED**, this 26th day of May 2015 at the Regular Meeting of the Board of Directors for Camas School District 117.

CAMAS SCHOOL DISTRICT 117  
BOARD OF DIRECTORS

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
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Attest:

  
\_\_\_\_\_  
Secretary to the Board