



Building Bridges to the Future

Riverview School District No. 407 20 Year Capital Facilities Plan September 2020-2040



Prepared by:
Meisha Robertson
Director of Business and Operations

Riverview School District

15510 1st Ave Ne
Duvall, WA 98019

(425) 844-4500

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RIVERVIEW SCHOOL DISTRICT NO. 407

2020-2040 20 YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the Riverview School District Business Office
(425) 844.4505

SECTION 1 -- INTRODUCTION

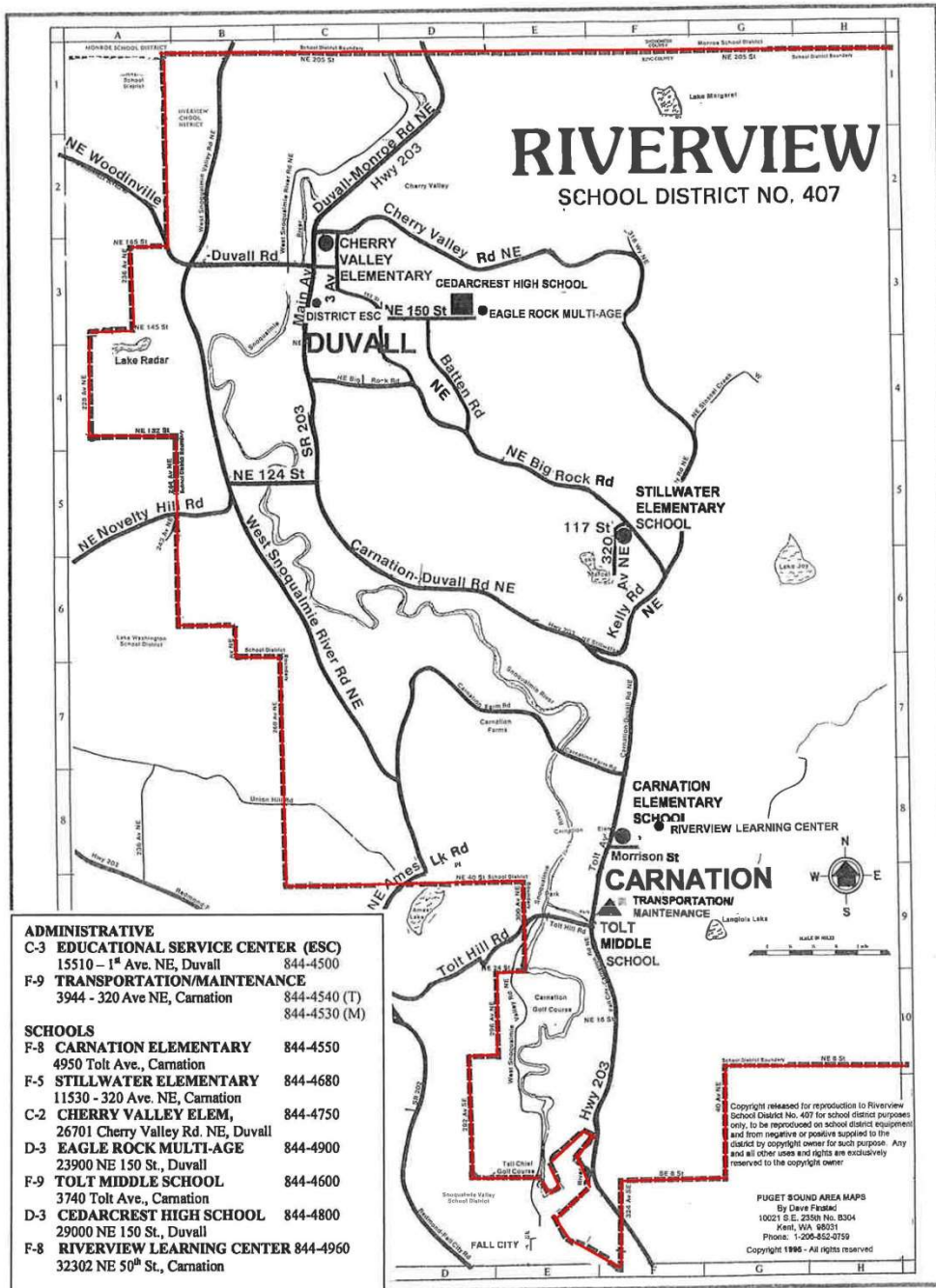
Purpose of the 20-Year Capital Facilities Plan Vision

Presented herein, to compliment the Riverview School District's Six Year Capital Facilities Plan. The first six years of the 20-year plan will duplicate of the content of the 6-year plan.

This Capital Facilities Plan is intended to provide our community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty years (2020 – 2040). Since the purpose of this plan is primarily aimed at identifying facility and property acquisition needs over the period, financing the projects with impact fees or bond issue(s) will not be the main focus of this plan. However, the district will continue to analyze the need to put construction measures on future voted bond propositions.

Overview of the Riverview School District

The Riverview School District services three jurisdictions: King County, the City of Carnation, and the City of Duvall. The district is 250 square miles and is located in northeast King County serving the Lower Snoqualmie Valley from the King/Snohomish County line south approximately 16 miles, and from the western ridge of the valley to the cascade foothills. The district currently serves an enrollment headcount of approximately 3,268 students, with three elementary schools, one middle school, one high school, three alternative high school programs, one alternative elementary school program, and a K-12 alternative parent partnership program. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. Four of the alternative programs are housed at the Riverview Learning Center in Carnation.



SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Projected Student Enrollment 2020-2040

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, housing trends, and other demographic changes are useful yearly indicators in evaluating and adjusting projections. This year's plan anticipates a 1% growth in student enrollment which is based on recent enrollment trends. Some of the trends are a result of: 1) transfers from private schools, 2) increases in kindergarten enrollment, 3) significant decreases in students attending school outside the district and 4) local growth in housing developments. Housing starts have increased in recent years and the district is experiencing slight enrollment growth. The City of Carnation estimates approximately 158 single family residences and 61 multi-family residences will be built in the next three years. Based on preliminary data from the City of Duvall, over 500 housing starts are expected within the upcoming five to six-year period and an additional 110 individual lots are expected to be created during that same period. Building homes on the additional lots is expected to occur after the current five-year term. 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 that enrollment growth exceeds the projections.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method combined with other enrollment factors, including local and surrounding housing growth. This method tracks groups of students through the K-12 system and notes and adjusts the projections to account for year-to-year changes, including local population growth.

Since the yearly figures for each grade are dependent on the previous year's grades, kindergarten projections are treated differently. Riverview projects its kindergarten enrollment based on historical kindergarten enrollment patterns and district enrollment growth patterns.

Table 2.1

Riverview School District Headcount Enrollment Projection

Grade	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
K	242	245	248	251	254	257	260	263	266	269	272	275	278	281	284	287	290	293	296	299	302
1	261	265	269	273	277	281	285	289	293	297	301	306	311	316	321	326	331	336	341	346	351
2	229	231	233	236	239	242	245	248	251	254	257	260	263	266	269	272	275	278	281	284	287
3	255	258	261	264	267	270	273	276	279	282	285	288	291	294	297	300	303	306	309	312	315
4	252	255	258	261	264	267	270	273	276	279	282	285	288	291	294	297	300	303	306	309	312
5	246	248	250	253	256	259	262	265	268	271	274	277	280	283	286	289	292	295	298	301	304
K-5	1,485	1,502	1,519	1,538	1,557	1,576	1,595	1,614	1,633	1,652	1,671	1,691	1,711	1,731	1,751	1,771	1,791	1,811	1,831	1,851	1,871
6	276	279	282	285	288	291	294	297	300	303	306	309	312	315	318	321	324	327	330	333	336
7	269	272	275	278	281	284	287	290	293	296	299	302	305	308	311	314	317	320	323	326	329
8	253	256	259	262	265	268	271	274	277	280	283	286	289	292	295	298	301	304	307	310	313
6-8	798	807	816	825	834	843	852	861	870	879	888	897	906	915	924	933	942	951	960	969	978
9	291	294	297	300	303	306	309	312	315	318	321	324	327	330	333	336	339	342	345	348	351
10	239	241	243	245	247	249	251	254	257	260	263	266	269	272	275	278	281	284	287	290	293
11	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243
12	212	214	216	218	220	222	224	226	228	230	232	234	236	238	240	242	244	246	248	250	252
9-12	985	992	999	1,006	1,013	1,020	1,027	1,035	1,043	1,051	1,059	1,067	1,075	1,083	1,091	1,099	1,107	1,115	1,123	1,131	1,139
Total	3,268	3,301	3,334	3,369	3,404	3,439	3,474	3,510	3,546	3,582	3,618	3,655	3,692	3,729	3,766	3,803	3,840	3,877	3,914	3,951	3,988

* October Headcount. Growth rate of 1% with for variations at grades K, 1, 2, 11, 12

SECTION 3 -- DISTRICT STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the district's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, optimal school enrollment size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates, contractual requirements, and community expectations may affect how classroom space is used. For example, the state financed All-Day Kindergarten program and lower-class sizes for kindergarten through 3rd grade is creating the need for additional classrooms at the elementary level. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, preschool and daycare programs, home school, elementary art classrooms, music programs, movement programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special teaching stations and programs offered by the Riverview School District at specific school sites include:

Elementary:

- Art Classrooms
- Classroom Computers
- Group Activities Rooms
- Program for Academically Talented (Gifted/PAT)
- Special Education (The District attempts to integrate special education students and regular education students to as great an extent as possible. Most special education students are served both in a regular education classroom and a special education classroom.)
- Learning Assistance Program (LAP)
- English Language Learners (EL)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)
- Multi-Age (Eagle Rock /ERMA)

Secondary:

- Computer Labs
 - Alternative (CLIP & CHOICE high school program)
 - Special Education
 - Learning Assistance Program (LAP)
 - English Language Learners (EL)
 - Career and Technical Education (CTE)
 - 18-21 Transition Program (PAIVE)
 - School-to-Work
-

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classrooms for a short period of time to receive instruction in these special programs. Schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

The current Standard of Service data for Riverview, in terms of teaching station loading, is identified on Table 3.1. Class sizes are averages based on actual utilization as influenced by state funding and collective bargaining restrictions.

Riverview's Standard of Service also considers the different educational functions when considering student capacity needs. Those functions are as follows:

Elementary classrooms –

- regular, grades K-5
- self-contained learning center (special education)
- learning support classrooms (special education pullout, LAP, Title I, etc.)

Secondary –

- regular, grades 6-8
- special education, grades 6-8
- learning support, grades 6-8
- regular, grades 9-12
- learning support, grades 9-12 (special education pullout, LAP, Title I, etc.)

Involuntarily transferring students to a school with excess capacity is done rarely as a last resort and with Board of Directors' authorization. Involuntarily transferring of students can result in difficulties in the community, with staffing, and with transportation.

**Table 3.1
Riverview School District Standard of Service**

CLASS SIZE		Average
Elementary	Grade Level	
Regular	K	17
Regular	1	17
Regular	2	17
Regular	3	17
Regular	4	25
Regular	5	25
Regular	K-5 Weighted	19.7
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
 Middle School		
Regular	6 - 8	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
 High School		
Regular	9 - 12	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Vocational education		24

Note: The District has an additional 18 portable classrooms in its inventory that are used for special program purposes or district wide support and are not available for regular classroom needs.

SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, public entities are required to inventory existing capital facilities. Capital facilities are defined as any structure, improvement, and piece of equipment or other major asset, including land, which has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate student enrollment in the future at established levels of service. This section provides an inventory of capital facilities of the Riverview School District including site-built schools, portable classrooms, developed school sites, undeveloped land and support facilities. School facility capacity figures are based on the inventory of current facilities and the district's adopted educational program standards as presented in the previous section.

Schools

The Riverview School District currently operates 3 elementary schools (grades K-5), one middle school (grades 6-8), and one high school (grades 9-12). The district also provides the Eagle Rock Multi-age Program, an elementary alternative program, sited adjacent to the Cedarcrest High School campus. In addition, the district supports the following alternative programs housed in the Riverview Learning Center facility: CLIP alternative high school; CLEAR alternative high school; CHOICE alternative high school; and PARADE, a parent partnership program. ECEAP, a pre-school program, is housed again in yet another separate facility.

Individual school capacity has been determined using the number of teaching stations within each building and the space requirements of the district's adopted educational program. This capacity calculation is used to establish the district's baseline capacity and determine future capacity needs when considering projected student enrollment.

Classroom capacities have been determined for each school according to their usage. For the purpose of this Plan, classroom uses are: regular education, self-contained special-education, and learning support. The school facility inventory is summarized on Table 4.1. The current inventory of facilities indicates a permanent capacity of 2,865 students, with an additional 617 student capacity available in interim facilities (Table 5.1).

The School Board of the Riverview School District is committed to serving students at small schools. Evidence suggests that this practice a significantly beneficial effect on student learning. Further, there are significant benefits to school culture and climate.

able 4.1

Inventory of Permanent School Facilities and Related Program Capacity

2019-2020 School Year

ELEMENTARY LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CARNATION ELEMENTARY	4950 Tolt Avenue Carnation, WA 98014	K thru 5	407	368	1960	2011	50,567	10.85
CHERRY VALLEY ELEMENTARY	26701 NE Cherry Valley Rd Duvall, WA 98019	K thru 5	397	499	1953	2011	54,779	10.34
STILLWATER ELEMENTARY	11530 320th Ave NE Carnation, WA 98014	K thru 5	372	519	1988	N/A	49,588	18.81
EAGLE ROCK MULTIAGE	29300 NE 150th Street Duvall, WA 98019	K thru 5	0	60	N/A	N/A	0	@ CHS
Total Elementary School			1176	1446				

MIDDLE SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
TOLT MIDDLE SCHOOL	3740 Tolt Avenue Carnation, WA 98014	6, 7 & 8	672	744	1964	2009	84,113	40.2
Total Middle School			672	744				

HIGH SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CEDARCREST HIGH SCHOOL	29000 NE 150th Street Duvall, WA 98019	9 thru 12	849	904	1993	2009	108,755	42.85
Total High School			849	904				

ALTERNATIVE LEARNING CENTER								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
RIVERVIEW LEARNING CENTER	32302 NE 50th Street Carnation, WA 98014	K thru 12**	168	174	2011	N/A	14,545	2.08
Total Alternative School			168	174				

TOTAL DISTRICT			2865	3268				
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* Does not include capacity for special programs identified in Standards of Service Section

** CHOICE Program Grade Span 9 & 10; CLIP /CLEAR Program Grade Span 10-12; PARADE Program Grade Span K-12

SUPPORT FACILITIES		
Facility	Address	Building Area
Educational Service Center	15510 1st Ave NE Duvall, WA 98019	20,886
Information Technology Center	26531 NE Stella Street Duvall, WA 98019	1,421
Maintenance and Operations Center	4010 Stossel Avenue Carnation, WA 98014	7,855
Transportation Center	3944 320th NE Carnation, WA 98014	14,750

SECTION 5 -- PROJECTED FACILITY NEEDS

Near-term Facility Needs

This Capital Facilities Plan has been organized to maintain adequate capacity of the District's facilities through the construction and/or expansion of permanent facilities. Table 5.1 is a summary by school level of projected enrollments, current capacities, and projected additional capacities. As demonstrated in the table, the district has permanent capacity needs at all grade levels. Due to the conversion to full day kindergarten and reduced elementary class sizes required in K-3, combined with current enrollment growth from new development, the District will face a need to plan for additional permanent capacity at the K-5 level. To meet the capacity needs in the near-term, the District is in the preliminary planning stages of a new K-5 elementary school in the Duvall area where the most substantial district population growth is occurring. The district anticipates that the construction of this school will be complete within the next 3 years of this planning period. New school construction will be contingent upon the feasibility to run a have approved a bond measure. Additional capacity needs will be addressed in the short-term with portable classrooms. The district also anticipates a 6 classroom addition to Cedarcrest High School.

Relocatable (Portable) Classrooms

For the definition of relocatable and permanent facilities, see Section 2 of King County Code 21A.06.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, all our school sites are planned to accommodate the potential of adding portables in order to address increasing capacity challenges. In addition, the use and need for portable will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the District would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms

Long-term Facility Needs

To meet these capacity needs in the long-term, the district has acquired 48 acres of property directly adjacent to Cedarcrest High School. The existing building on the property will be converted to a K-12 outdoor education facility with the potential for the property to be used to construct an additional school site such as a K-8 STEM school as district capacity and student learning needs arise. To meet the district growing capacity needs the district also anticipates that in 2038 we will have a need to rebuild Tolt Middle School at its current location. The new middle school will be built contingent upon the increase 1% growth in enrollment.

Table 5.1

School Enrollment and Capacity Projections 2019-20 through 2025-26

Elementary (K - 5)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Actual*																				
Projected enrollment	1,485	1,502	1,519	1,538	1,557	1,576	1,595	1,614	1,633	1,652	1,671	1,691	1,711	1,731	1,751	1,771	1,791	1,811	1,831	1,851	1,871
Capacity in permanent facilities	1,176	1,176	1,176	1,176	1,176	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676
Added capacity new permanent	0	0	0	0	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total permanent capacity	1,176	1,176	1,176	1,176	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676	1,676
Net Surplus or (Deficit) in Perm. Facilities	-309	-326	-343	-362	119	100	81	62	43	24	5	-15	-35	-55	-75	-95	-115	-135	-155	-175	-195
Capacity in Relocatables**	233	281	329	329	264	264	264	264	264	264	264	264	264	264	264	264	264	264	264	264	264
Number of Relocatables	24	26	27	27	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23
Capacity with Relocatables	1,409	1,457	1,505	1,505	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940
Net Surplus or (Deficit) in all Facilities	-76	-45	-14	-33	383	364	345	326	307	288	269	249	229	209	189	169	149	129	109	89	69

Middle School (6-8)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Actual*																				
Projected Enrollment	798	807	816	825	834	843	852	861	870	879	888	897	906	915	924	933	942	951	960	969	978
Capacity in permanent facilities	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672
Added capacity new permanent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0
Total permanent capacity	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	972	972
Net Surplus or (Deficit) in Perm. Facilities	-126	-135	-144	-153	-162	-171	-180	-189	-198	-207	-216	-225	-234	-243	-252	-261	-270	-279	12	3	-6
Capacity in Relocatables	168	168	168	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216	96	96	96
Number of Relocatables	8	8	8	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	4	4	4
Capacity with Relocatables	840	840	840	888	888	888	888	888	888	888	888	888	888	888	888	888	888	888	1,068	1,068	1,068
Net Surplus or (Deficit) in all Facilities	42	33	24	63	54	45	36	27	18	9	0	-9	-18	-27	-36	-45	-54	-63	108	99	90

High School (9-12)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Actual*																				
Projected Enrollment	985	992	999	1,006	1,013	1,020	1,027	1,035	1,043	1,051	1,059	1,067	1,075	1,083	1,091	1,099	1,107	1,115	1,123	1,131	1,139
Capacity in permanent facilities	849	849	849	849	849	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008
Added capacity new permanent	0	0	0	0	159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total permanent capacity	849	849	849	849	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008
Net Surplus or (Deficit) in Perm. Facilities	-136	-143	-150	-157	-5	-12	-19	-27	-35	-43	-51	-59	-67	-75	-83	-91	-99	-107	-115	-123	-131
Capacity in Relocatables	216	216	216	216	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	216	216
Number of Relocatables	9	9	9	9	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	9	9
Capacity with Relocatables	1,065	1,065	1,065	1,065	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,224	1,224
Net Surplus or (Deficit) in all Facilities	80	73	66	59	115	108	101	93	85	77	69	61	53	45	37	29	21	13	5	93	85

Surplus/Deficiency Capacity (K-12)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Actual*																				
Projected Enrollment	3,268	3,301	3,334	3,369	3,404	3,439	3,474	3,510	3,546	3,582	3,618	3,655	3,692	3,729	3,766	3,803	3,840	3,877	3,914	3,951	3,988
Capacity in Permanent Facilities	2,697	2,697	2,697	2,697	3,197	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,656	3,656
Capacity in Perm. Facil. and Relocatables	3,314	3,362	3,410	3,458	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	4,136	4,232	4,232
Surplus Capacity with Relocatables	46	61	76	89	552	517	482	446	410	374	338	301	264	227	190	153	116	79	222	281	244
Surplus Capacity without Relocatables	-571	-604	-637	-672	-207	-83	-118	-154	-190	-226	-262	-299	-336	-373	-410	-447	-484	-521	-258	-295	-332

* thru 5/2020

**Relocatables (Portables) older Relocatables are single unit with capacity of 24, new Relocatables are double units with capacity of 48; calculations done in per unit increments

SECTION 6 - CAPITAL FACILITIES PLAN WITH GROWTH RELATED PROJECTS IDENTIFIED

Planned New Improvements - Construction to Accommodate Growth and Adequate Capacity

Table 6.1

2019 Financing Plan

Facility:	Estimated Cost:	Secured Sources of Funds			Unsecured Source of Funds		
		Bond/Local	State Match*	Impact Fees	Bond/Local	State Match*	Impact Fees
New K-5 Elementary*	\$ 53,466,000.00				\$ 53,466,000.00		TBD
Cedarcrest High School Addition*	\$ 10,430,545.00				\$ 7,930,545.00	\$ 2,500,000.00	TBD
Tolt Middle School Modernization	\$ 5,077,000.00				\$ 5,077,000.00		
Major Facility Maintenance	\$12,630,000.00	\$ 2,500,000.00			\$ 10,130,000.00		
Technology Upgrades	\$ 4,000,000.00	\$ 4,000,000.00					
Security Upgrades	\$ 12,450,000.00	\$ 500,000.00			\$ 11,950,000.00		
Portable Classrooms*	\$ 1,500,000.00	\$ 500,000.00		\$ 1,000,000.00			TBD

Listed here are estimated total project costs that have not been formally bid

*Additional Permanent Capacity Related Projects

** Please note that only construction costs are used in the calculation of school impact fees:

New K-5 Elementary: New Construction Costs: \$34,945,000 Soft Costs \$18,521,000

Cedarcrest High School Addition: New Construction Addition:\$6,725,175 Soft Costs \$3,705,370

Planned Improvements - To Existing Facilities

As summarized in Table 6.2, the district plans technology upgrades which are funded by a capital projects levy approved by the voters in February of 2018.

Table 6.2

Planned Projects to Existing Facilities

Project	Location	Capacity Added	Source of Funds	Growth related project? Yes or No
2019-2025				
Technology Upgrades	All	-0-	Technology Levy	No
Security Upgrades	All	-0-	2020 Bond Proceeds	No
High School Addition	Cedarcrest High School	200	2020 Bond Proceeds	Yes

SECTION 7 - CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, voter approved levies, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. Riverview was unable to pass the most recent bond measure ran in February of 2020, but the school board is preparing a new proposal to submit to voters if feasible in 2021.

Capital Projects Levies

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A simple majority of voter approval is required to pass a levy. Money comes to the district through the collection of property taxes. The district passed a four-year capital improvement levy in February of 2018 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software. In addition, the levy supports other capital improvements including the acquisition of sites and portables. The district is planning to run another levy in February of 2022.

State Financial Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system.

State matching funds can be applied to school construction projects only. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state matching funds has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until two to three years after a matched project has been completed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds.

Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected on new residential construction by the permitting agency at the time of final plat approval or when building permits are issued.

Budget and Financing Plan

The Financing Plan below demonstrates how the Riverview School District plans to finance improvements for the years of 2020-2040. The financing of additional portables are planned through secured funding (via the current approved levy measure). The district anticipates asking its voters to approve a bond measure to fund a new K-5 elementary, high school addition/remodel and security updates. Subject to Board approval, this proposal is expected to be on the ballot if feasible in 2021.

Table 7.1
2019 Capital Facilities Plan Budget

<u>PROJECT</u>	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2030-2031	2038-2040	<u>Total</u>	<u>Local Funds</u>	<u>Non Voted Bond</u>	<u>State Assistance</u>	<u>Impact Fees</u>
<i>Growth Related Projects</i>													
New K-5 school	\$ -	\$35,640,000.00	\$ -	\$ -	\$ -	\$ -			\$35,640,000.00	\$32,640,000.00		\$ -	\$ 3,000,000.00
High school addition and remodel	\$ -	\$ 9,240,000.00	\$ -	\$ -	\$ -	\$ -			\$ 9,240,000.00	\$ 4,490,000.00		\$ 2,500,000.00	\$ 2,250,000.00
Middle School Rebuild								\$65,000,000.00					
Other capital improvements including the acquisition of portables	\$ 1,000,000.00	\$ 500,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 7,500,000.00	\$ 5,625,000.00		\$ -	\$ 1,875,000.00
Property Acquisition	\$ 4,000,000.00									\$ 1,500,000.00	\$ 2,500,000.00		
Totals:	\$ 5,000,000.00	\$45,380,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00			\$52,380,000.00	\$42,755,000.00		\$ 2,500,000.00	\$ 7,125,000.00