

**LA CENTER SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN  
2009-2015**

**BOARD OF DIRECTORS**

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## TABLE OF CONTENTS

### SECTION 1: INTRODUCTION

|  |   |
|--|---|
| Purpose of the Capital Facilities Plan.....                  | 2 |
| Overview of the La Center School District.....               | 2 |
| Significant Issues Facing the La Center School District..... | 4 |
| Long-Range Projection of Facilities Needs.....               | 4 |

### SECTION 2: DISTRICT EDUCATIONAL PROGRAM STANDARDS

|  |   |
|--|---|
| District Educational Program Standards.....      | 5 |
| Elementary Educational Program Standards.....    | 6 |
| Middle School Educational Program Standards..... | 6 |
| High School Educational Program Standards.....   | 6 |

### SECTION 3: CAPITAL FACILITIES INVENTORY

|   |   |
|---|---|
| Elementary School.....                                  | 7 |
| Middle School.....                                      | 7 |
| High School.....  | 7 |
| Non-Instructional Facilities/School Owned Property..... | 7 |

### SECTION 4: STUDENT ENROLLMENT PROJECTIONS

|   |   |
|---|---|
| 2009 through 2015 Enrollment Projections..... | 8 |
|---|---|

### SECTION 5: CAPITAL FACILITY NEEDS

|  |   |
|--|---|
| Facility Needs to Remedy Existing Conditions and Serve Growth..... | 9 |
| Planned Improvements and Facility Costs to Address Needs.....      | 9 |

### SECTION 6: CAPITAL FACILITY FINANCE PLAN

|                              |    |
|------------------------------|----|
| Secured Finance Plan.....    | 11 |
| Un-Secured Finance Plan..... | 11 |

### SECTION 7: SCHOOL IMPACT FEES

|                             |    |
|-----------------------------|----|
| Impact Fee Explanation..... | 12 |
|-----------------------------|----|

## SECTION 1 – INTRODUCTION

### **Purpose of the Capital Facilities Plan**

The Washington Growth Management Act (GMA) outlines broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Clark County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the La Center School District (the “District”), Clark County and the City of La Center a description of facilities needed to accommodate projected student enrollment at acceptable levels of service along with a financing program for capital improvements through 2015.

In accordance with GMA mandates, and Clark County and the City of La Center Impact Fee Ordinances, this CFP contains the following required elements:

- The District’s Educational Program Standards (Section 2 of this document), which is based on a program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- Existing Capital Facilities Inventory (Section 3 of this document) owned by the District, listing the locations and student capacities of the facilities.
- Student Enrollment Projections (Section 4 of this document) for each grade span (elementary, middle and high).
- A description of Capital Facility Needs (Section 5 of this document) and school sites, along with estimated capacity expansion and costs.
- A six-year plan for Capital Facilities Financing (Section 6 of this document) within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
- Impact Fee Calculation (Section 7 of this document) to be assessed and support data substantiating said fees.

Adoption of this CFP by Clark County and the City of La Center constitutes approval of the methodology used to calculate the proposed impact fees.

### **Overview of the La Center School District**

The La Center School District is comprised of approximately 31 square miles of northwestern Clark County, Washington. It currently serves residents from the City of La Center’s Urban Growth Area and from unincorporated Clark County.

The district is bordered by the Woodland School District to the north, the Green Mountain School District to the northeast, the Battle Ground School District to the southeast and the Ridgefield School District to the west. Serving a total student population of 1,597 students (October 2008 enrollment), the district offers one elementary school (grades K-5), one middle school (grades 6-8) and one high school (9-12).

The district has purchased 17-acres in an effort to prepare for the eventual construction of a second elementary school (see figure 1). All current residential developments being constructed or in process to receive approval from the City of La Center are on the west side of town along the Old Pacific highway toward this new school site.

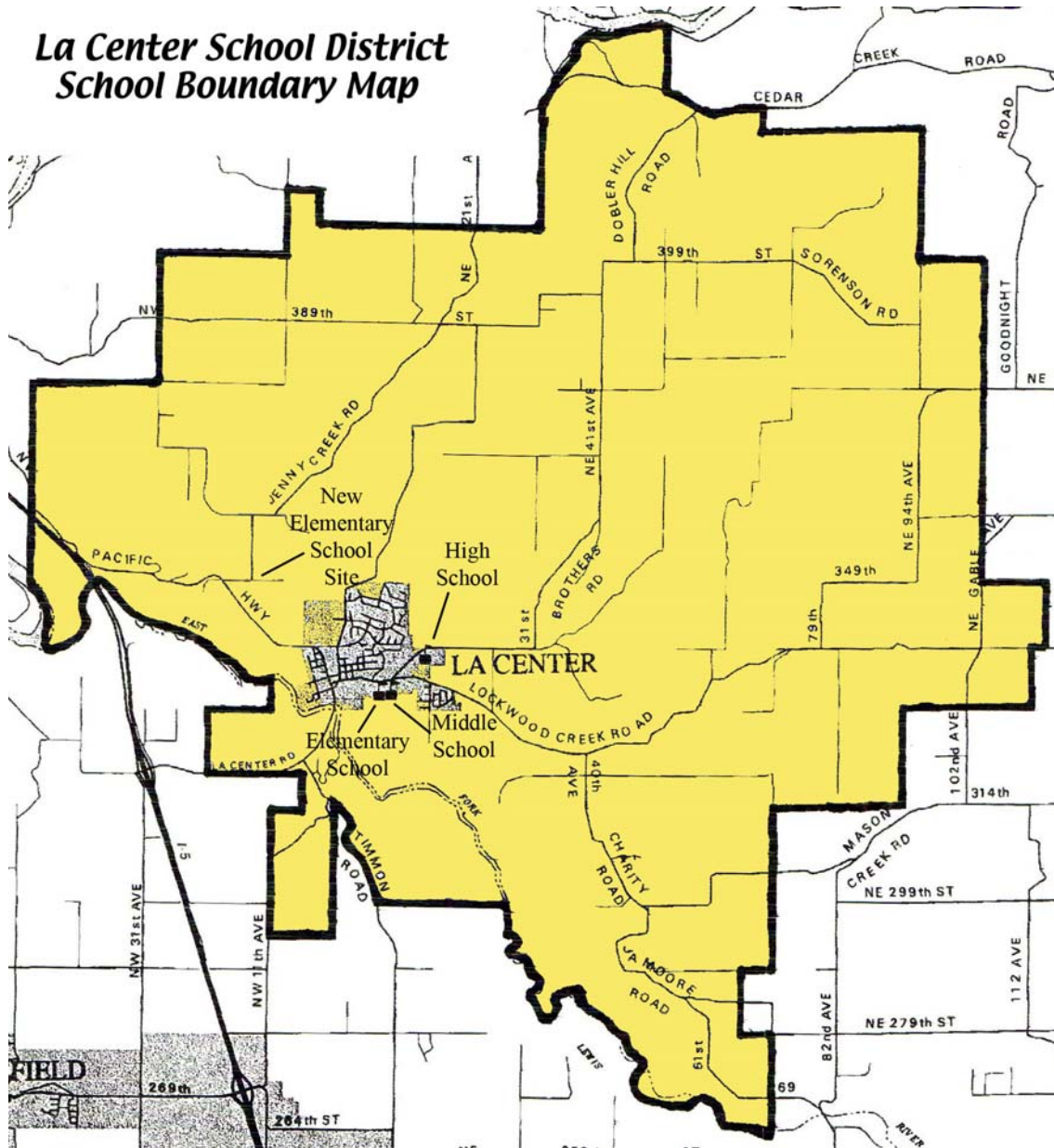


Figure 1

### **Significant Issues Facing the La Center School District**

The most significant issues facing the District relative to facility planning are the impacts of growth caused by proximity to I-5 known as the “Discovery Corridor” as articulated in Clark County’s current Growth Management Plan. This combination of transportation access and expanding Urban Growth Boundaries (UGB) by the City of La Center towards the La Center Junction on I-5 will create a significant impact on residential development within the district. Additionally, within the next fifteen years, the City of La Center has made it clear of their efforts to create a second access road from I-5 in order to connect the La Center Junction to the City of La Center. This new access road will further expand access to the District from I-5 and it is projected to expand growth around the new elementary school site (see figure 1). All the commercial and industrial development associated with the expansion of the UGB by the City of La Center is not within the boundaries of the District, yet the associated growth will create significant impacts on demand for school facilities over the next twenty years. The result will be a significantly greater burden on the residential taxpayer to fund facility needs because of virtually no commercial and no industrial tax base within District boundaries to meet these increasing facility demands.

Efforts have occurred to adjust the political boundaries established by the state of Washington aimed at providing equity in school funding. Until such time as this adjustment occurs, the district will face this inequity of appropriate tax base diversification and will have to address the impacts of this growth without adequate funding by the state to meet the demand. The district plans to continue its efforts to change this inequity by working with the Regional Committee for School Boundaries, the state legislature and if needed the court system until this inequity is corrected.

### **Long-Range Projection of Facilities Needs**

In addition, this CFP addresses long-range facility needs beyond what is called for in the law. School districts within Clark County, the Clark County Board of Commissioners and city officials have worked closely over the past few years to try and address issues of growth that are occurring with schools. Clearly, the most recent amendments to the urban growth boundaries to make additional urban residential land available for development have and will continue for many years to impact the La Center School District and the demand on school facilities.

In an effort to identify the potential impacts caused by amendments to the urban growth boundaries, Appendix A (La Center School District – Proposed 20 Year Timeline for Capital Facility Needs) of this CFP identifies the number of students the district anticipates it may need to serve in 2028.

## SECTION 2 – DISTRICT EDUCATIONAL PROGRAM STANDARDS

### District Educational Program Standards

The La Center School District provides core services for one elementary school, one middle school and one high school. As stated in Section 1 above, the district is planning for the addition of a second elementary school on the newly purchased 17-acre site (See figure 1).

- The elementary school (and future second elementary school) must support all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E. and music. Technology instruction is done either within the classroom or at a central technology lab. Art and science instruction is completed within the classroom space. A shared K-8 library is used to provide access to reading materials and research information.
- The middle school provides instruction in the core disciplines of English, mathematics, social studies, science, P.E. and music. All art and technology instruction is done within the classroom space. When available, middle school students can gain access to the current elementary technology lab. Science instruction in grades 7 & 8 are done in specialized science classrooms. Grade 6 science is completed within a regular education classroom space. A shared K-8 library is used to provide access to reading materials and research information.
- The high school provides course work in English, history, science, mathematics, P.E., foreign language, music and art. Additionally, vocational offerings are completed in specifically designed for business education, home and family life studies, woods, small engines and metal working/fabrication instructional spaces. Technology instruction is done in the business technology lab, video production lab or within the classroom spaces. The library also offers significant technology access for students. The library is used to provide access to reading materials and research information.
- Physical education space is provided to meet strengthened health standards. This includes gyms, covered areas, field space and other multi-use spaces.
- Music instruction takes place with specifically designed spaces in the middle and high schools. Elementary instruction is done within a regular classroom space. Performances for K-8 are completed in the middle school gym, while all high school performances are done in the commons area where there is a stage area. All high school drama performances are also done using this common area and stage space.
- Athletic activities (games and/or practices) are completed using gym spaces at all three school buildings, field spaces and/or common spaces within the buildings.
- Food services are provided by a facility on each campus that stores, prepares and serves both breakfast and lunch to students and staff. The high school facility must do this by serving lunch in two separate shifts. The elementary and middle school students share the same cafeteria space, so they must coordinate lunch schedules across all grades K-8 using multiple shifts.
- Playground space for K-5 students is provided using a hard surface space that includes a covered play shed and permanent play equipment area. There is also a newly constructed grass play area for K-5 students adjacent to the cafeteria. Students in grades 6-8 use the gym and halls during lunch breaks as well as a field space adjacent to the middle school gym when weather permits its use.

### **Elementary Educational Program Standards**

Capacity at the elementary school is based on the number of permanent classrooms that are used for instruction 50% or more of the day and the District's standard of service, which is a student teacher ratio of 19:1 per classroom for grades K-3 and 20:1 for grades 4-5. Enrollment at the 200 & 300 Buildings includes all kindergarten students, which only attend classes for half the day. Capacity does not include additional capacity that is attributed to portables.

### **Middle School Educational Program Standards**

Capacity at the middle school is based on the number of permanent classrooms that are used for instruction 50% or more of the day and the District's standard of service, which is a student teacher ratio of 22:1 per classroom. Capacity also is based on an 83% utilization factor for the 7<sup>th</sup> and 8<sup>th</sup> grades, which accounts for time that 7<sup>th</sup> and 8<sup>th</sup> grade classrooms are used for teacher preparation.

### **High School Educational Program Standards**

Capacity at the high school is based on the number of permanent classrooms that are used for instruction 50% or more of the day, the District's standard of service, which is a student teacher ratio of 22:1 per classroom and a utilization factor of 83%. The utilization factor accounts for time that 9<sup>th</sup> – 12<sup>th</sup> grade classrooms are used for teacher preparation. Capacity does not include capacity that is attributed to portables.

## SECTION 3 – CAPITAL FACILITY INVENTORY

### Inventory of Current Facilities

#### Elementary School - Table 3A

| School                   | Location  | Total Bldg. Sq. ft. | Oct 2008 Enrollment | Capacity | Number Of Portables |
|--------------------------|---|---------------------|---------------------|----------|---------------------|
| Building 200 & 300 (K-3) | 700 East 4 <sup>th</sup> Street<br>La Center, WA<br>98629 | 41,300              | 466                 | 323      | 3<br>(6 classrooms) |
| Building 400 (4-5)       | 700 East 4 <sup>th</sup> Street<br>La Center, WA<br>98629 | 7,817               | 257                 | 140      | 3<br>(6 classrooms) |
| TOTAL                    |   |                     | 723                 | 463      |                     |

The elementary and middle school offices, library and gymnasium are located in Buildings 200 & 300, along with the classrooms that serve K-3 students. Classrooms that serve 4<sup>th</sup> and 5<sup>th</sup> grade students are in Building 400.

#### Middle School - Table 3B

| School             | Location  | Total Bldg. Sq. ft. | Oct 2008 Enrollment | Capacity | Number Of Portables |
|--------------------|---|---------------------|---------------------|----------|---------------------|
| Building 100 (6-8) | 700 East 4 <sup>th</sup> Street<br>La Center, WA<br>98629 | 45,560              | 363                 | 315      | 1<br>(2 classrooms) |

#### High School - Table 3C

| School                       | Location                                    | Total Bldg. Sq. ft. | Oct 2008 Enrollment | Capacity | Number Of Portables |
|------------------------------|---|---------------------|---------------------|----------|---------------------|
| La Center High School (9-12) | 725 Highland Road<br>La Center, WA<br>98629 | 93,634              | 493                 | 402      | 3<br>(4 classrooms) |

#### Non-Instructional Facilities/School Owned Property - Table 3D

| Type  | Location   |
|---|--|
| Building 500 / Cafeteria                              | 700 East 4 <sup>th</sup> Street, La Center, WA 98629 |
| District Office                                       | 725 Highland Road, La Center, WA 98629               |
| Bus Barn  | 700 East 4 <sup>th</sup> Street, La Center, WA 98629 |
| Maintenance Shop                                      | 700 East 4 <sup>th</sup> Street, La Center, WA 98629 |
| Covered Play Area                                     | 700 East 4 <sup>th</sup> Street, La Center WA 98629  |
| 17 Acres (open land)<br>Future Elementary School Site | Bolen Rd and 14 <sup>th</sup> Ave., La Center, WA    |

## SECTION 4 – STUDENT ENROLLMENT PROJECTIONS

**Enrollment Forecast - Table 4A**

| Grade  | Oct 2008 | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  |
|--------|----------|-------|-------|-------|-------|-------|-------|-------|
| K      | 98       | 103   | 103   | 103   | 103   | 103   | 103   | 110   |
| 1      | 102      | 113   | 118   | 118   | 118   | 118   | 118   | 125   |
| 2      | 137      | 109   | 121   | 126   | 126   | 126   | 126   | 136   |
| 3      | 129      | 140   | 111   | 124   | 129   | 129   | 129   | 133   |
| 4      | 128      | 141   | 153   | 122   | 136   | 141   | 141   | 146   |
| 5      | 129      | 130   | 143   | 155   | 124   | 138   | 143   | 150   |
| 6      | 124      | 141   | 142   | 156   | 169   | 136   | 151   | 159   |
| 7      | 120      | 131   | 149   | 150   | 165   | 179   | 144   | 165   |
| 8      | 119      | 116   | 126   | 144   | 145   | 159   | 172   | 164   |
| 9      | 134      | 150   | 147   | 159   | 182   | 183   | 201   | 188   |
| 10     | 130      | 130   | 146   | 143   | 154   | 177   | 178   | 185   |
| 11     | 109      | 106   | 106   | 119   | 117   | 126   | 145   | 155   |
| 12     | 120      | 110   | 107   | 107   | 120   | 118   | 127   | 130   |
| Totals | 1,579    | 1,620 | 1,672 | 1,726 | 1,788 | 1,833 | 1,878 | 1,891 |

The District's enrollment forecast is based on the Office of Superintendent of Public Instruction's projected enrollment forecast. The 2015 are estimations based on cohort survival percentage average from the 2009 to 2014 school years.

## SECTION 5 – CAPITAL FACILITY NEEDS

**Facility Needs to Remedy Existing Conditions and Serve Growth - Table 5A**

| Current Needs* |     | Current Capacity | 2015 Enrollment | 2015 Need** | Percentage of Need for Growth*** |
|----------------|-----|------------------|-----------------|-------------|----------------------------------|
| K-5            | 260 | 463              | 760             | 297         | 12%                              |
| 6-8            | 48  | 315              | 477             | 162         | 70%                              |
| 9-12           | 91  | 402              | 658             | 256         | 64%                              |

\* Current needs equal the number of enrolled students that exceed the current capacity.

\*\* 2015 need is the difference between current capacity and the 2015 forecast enrollment.

\*\*\* The percentage of the needed improvements that is allocated to growth equals the total need minus the existing need divided by the total need, or added capacity minus existing need (deficiency) divided by added capacity.

**Planned Improvements and Facility Costs to Address Needs - Table 5B**

| Project Description   | Cost Estimate of Needed Facilities | Added Capacity | Estimated Cost to add needed extra capacity | Capacity Added for Growth |
|---|------------------------------------|----------------|---|---------------------------|
| New K-5 Elementary School   | \$18,600,420                       | 500            | \$8,928,202                                 | 240                       |
| High School Expansion   | \$10,312,500                       | 275            | \$6,900,000                                 | 184                       |
| K-8 Traffic Flow Improvements   | \$200,000                          | 0              | 0   | 0                         |
| Relocation of Maintenance Shop and Bus Barn (includes property acquisition costs) | \$1,466,050                        | 0              | 0   | 0                         |
| Relocation of District Office   | \$400,000                          | 0              | 0   | 0                         |
| New Track, Grandstand and Lighting at High School                                 | \$1,763,974                        | 0              | 0   | 0                         |
| High School Locker Room Expansion   | \$1,146,429                        | 0              | 0   | 0                         |
| High School Auxiliary Gymnasium   | \$3,192,822                        | 275            | \$2,136,288*                                | 184                       |
| Property Future School Needs  | \$2,000,000                        | 0**            | 0   | 0                         |
| Expansion of the high school parking lot.   | \$300,000                          | 0              | 0   | 0                         |
| <b>TOTAL</b>  | <b>\$39,382,195</b>                | <b>775</b>     | <b>\$17,964,490</b>                         | <b>424</b>                |

\* The auxiliary gymnasium will serve current high school students and the additional 275 students associated with the high school expansion. Therefore, only a proportionate share of the total cost for the auxiliary gymnasium is attributed to the cost for adding capacity to serve new growth.

\*\* Because the district does not anticipate that it will be designing and constructing a new middle school prior to 2015, the acquisition of this site is not anticipated to add capacity to serve new growth until after 2015.

The additional capacity that will be provided is based on the number of new classroom spaces and expanded common area that will be provided for future development when the improvements are complete. The cost for the additional capacity is based on the district's

architect's estimates and real property valuations in the area and the proportionate share of total project costs that will provide additional capacity.

To accommodate growth on a short term and immediate basis, the La Center School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's project list. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

## SECTION 6 – CAPITAL FACILITIES FINANCING PLAN

### Secured Finance Plan – Table 6A

| Type                              | Amount   |
|-----------------------------------|----------|
| Impact Fees (as of 1/31/09)       | \$0      |
| Unreserved Capital Projects Funds | \$11,273 |
| Total Secured                     | \$11,273 |

### Unsecured Finance Plan

The amount of unsecured funding the District needs to pay for facility needs identified in this plan is \$39,370,922 (\$39,382,195 from Table 5B, minus \$11,273 in secured funds). Of the \$39,370,922 needed to pay for facility needs, \$17,964,490 is required to make improvements that will accommodate growth. The District anticipates that the unsecured funds that are necessary to pay for the improvements will come from bond proceeds, state match, impact fees, grants and/or donations. Approximately \$6.2 million could be generated by the payment of future school impact fees.

Unsecured impact fees are an estimate that is based on an assumption that building permits will continue to be issued at a constant rate that is similar to that observed over the past three years and the fee amounts will remain the same. If there is a decrease in the number of building permits that are issued for single family homes in the District, or the impact fee amounts are decreased, the District will collect less impact fees, if there is an increase in the number of building permits that are issued or an increase in the impact fee amounts, the District will collect more impact fees.

## SECTION 7 – SCHOOL IMPACT FEES

**Impact Fee Explanation**

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 local jurisdictions' 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 City of La Center Impact Fee Ordinance. The resulting figures, in the attached Appendix B, are based on the District's cost per dwelling unit for the improvements in Section B of this Plan that add capacity to serve new development. Credits have also been applied in the formula to account for State Match funds the District could receive and projected future property taxes that will be paid by owner of the dwelling unit.

| Impact Fees       |         |
|-------------------|---------|
| Single Family Fee | \$6,991 |
| Multi-Family Fee  | \$2,626 |