

Burlington-Edison School District No. 100

Burlington, Washington

Skagit County

2016 Six-Year Capital Facilities Plan

Adopted: September 26, 2016

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I. Executive Summary:

This Six-Year Capital Facilities Plan (the “Plan”) has been adopted by the Burlington-Edison School District (the “District”) as the District’s principal planning document in compliance with the requirements of Washington’s Growth Management Act. The Plan has been prepared using data available through June 2016.

The Plan is consistent with prior long-term capital facilities plans of the District. In addition to this Plan, the District may from time to time prepare other short-range and long-range plans that identify the new needs for capital improvements. Any such plans will be consistent with this Six-Year Capital Facilities Plan and adopted Board policies.

In the past, the District has been eligible to receive school impact fees collected from new residential development within the boundaries of the District in the City of Burlington and Skagit County. In 2011, the District’s calculated fee for capacity improvements related to growth, when reduced by required credits in the fee formula, resulted in a fee of zero. Growth in the District in recent years has slowed. As a result, the District is not planning in this Capital Facilities Plan for growth-related capacity improvements. As such, the District is not eligible currently for school impact fees. The District intends to monitor closely growth and related capacity needs. This Plan will be updated on a regular basis and the District’s eligibility for school impact fees will be evaluated as a part of any update.

The Plan refers to the District’s “standard of service” in order to ascertain the District’s current and future capacity. The District establishes its standard of service based on enrollment profiles,

program needs, and any other determinations as deemed appropriate by the Board. (See Section III for a more detailed explanation of the District's standard of service.)

The District's permanent capacity as of October 2015 is 3,150, whereas the headcount student enrollment on October 1, 2015, was 3,699. The District is using relocatable facilities to house students in the interim period until new permanent facilities become available.

II. Six-Year Enrollment Projections:

Since the 2002-03 school year, the District's student population has increased from 3,585 to 3,699 (headcount enrollment), a 3.2% increase. The District experienced rapid student growth between 2002 and 2007. However, in recent years, the District's enrollment declined slightly by about -3.7%. (See Appendix A-1.) Based on the current forecast, the District's student enrollment is projected to increase by approximately 106 students over the next six years. (See Appendix A-2.) This is a 6.2% increase over the District's current student population.

Enrollment increases are primarily expected at the District's K-8 grade levels. The District's long term enrollment projections show continued growth but leveling off a bit after the initial six year projections.

These District's enrollment projections were prepared with the assistance of a professional demographer. The projections are based on a methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2015 through 2025. These factors include: Office of the Superintendent of Public Instruction data regarding enrollment history by year and grade and other statistical data regarding District-specific enrollment trends; Washington State Health Department and birth statistics (for purposes of predicting kindergarten enrollments); and data regarding known new developments being proposed within the Burlington-Edison School District. The projections run through 2025. Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. 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.

Enrollment growth over the next six years is expected to occur primarily at the K-8 level. This is based, in part, on a rebound in the County birth rates and conservative in-migration of students as a result of new development. These projections assume no change in the residential zoning contained in the Bayview Ridge Subarea Plan adopted in November 2014. The District plans to closely monitor growth and will update this Plan as circumstances change.

III. Current District Standard of Service:

Each school district must establish a standard of service in order to determine the instructional space available within existing school facilities and the District's overall capacity. The District has established a class size standard of 25 students per classroom. Relocatable classrooms are utilized in the District and will continue to serve as interim facilities. However, they are not included in the calculation of the District's permanent capacity. The standard of service defined herein may change significantly as student population changes and the District is challenged to educate a larger population of students with significant special needs that require special services. Implementation of state policies regarding reduced class sizes would also affect the standard of service.

Other space needs in all school buildings include libraries, gymnasiums, and other core facilities, areas for special programs on an as-needed basis, as well as space for teachers to plan and to provide materials for the classrooms. In addition, school building space is needed for special programs, including special education instruction, ESL programs, music, art, and computer labs.

The District has implemented full-day Kindergarten throughout the District. Future updates to this Capital Facilities Plan will incorporate any funded implementation of K-3 class size reduction.

IV. Inventory of Existing Capital Facilities:

The following list identifies the existing capital facilities of the District and the number of permanent classrooms per school. Using the standard of service of 25 students per classroom, the permanent capacity of each school and the permanent capacity of the District are identified in the far right-hand column of Table A.

TABLE A: EXISTING PERMANENT CLASSROOM CAPACITY*

<u>Facility</u>	<u>Address</u>	<u>Size</u>	<u>Permanent Capacity</u>
Edison Elementary	577 Main Avenue, Edison	15 classrooms	375
Allen Elementary	1517 Cook Road, Bow	16 classrooms	400
Bay View Elementary	1323 Wilson Road, Burlington	15 classrooms	375
West View Elementary	515 West Victoria, Burlington	16 classrooms	400
Lucille Umbarger Elementary	820 S. Skagit St., Burlington	26 classrooms	650
Burlington-Edison High School	301 N. Burlington Blvd., Burlington	38 classrooms	950
Total available district-wide permanent capacity		126 classrooms[†]	3,150

* Does not include capacity available at the Burlington-Edison Alternative School.

† Depending upon programmatic needs, regular classroom space at a particular school may be used for special programs and services. In such cases, regular classroom capacity needs may be provided for in relocatable facilities. The District also has 20 relocatable classrooms (with a total capacity of 500) that provide regular classroom capacity at the K-8 level and 11 relocatable classrooms (with a total capacity of 275) that provide regular classroom capacity at the 9-12 level.

V. Current and Future Capital Facilities Needs and Financing Plan:

The District has no current plans to add capacity during the six year planning period. Subject to future planning and voter approval, the District may need to construct a new elementary school and additional capacity at the high school level in order to accommodate capacity needs. The District would need to identify suitable property for the new elementary school.

In terms of undeveloped properties, the District owns 1.13 acres adjacent to Bay View Elementary School, 9.4 acres adjacent to the existing Burlington-Edison High School, 9.25 acres on Peacock Lane in Burlington, 16 acres adjacent to the Allen Elementary in Bow, 20 acres on Bow Hill in Bow, and 27 acres located at Peterson Road/Pulver Road. Current flood regulations prohibit the development of the property adjacent to Allen Elementary, wetland regulations prohibit the development of the Bow Hill property, and the Peterson Road/Pulver Road property is subject to zoning constraints.

The construction of additional school facilities or the acquisition of other school sites will require the voters to approve a bond issue or a capital levy. State matching funds and future impact fee may assist the District's financing needs.

During the six years of this Capital Facilities Plan, the District plans to perform noncapacity remodel and maintenance projects at schools throughout the District. See Table B. These projects are anticipated to be funded with capital levy dollars.

TABLE B: CAPITAL FACILITIES FINANCING PLAN

	<u>2017</u>		<i>Inflation Factor:</i>	<i>106%</i>
Field House Roof	HS	\$ 34,500	\$	36,570
Exterior Paint	Allen	\$ 75,000	\$	79,500
Exterior Paint	Bay View	\$ 75,000	\$	79,500
Exterior Paint	LU	\$ 62,500	\$	66,250
Exterior Paint	Edison	\$ 75,000	\$	79,500
Exterior Paint	HS	\$ 287,500	\$	304,750
Parking lot replacement	WV	\$ 86,250	\$	91,425
Replace Energy Management System	Bay View	\$ 172,500	\$	182,850
Gym Floor Resurface	Bay View	\$ 23,000	\$	24,380
Gym Floor Resurface	Edison	\$ 23,000	\$	24,380
Dry System Sprinkler Pipe Replacement	Edison	\$ 500,000	\$	530,000
Security Camera Upgrade/Replacement	HS	\$ 80,500	\$	85,330
Auto Shop Remodel/Reconfigure	HS	\$ 621,000	\$	658,260
Tech Depot Expansion	Aux	\$ 100,000	\$	106,000
Exterior Paint	DO	\$ 37,500	\$	39,750
Replace 300 Wing Roof	HS	\$ 32,200	\$	34,132
1st Phase HS Gym Complex Remodel	HS	\$ 1,706,125	\$	1,808,493
Tech Needs		\$ 1,200,000	\$	1,272,000
	<u>2018</u>		<i>Inflation Factor:</i>	<i>109%</i>
2nd Phase HS Gym Complex Remodel	HS	\$ 1,706,125	\$	1,859,676
Parking Lot Expansion and Reconfiguration	BV	\$ 575,000	\$	626,750
Carpet	BV	\$ 50,000	\$	54,500
Carpet	Edison	\$ 51,750	\$	56,408
Boiler Replacement/Energy Upgrade	Edison	\$ 437,000	\$	476,330
Kitchen Equipment Energy Upgrades	WV	\$ 115,000	\$	125,350
Window Wall Replacement	WV	\$ 139,150	\$	151,673.50
Library Carpet Replacement	HS	\$ 20,000	\$	21,800
Heating Replacement	HS	\$ 100,000	\$	109,000
ADA Openers Replacement	HS	\$ 34,500	\$	37,605
Football Field South Restroom	HS	\$ 50,000	\$	54,500
Concessions Trailer	HS	\$ 25,000	\$	27,250
Irrigation Upgrade Football Field	HS	\$ 50,000	\$	54,500
High School Track	HS	\$ 100,000	\$	109,000
Tech Needs		\$ 1,200,000	\$	1,308,000

<u>2019</u>		<i>Inflation Factor:</i>		112%
Emergency Generator	BV	\$ 279,450	\$	312,984
Parking Lot Replacement	DO	\$ 23,288	\$	26,083
North Grandstand Roof Replacment	HS	\$ 10,580	\$	11,850
Painting North Concession Stand	HS	\$ 18,750	\$	21,000
Alger Bus Garage Replacement	Aux Svc	\$ 65,000	\$	72,800
Washbay - Exterior Paint	Aux Svc	\$ 5,175	\$	5,796
Tennis Court Resurface, Relight, Refence	HS	\$ 500,000	\$	560,000
Logging Trail Resurface	HS	\$ 20,000	\$	22,400
Bus Lane Repairs	BV	\$ 105,000	\$	117,600
Power Upgrade	DO	\$ 100,000	\$	112,000
HVAC Air Handling System	DO	\$ 665,162	\$	744,981
Roof Replacement	DO	\$ 13,800	\$	15,456
Tech Needs		\$ 1,200,000	\$	1,344,000

<u>2020</u>		<i>Inflation Factor:</i>		115%
Boiler Replacement Energy Upgrade	BV	\$ 287,500	\$	330,625
Roof Replacement	BV	\$ 103,500	\$	119,025
Boiler Replacement Energy Upgrade	DO	\$ 92,000	\$	105,800
Replace Lower Walkway Roofing	HS	\$ 11,500	\$	13,225
Tech Needs		\$ 1,200,000	\$	1,380,000

VI. Projected Classroom Capacities:

Based on the District’s enrollment forecasts, current standard of service, and current inventory and capacity space, the District does not have sufficient permanent capacity district-wide to house students at the elementary or high school level. The District will still need to use relocatable facilities at both levels to provide interim capacity. Future plan updates may include the addition of permanent capacity at the elementary and high school levels.

The enrollment projected for the next six years is as follows:

TABLE C: PROJECTED ENROLLMENT AND CAPACITY BY YEAR:
(These charts combine the information in Table A with the enrollment projections in Appendix II.)

Table C-1: K-8 School Surplus/Deficiency

	Actual October 2015	2016	2017	2018	2019	2020	2021
Existing Permanent Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Added Capacity							162
Relocatable Capacity**	500	500	500	500	500	500	500
Total Capacity	2,700	2,700	2,700	2,700	2,700	2,700	2,700
Enrollment*	2,523	2,546	2,594	2,597	2,611	2,632	2,638
Surplus (Deficiency) Total Capacity	177	154	106	103	89	68	62
Surplus (Deficiency) Permanent Capacity	(323)	(346)	(394)	(397)	(411)	(432)	(438)

* See Appendix A-2

** Relocatable facilities are not considered a permanent capacity solution.

Table C-2: High School Surplus/Deficiency

	Actual October 2015	2016	2017	2018	2019	2020	2021
Existing Permanent Capacity	950	950	950	950	950	950	950
Added Capacity							
Relocatable Capacity**	275	275	275	275	275	275	275
Total Capacity	1,225	1,225	1,225	1,225	1,225	1,225	1,225
Enrollment*	1,176	1,154	1,153	1,221	1,209	1,243	1,270
Surplus (Deficiency) Total Capacity	49	71	72	4	16	(18)	(45)
Surplus (Deficiency) Permanent Capacity	(226)	(204)	(203)	(271)	(259)	(293)	(320)

* See Appendix A-2

** Relocatable facilities are not considered a permanent capacity solution.

VII. Impact Fee Formula and Schedules:

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. Skagit County and the City of Burlington have each adopted school impact fees ordinances and fees are collected to the time of building permit issuance.

New residential developments built within the District's boundaries will generate additional students. These students will create the need for new or expanded schools and student transportation. New growth should pay a part of the cost of the facilities needed to serve growth. Through the use of a student generation rate, the impact fee formula ensures that each dwelling unit only pays a proportionate share of the costs of new capacity projects necessary to serve new development.

The impact fee formula, in compliance with the Growth Management Act, takes into account the cost of the new capacity improvements identified in the six year planning period. It calculates the cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. The fiscal impact of each single family or multi-family development in the District is based on projected student generation rates for single family and multi-family dwelling units. For additional information regarding the student generation rate data, see Appendix III. As required under the GMA, credits are also been applied in the formula to account for State Match

funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

The District does not have current plans to add new capacity during the six year planning period and therefore is not requesting a school impact fee as a part of this Capital Facilities Plan. The District intends to closely monitor enrollment growth from new development in the District and, in future plan updates, may include the costs related to additional elementary and/or high school capacity in the fee formula. These additional capacity costs could result in a future impact fee.

SCHOOL IMPACT FEE SCHEDULES

Impact Fee per Single Family Dwelling Unit	\$ 0
Impact Fee per Multi-Family Dwelling Unit	\$ 0

APPENDIX A

ENROLLMENT HISTORY AND ENROLLMENT PROJECTIONS

OSPI Cohort Survival Projections (December 2015)



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

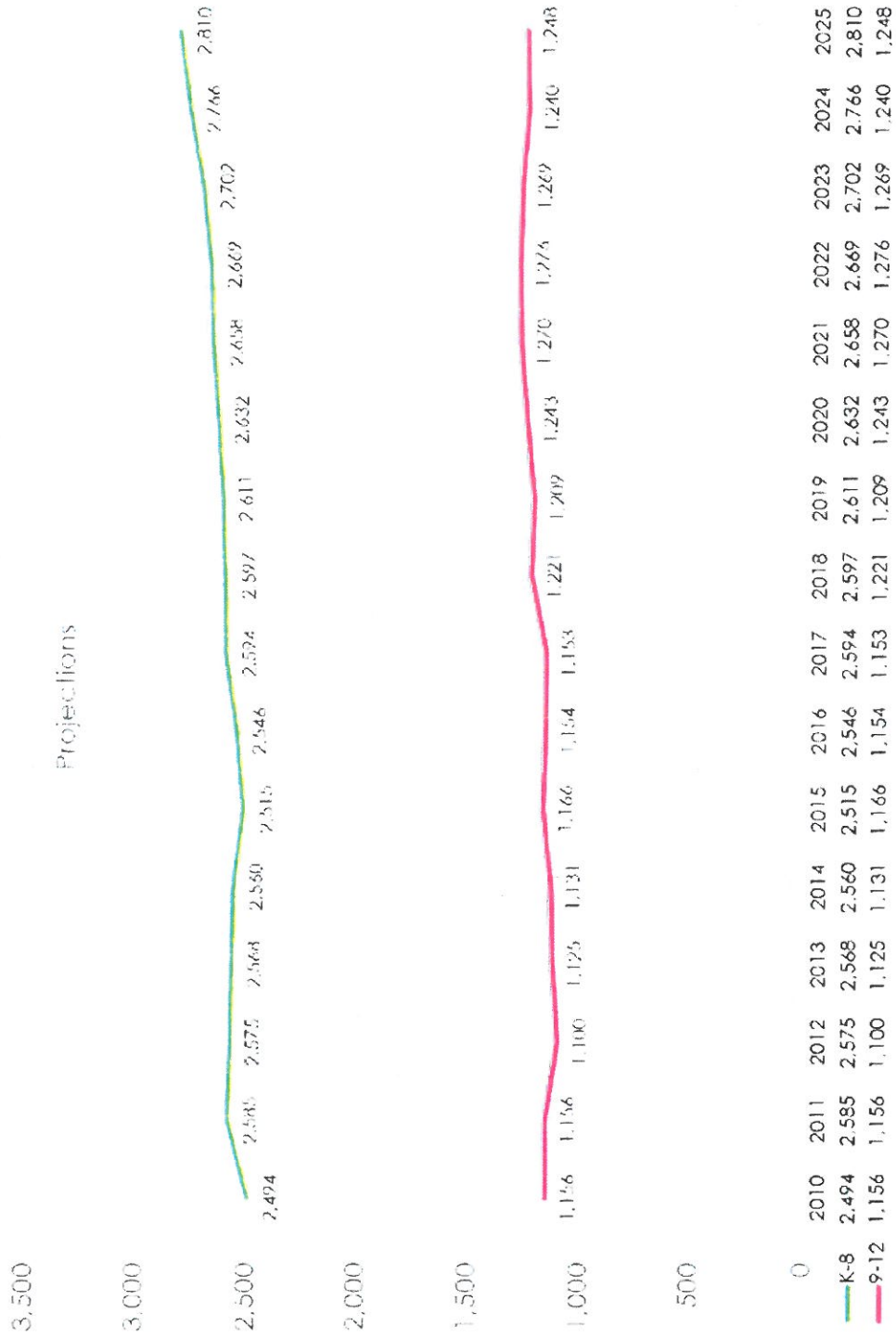
Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2010	2011	2012	2013	2014	2015		2016	2017	2018	2019	2020	2021
Kindergarten	317	294	270	309	266	248		234	223	212	200	189	
Grade 1	312	306	299	275	316	200	101.51%	249	230	226	215	203	
Grade 2	278	299	299	294	277	313	98.32%	240	245	234	222	211	
Grade 3	203	262	309	293	293	276	98.30%	270	244	241	230	218	
Grade 4	310	205	262	324	293	297	101.40%	312	274	247	244	233	
Grade 5	274	303	279	271	309	301	99.43%	270	310	272	246	243	
Grade 6	303	276	306	277	256	300	98.50%	296	281	274	260	242	
K-6 Sub-Total	2,077	2,025	2,024	2,033	2,010	2,005		1,941	1,872	1,800	1,737	1,625	1,539
Grade 7	284	302	269	304	261	260	98.44%	295	291	270	300	264	
Grade 8	295	280	301	265	297	258	99.22%	258	293	209	275	268	298
7-8 Sub-Total	579	590	570	569	550	518		553	584	566	545	560	562
Grade 9	296	313	303	305	275	300	103.48%	267	303	299	205	277	
Grade 10	313	288	297	293	300	273	97.39%	292	260	295	291	277	
Grade 11	290	297	292	294	290	205	97.84%	267	286	254	209	205	
Grade 12	287	310	324	296	308	318	106.35%	303	284	304	270	307	
9-12 Sub-Total	1,186	1,200	1,216	1,188	1,173	1,176		1,129	1,097	1,121	1,110	1,135	1,146
DISTRICT K-12 TOTAL	3,842	3,823	3,810	3,790	3,741	3,699		3,623	3,553	3,495	3,400	3,328	3,247

Notes: Specific subtotals on this report will be driven by District Grade spans

School Facilities and Organization

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Figure 6—Enrollment Forecasts by Level—Medium Growth Series (Preferred)



APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

This section has not been updated for the 2016-2021 Capital Facilities Plan since no Impact Fee is requested.

APPENDIX C

STUDENT GENERATION RATES

This section has not been updated for the 2016-2021 Capital Facilities Plan since no Impact Fee is requested.

