Stanwood Camano School District

TO : BOARD OF DIRECTORS
FROM : GARY PLATT, EXEC. DIRECTOR – BUSINESS SERVICES
SUBJECT : STUDY AND SURVEY APPROVAL
DATE : APRIL 18, 2017
TYPE : ACTION/RESOLUTION NO. 2016/2017-005

Attached is Resolution No. 2016/2017-005, which accepts the Study and Survey report prepared by McGranahan Architects. The resolution also authorizes the administration to submit the report to the Office of Superintendent of Public Instruction. This report is used to by OSPI to determine the state's financial contribution towards the replacement of Stanwood High School.

Recommendation:
We recommend the board ***move to adopt Resolution No. 2016/2017-005 as attached.***

# STANWOOD-CAMANO SCHOOL DISTRICT NO. 401

## STUDY AND SURVEY OF SCHOOL FACILITIES

## RESOLUTION NO. 2016/17-005

**WHEREAS,** the Stanwood-Camano School District Board of Directors approved the proposed Study and Survey of School Facilities at the public School Board meeting held April 18, 2017; and

**THEREFORE, BE IT RESOLVED** that the Stanwood-Camano School District Board of Directors hereby accepts the Study and Survey of School Facilities as final and the Board authorizes the submission of the Study and Survey to the Office of State Superintendent of Public Instruction in compliance with WAC 392-341-025.

**APPROVED** dated this 18st day of April, 2017, at a regular meeting of the Board of Directors, Stanwood-Camano School District No. 401.

STANWOOD-CAMANO SCHOOL DISTRICT
Board of Directors

_____
President

_____
Vice President

_____
Director

_____
Director

_____
Director

Attest:

_____
Secretary to the Board

Stanwood Camano School District

# STANWOOD - CAMANO SCHOOL DISTRICT

## Study and Survey

07 APRIL 2017

McGRANAHAN architects

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# CHAPTER 1
## Inventory and Area Analysis

## Cedarhome Elementary School

### Address

27911 68th Ave NW
Stanwood, WA 98292
Snohomish County

### School Capacity: 434

### Site Information

Tax Parcel No.: 32042000101000

Approximate Acreage: 18.56

### Building Information

Current Sq. Footage: 47,439

Original Construction: 1997

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades K-3** | 12 | 21 | 252 | N/A |
| **Grades 4-6** | 6 | 27 | 162 | N/A |
| **Special Ed Rooms** | 2 | 10 | 20 | N/A |
| **Total** | **20** | | **434** | **N/A** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The two-story building is located in a rural residential area. On-site parking is good. Bus loading is separated from the parent/ student drop-off area. There is a paved playground and two soft areas with play equipment. The grass playfield is large and sloped with a curtain drain at the center. The softball area needs to be improved. The site has perimeter fencing.

## Building Component Description

**Exterior**
Walls are metal studs with brick veneer.

**Interior Walls**
Walls are metal studs with drywall.

**Roof**
SBS shingles.

**Stormwater**
Storm water flows into two detention ponds and then into natural drainage channels flowing off-site.

**HVAC**
Two gas-fired high-efficiency hot water boilers by Patterson Kelly provide heating water. Some of the combustion air louvers have been partially blocked. There is corrosion in the boiler flues. The blocked combustion air louvers could be causing poor combustion. Hot water circulation to supply and return air handling units and terminal reheat coils are by constant volume pumps. There are constant volume central air handlers that provide air to downstream coils. There are complaints of heating problems (overheating and under heating). Constant volume systems should be very comfortable, so proper operation of the controls, valve actuators, and airflow quantities may need to be recommissioned. The ductwork system is steel overhead duct. The main data room has exhaust only. Heat also dissipates into the plenum space. Controls are digital by Baber Coleman Network 8000. Parts are no longer available for this system. The system should be replaced.

**Plumbing**
The waste and vent system is cast iron. Domestic water is distributed by a copper piping system. The plumbing fixtures themselves seem to be in good shape. There are some ADA deficiencies (insulator covers on the hot water supplies). Domestic hot water is provided by gas-fired water heaters. One of the original water heaters have been replaced. The blocked combustion air louvers could be causing poor combustion. The domestic cold water and hydronic system has proper backflow prevention. All of the exterior hose bibs are functional.

**Fire Protection**
There is a wet fire sprinkler system present. There are large overhangs with pendant drops that may be subject to freezing if the insulation system fails. There is an auxiliary dry riser for the covered play area.

**Electrical**
The electrical service is 480V, 1000A and was installed in 1997. The panels throughout the building are a from the original ’97 build. Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of a mixture of T8, compact fluorescent and HID lamps. Metal Halide fixtures are utilized in the Gym, foyer and site. Lighting does not come on at night.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Intercom is Bogen. Phone is IP based Mitel SX 2000 light.

**Data Network**
WIFI is “generally fine” with some “spotty” locations. Cabling is generally CAT 5.

**Audio Visual**
Generally, consists of desk or cart mounted projectors and document cameras. No general classroom sound systems. The gym has basic speakers. An internal TV system exists but no longer works.

**Security**
Sonitrol.

**Fire Protection**
Fire alarm panel is by Simplex with heat and smoke detection. Both wet and dry fire-sprinkling systems are provided,

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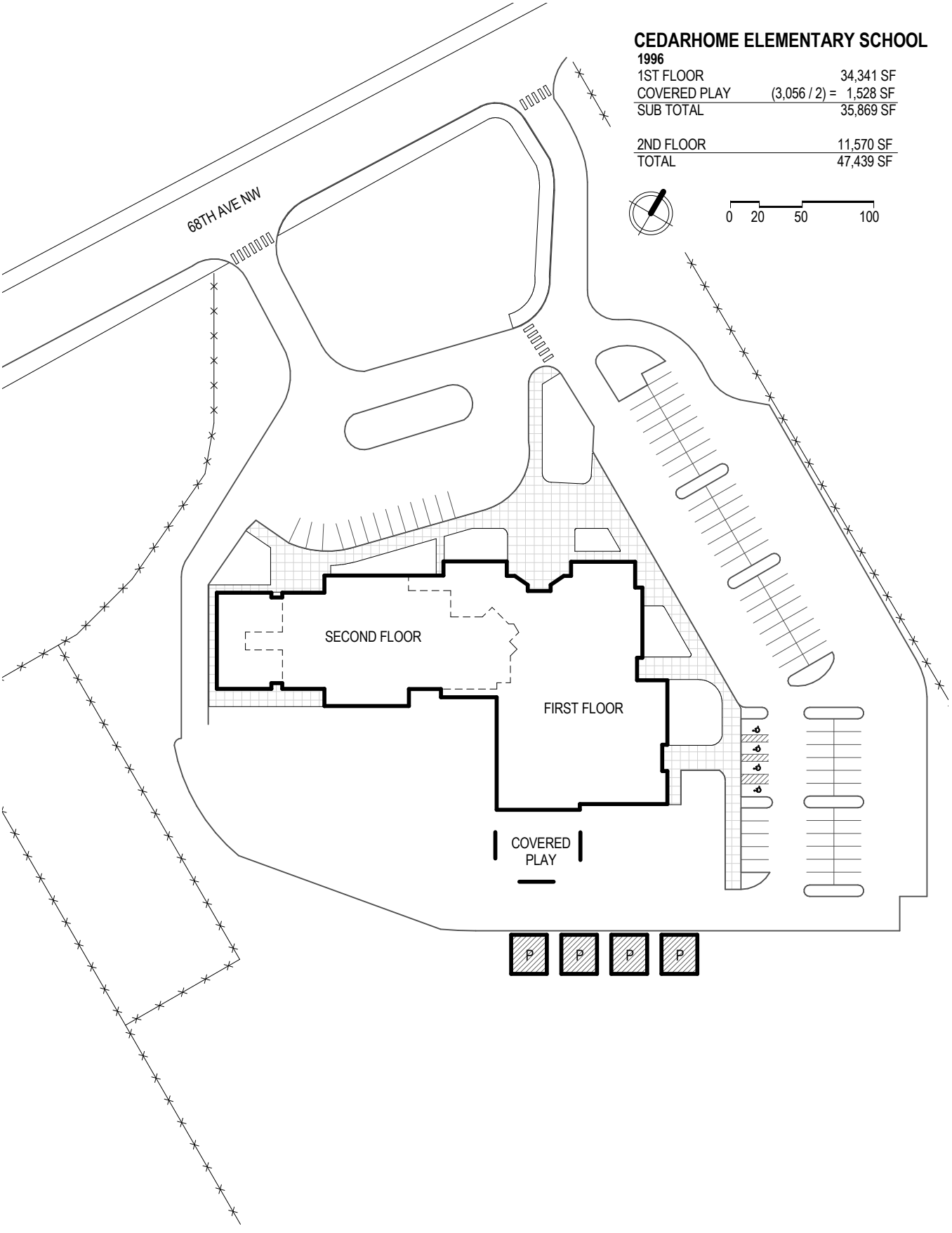
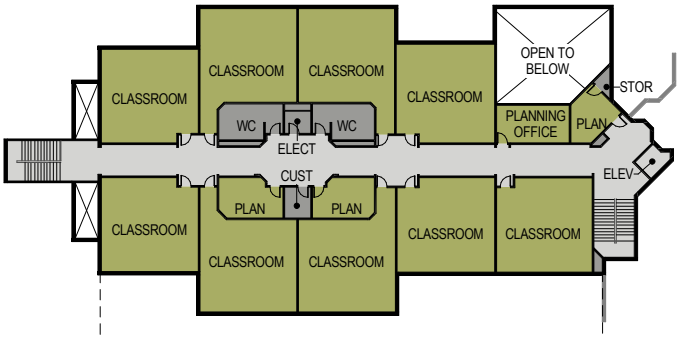

CEDARHOME ELEMENTARY SCHOOL
1996
1ST FLOOR 34,341 SF
COVERED PLAY (3,056 / 2) = 1,528 SF
SUB TOTAL 35,869 SF
2ND FLOOR 11,570 SF
TOTAL 47,439 SF
0 20 50 100
68TH AVE NW
SECOND FLOOR
FIRST FLOOR
COVERED PLAY
P
P
P
P

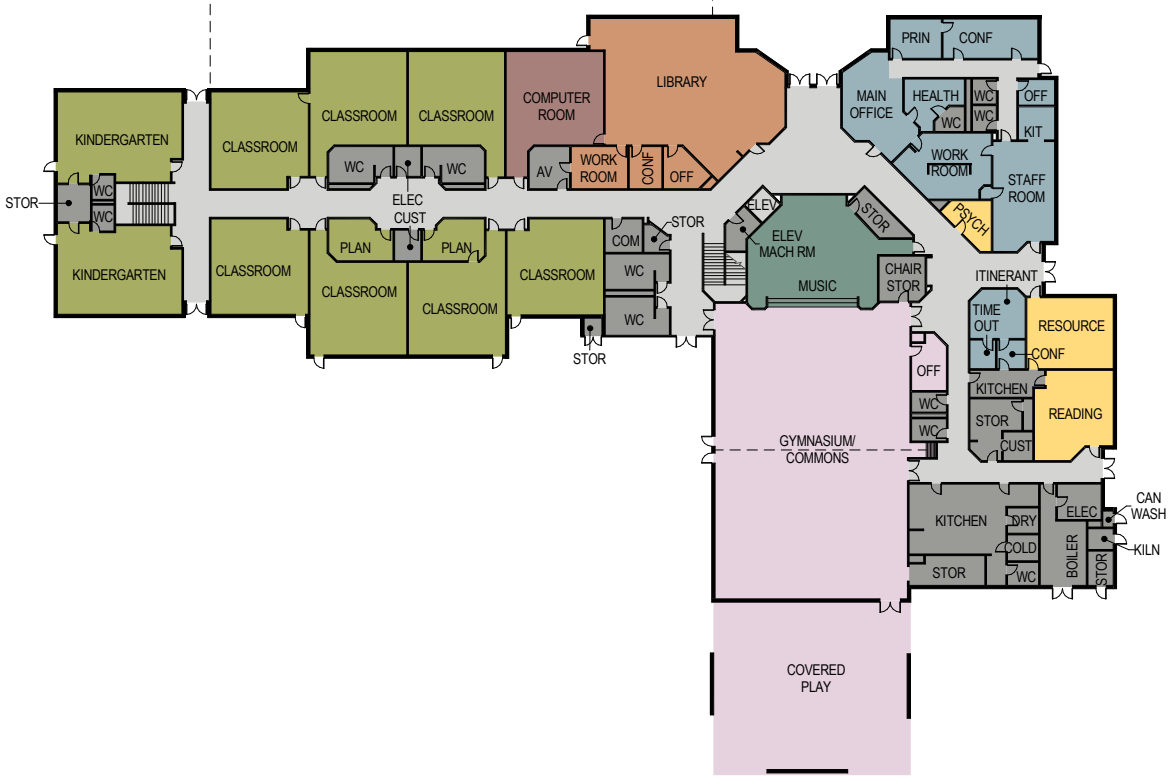
## CEDARHOME ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOM : 18
- SPECIAL EDUCATION CLASSROOM : 2
- ARTS & MUSIC : 1
- LIBRARY
- TECHNOLOGY : 1
- ADMINISTRATION
- GYM, COMMONS, CAFETERIA : 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT

0 10 25 50




SECOND FLOOR PLAN



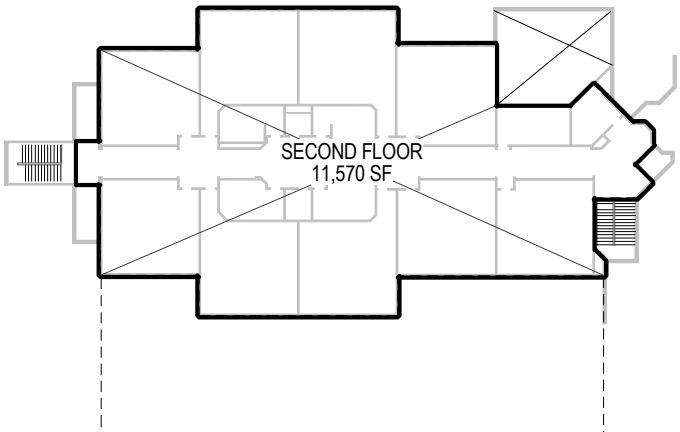

FIRST FLOOR PLAN

## CEDARHOME ELEMENTARY SCHOOL

| AREA ANALYSIS 1996 | |
|---|---|
| FIRST FLOOR | 34,341 SF |
| COVERED PLAY* | 1,528 SF |
| | 35,869 SF |

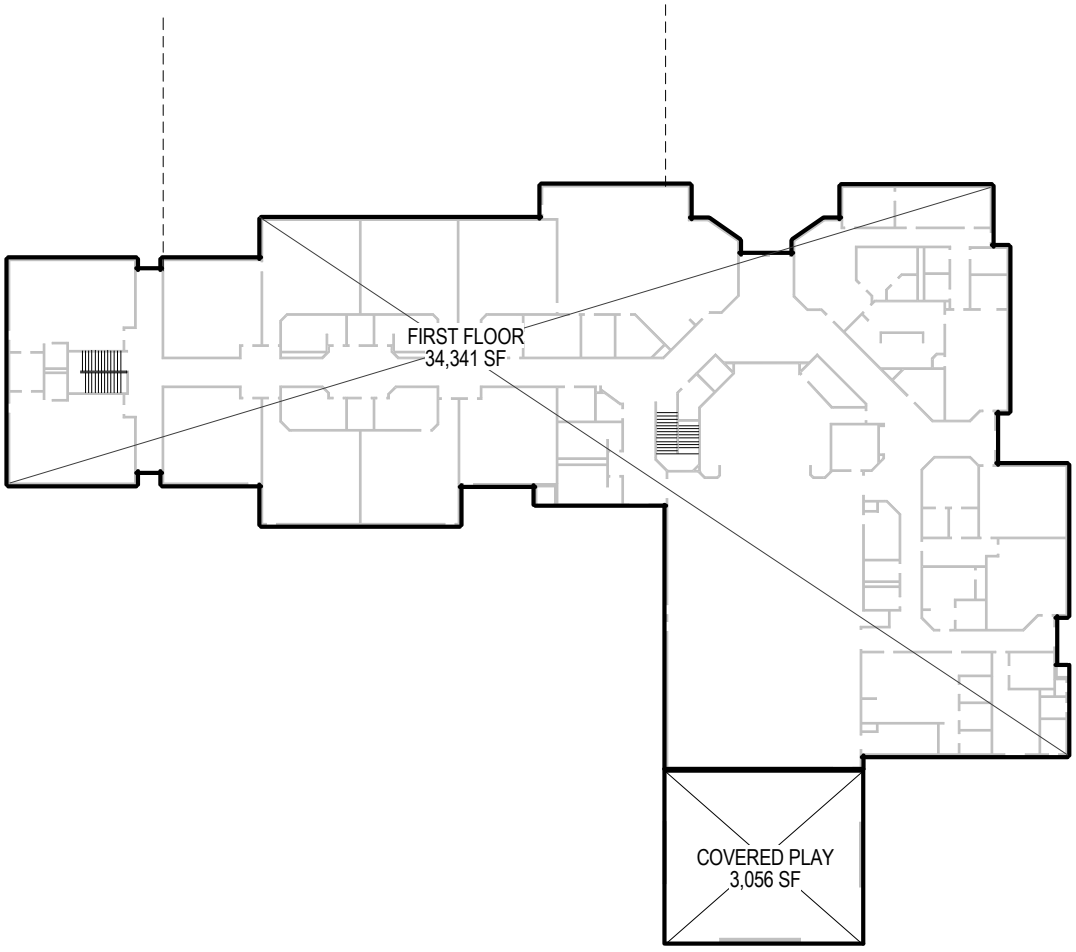
| | |
|---|---|
| SECOND FLOOR | 11,570 SF |
| | 11,570 SF |
| TOTAL | 47,439 SF |

*COVERED PLAY COUNTED AT HALF.





SECOND FLOOR PLAN




FIRST FLOOR PLAN

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**78.09% Fair**

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Elementary School - Multi-Story |
| **NUMBER OF FLOORS** | 2 |
| **BOARD ACCEPTANCE DATE** | 11/20/1998 |
| **CHARACTERISTICS** | Occupied |
| **ANNUAL REVIEW COMPLETED BY** | Consultant |
| **COMMENTS** | Sq ft shown is uploaded from old S&S. Current S&S consultant to verify sq ft. |

**This building is required to comply with the Asset Preservation Program**

| REPORTING YEAR | APP YEAR | BUILDING CONDITION ASSESSMENT | ANNUAL REVIEW COMPLETED BY | BOARD REPORT PRESENT DATE |
|---|---|---|---|---|
| 2016-2017 | 18 | 78.09 | Consultant | Not Reported |
| 2015-2016 | 17 | 80.58 | Consultant | 3/15/2016 |
| 2014-2015 | 16 | 91.01 | District | 3/17/2015 |
| 2013-2014 | 15 | 91.01 | District | 3/18/2014 |
| 2012-2013 | 14 | 91.01 | District | 4/16/2013 |
| 2011-2012 | 13 | Not Reviewed | Incomplete | Not Reported |

**The next certified BCA is due: 2023**

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1997 | Main Building | 45,750 | 45,750 | 45,750 | | 12/16/1997 |
| 1997 | Cov Play - Area 18 | 3,000 | 3,000 | 1,500 | | |
| | **Building Totals** | **48,750** | **48,750** | **47,250** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| | Pits and Bases | A4040 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
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**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**78.09% Fair**

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Superstructure** | Stairs | B1080 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 62.00% Fair |
| | *Deficiencies:* | Cracking, Peeling, Flaking, Damaged Masonry | | |
| | *Causes:* | Structural and Frame Movement | | |
| | *Comments:* | Location: Mainly at the Gym walls. Deficiency: Stress cracking in the masonry and mortar joints. Corrective Actions: Large cracks should be caulked to prevent water intrusion. | | |
| | Exterior Windows | B2020 | | 90.00% Good |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Raised Floor Construction | C1060 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | Medium | 30.00% Poor |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**78.09% Fair**

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Finishes** | *Deficiencies:* | Holes, Tears, Irregular Surface, Stains, Discoloration | | |
| | *Causes:* | Moisture | | |
| | *Comments:* | Location: On both first and second levels, mainly in the corridors. Deficiency: Flooring is beginning to bubble and peel. Rubber floor tiles are starting to seperate creating gaps in the floor. Corrective Actions: Replace flooring. Check moisture level in concrete floor to ensure proper levels prior to installing the new floor. | | |
| | Stair Finishes | C2040 | | 90.00% Good |
| | Ceiling Finishes | C2050 | Low | 62.00% Fair |
| | *Deficiencies:* | Surface Appearance | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Deficiency: There is evidence of condensate lines from HVAC units dripping on the ceiling. Corrective Actions: Clean or replace ceiling tiles. | | |
| **Conveying** | Vertical Conveying Systems | D1010 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | Sanitary Drainage | D2020 | | 90.00% Good |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | | 62.00% Fair |
| | *Deficiencies:* | Excessive Heat Fluctuation, Other | | |
| | *Causes:* | Equipment Obsolescence, Other | | |

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **HVAC** | *Comments:* | Deficiency: Some condensate lines are dripping on the ceilings. Combustion air louvers are partially blocked. Could be causing poor combustion. Corrosion in flue stacks was noted. Digital controls parts are no longer available. Corrective Actions: Lines should be repaired so they do not damage ceiling below. Unblock combustion air louvers. Schedule replacement of digital controls. Recommission air balance, controls (once replaced), and valve actuator operation to improve occupant comfort. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | Low | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Bad Ballasts, Other | | |
| | *Comments:* | Location: Mainly corridors Deficiency: Lights flickering Site HIDs are not programmed to turn "on" at night or lamps are out. Fluorescent and HID throughout, no LED upgrades. | | |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**78.09% Fair**

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Communications** | Data Communications | D6010 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Cabling is CAT5. | | |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence, Other | | |
| | *Comments:* | In-school television distribution system no longer functions. | | |
| | Distributed Communications and Monitoring | D6060 | | 62.00% Fair |
| | *Deficiencies:* | Weak or Intermittent Com | | |
| | *Causes:* | Other | | |
| | *Comments:* | Bell programming appears to be broken. Intercomm portion is too quiet in some rooms. | | |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Electronic Surveillance | D7030 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | System in a zoned fire alam system. | | |
| **Integrated Automation** | Integrated Automation Facility Controls | D8010 | | 90.00% Good |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**78.09% Fair**

## CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Equipment** | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

# Elger Bay Elementary School

## Address

1810 Elger Bay Rd
Camano Island, WA 98282
Island County

## School Capacity: 434

## Site Information

Tax Parcel No.: R33130-342-3600

Approximate Acreage: 20

## Building Information

Current Sq. Footage: 48,042

Original Construction: 2000

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades K-3** | 12 | 21 | 252 | N/A |
| **Grades 4-6** | 6 | 27 | 162 | N/A |
| **Special Ed Rooms** | 2 | 10 | 20 | N/A |
| **Total** | **20** | | **434** | **N/A** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The two-story building is located in a rural residential area. On-site parking is good. Bus loading is separated from the parent/ student drop-off area. There is a paved playground and two soft areas with play equipment. The grass playfield is large in size and provided with irrigation. The site has perimeter fencing.

## Building Component Description

**Exterior**
Walls are metal studs with brick veneer.

**Interior**
Walls are metal studs with drywall. The bathrooms appear to have areas near toilets that have a "hollow" sound, this is also the areas where tile floors have the most cracking.

**Roof**
SBS shingles.

**Stormwater**
Storm water flows into two infiltration ponds. There is no outlet offsite.

**HVAC**
Two gas-fired high-efficiency hot water boilers by Patterson Kelly provide heating water. Some of the combustion air louvers have been partially blocked. It does not appear to be affecting the operation of the boilers. Hot water circulation to supply and return air handling units and terminal reheat coils are by constant volume pumps. There are constant volume central air handlers that provide air to downstream coils. There are complaints of heating problems (overheating and under heating). Constant volume systems should be very comfortable, so proper operation of the controls, valve actuators, and airflow quantities may need to be recommissioned. The ductwork system is steel overhead duct. The main data room has exhaust only. Heat also dissipates into the plenum space. There is a cooling condenser that is enclosed without proper airflow clearances. This will reduce the lifespan of the unit and reduce its cooling capacity. Controls are digital by ASI and appears to be recently replaced.

**Plumbing**
The waste and vent system is cast iron to a septic system. Domestic water is distributed by a copper piping system. The plumbing fixtures themselves seem to be in good shape. There are some ADA deficiencies (insulator covers on the hot water supplies). Domestic hot water is provided by gas-fired water heaters. The domestic cold water and hydronic system has proper backflow prevention. All of the exterior hose bibs are functional.

**Electrical**
The electrical service is 480V, 1000A and was installed in 2000. The panels throughout the building are from the original '00 build. Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of LED retrofit lamps in lensed and parabolic troffers, compact fluorescent and HID lamps. Metal Halide fixtures are utilized in the Gym, foyer and site. Occupancy sensors are installed in classrooms, but not in smaller rooms or admin spaces.

**Emergency Lighting**
A 100 kVA propane generator provides emergency lighting in addition to areas supplied with battery pack wall mounted units.

**Intercom/Telephone**
Intercom is Bogen. Some speakers do not work or are too loud. Phone is Mitel SX 2000 light.

**Data Network**
WIFI is "good". Cabling is generally CAT 6 with CAT 5e patch cables.

**Audio Visual**
Generally consists of desk or cart mounted projectors and document cameras. Cables are surface-mounted from the accessible ceiling. No general classroom sound systems. The gym has basic speakers. The music room has a basic sound system.

**Security**
Sonitrol.

**Fire Protection**
Fire alarm panel is by Simplex and is addressable with heat and smoke detection. Both wet and dry fire-sprinkling systems are provided. There are large overhangs with pendant drops that may be subject to freezing if the insulation system fails. There is an auxiliary dry riser for the covered play area.

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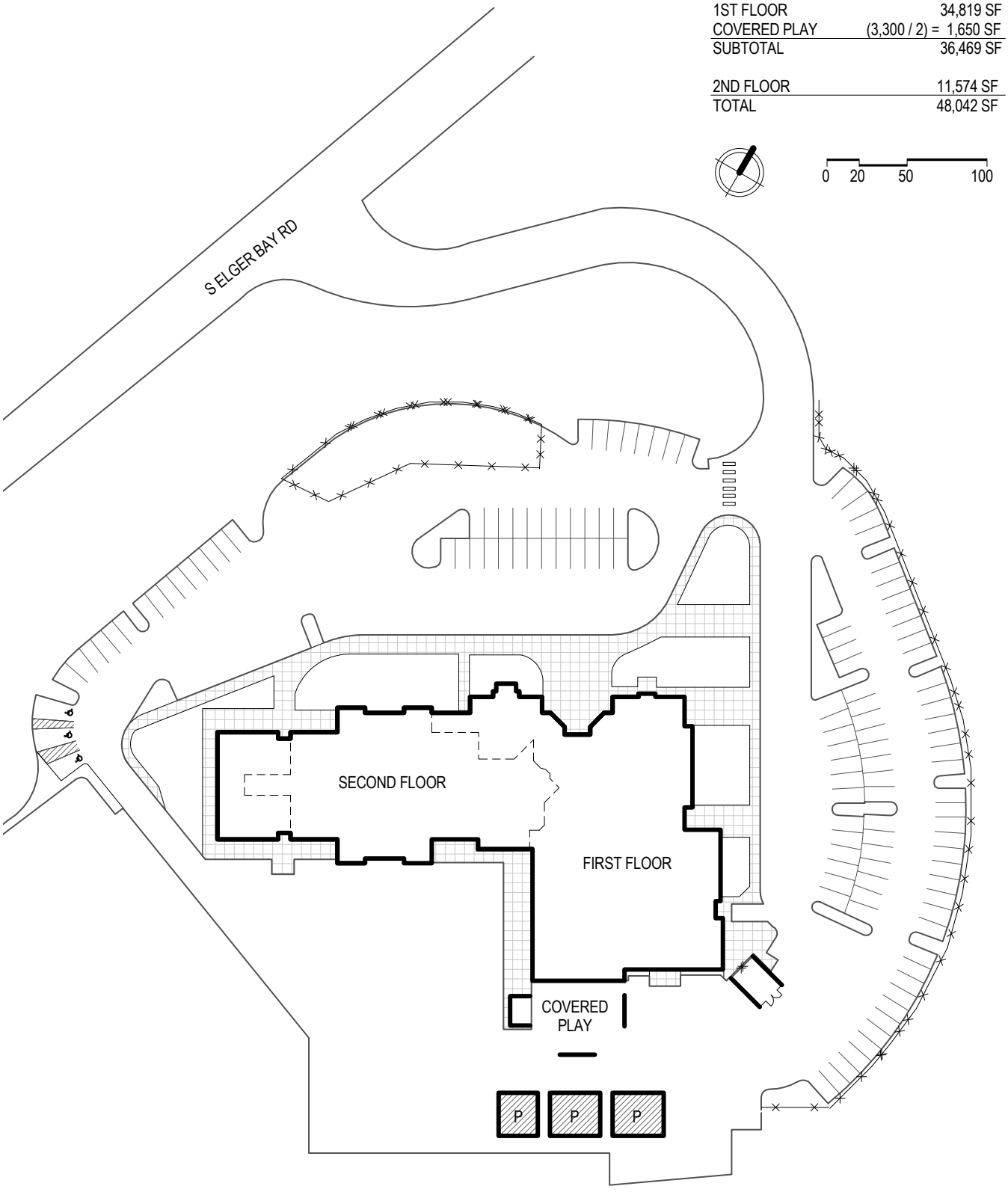
## ELGER BAY ELEMENTARY SCHOOL

**1999**

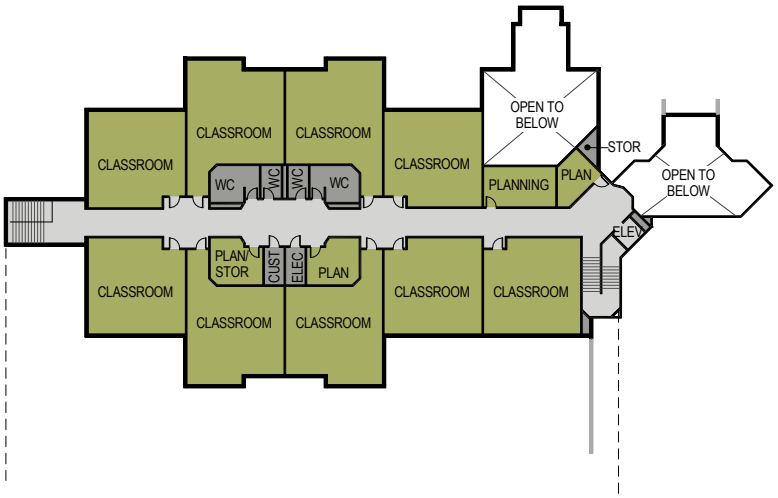
| | |
|---|---|
| 1ST FLOOR | 34,819 SF |
| COVERED PLAY | (3,300 / 2) = 1,650 SF |
| SUBTOTAL | 36,469 SF |
| 2ND FLOOR | 11,574 SF |
| TOTAL | 48,042 SF |



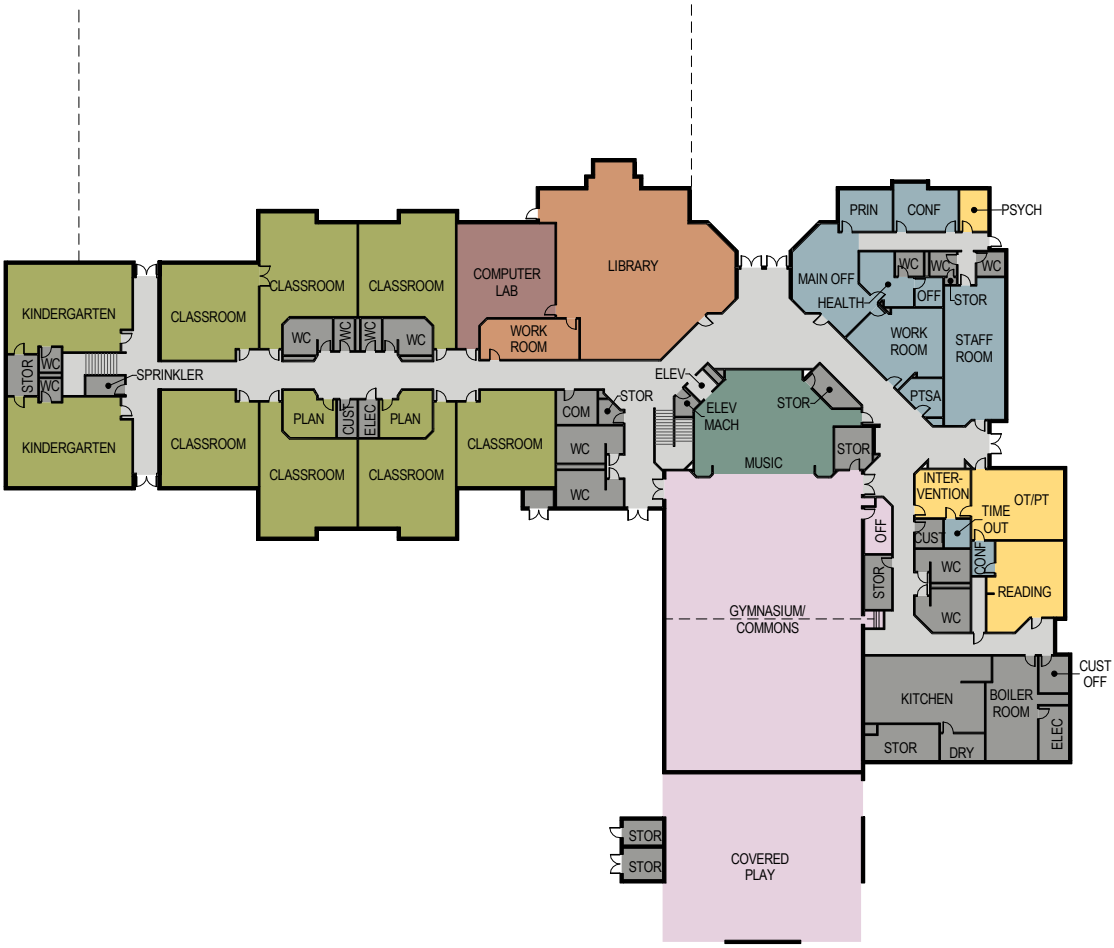
## ELGER BAY ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOM : 18
- SPECIAL EDUCATION CLASSROOM : 2
- ARTS & MUSIC : 1
- LIBRARY
- TECHNOLOGY : 1
- ADMINISTRATION
- GYM, COMMONS, CAFETERIA : 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT

0 10 25 50




## SECOND FLOOR PLAN

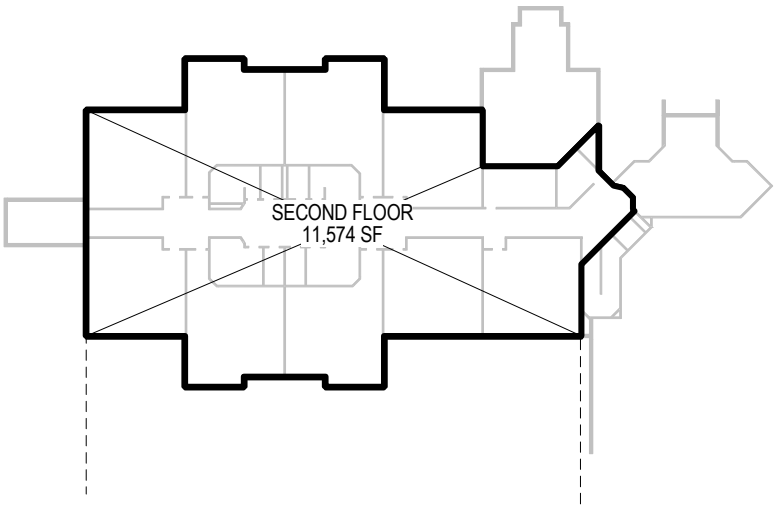



## FIRST FLOOR PLAN

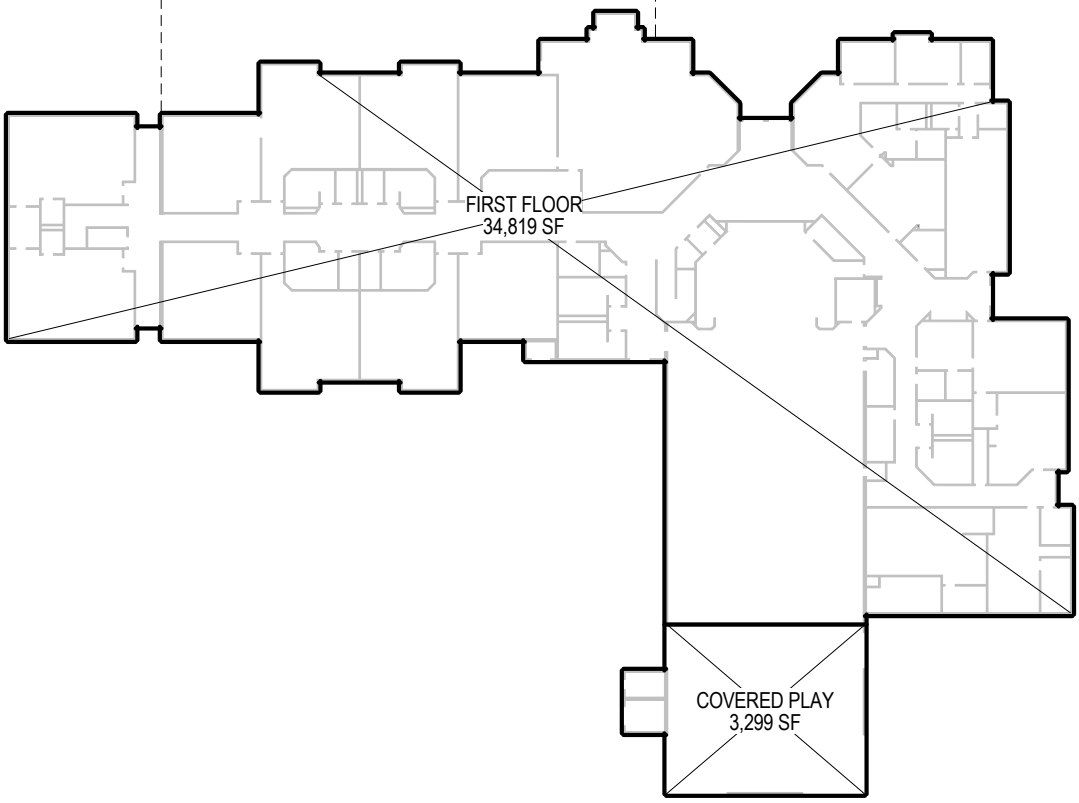
## ELGER BAY ELEMENTARY SCHOOL

| AREA ANALYSIS 1999 | |
|---|---|
| FIRST FLOOR | 34,819 SF |
| COVERED PLAY* | 1,650 SF |
| | 36,469 SF |
| SECOND FLOOR | 11,574 SF |
| | 11,574 SF |
| TOTAL | 48,042 SF |

*COVERED PLAY COUNTED AT HALF.




SECOND FLOOR PLAN




FIRST FLOOR PLAN

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**85.40% Good**

## ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Administrative |
| **NUMBER OF FLOORS** | 2 |
| **BOARD ACCEPTANCE DATE** | 8/28/2001 |
| **CHARACTERISTICS** | Occupied |
| **ANNUAL REVIEW COMPLETED BY** | Consultant |
| **COMMENTS** | Sq ft information is "placeholder" uploaded from previous S&S. Current S&S consultant to confirm sq ft. |

**This building is required to comply with the Asset Preservation Program**

| REPORTING YEAR | APP YEAR | BUILDING CONDITION ASSESSMENT | ANNUAL REVIEW COMPLETED BY | BOARD REPORT PRESENT DATE |
|---|---|---|---|---|
| 2016-2017 | 15 | 85.40 | Consultant | Not Reported |
| 2015-2016 | 14 | 91.53 | Consultant | 3/15/2016 |
| 2014-2015 | 13 | 93.54 | District | 3/17/2015 |
| 2013-2014 | 12 | 93.54 | District | 3/18/2014 |
| 2012-2013 | 11 | 93.54 | District | 4/16/2013 |
| 2011-2012 | 10 | Not Reviewed | Incomplete | Not Reported |

**The next certified BCA is due: 2023**

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 2001 | Cov Play - Area 11 | 3,032 | 3,032 | 1,516 | | |
| 2001 | Area 1 | 47,310 | 47,310 | 47,310 | | 8/28/2001 |
| | **Building Totals** | **50,342** | **50,342** | **48,826** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 90.00% Good |
| | Exterior Windows | B2020 | | 90.00% Good |

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**STANWOOD-CAMANO**
**85.40% Good**

## ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Exterior Vertical Enclosures** | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |
| | *Deficiencies:* | Broken or Loose Tiles, Other | | |
| | *Causes:* | Other, Settlement | | |
| | *Comments:* | In the restrooms there is a section of floor that has a hollow sound under it. This also corresponds to areas that are showing cracking. It is likley that there is a small area of floor that does not have concrete under it and the tile was isntalled over an underlayment. | | |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | Sanitary Drainage | D2020 | | 90.00% Good |

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**STANWOOD-CAMANO**
**85.40% Good**

## ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Plumbing** | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | | 90.00% Good |
| | *Deficiencies:* | Excessive Heat Fluctuation | | |
| | *Causes:* | Misadjusted Air Balancing, Misadjusted Controls | | |
| | *Comments:* | Recommend re-commissioning air balance, controls, and valve actuator operation. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | HID fixtures are dated and inefficient. Most spaces, other than classrooms, are lacking occupancy sensors. | | |
| **Communications** | Data Communications | D6010 | | 90.00% Good |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |

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**STANWOOD-CAMANO**
**85.40% Good**

## ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Electronic Surveillance | D7030 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | Graphic map has an LED indicator light that is "perpetually on". | | |
| **Integrated Automation** | Integrated Automation Facility Controls | D8010 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

# Stanwood Elementary School

## Address

10227 273rd Street NW
Stanwood, WA 98282
Snohomish County

## School Capacity: 492

## Site Information

Tax Parcel No.: 00587800500200 and 32032400302200

Approximate Acreage: 12

## Building Information

Current Sq. Footage: 53,570

Original Construction: 1956

Additions: 1966, 1983, 1996

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades K-3** | 13 | 21 | 273 | N/A |
| **Grades 4-6** | 7 | 27 | 189 | N/A |
| **Special Ed Rooms** | 3 | 10 | 30 | N/A |
| **Total** | **23** | | **492** | **N/A** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The site is located in the flood plain. Parking is adequate as city street is also available. Bus loading is separated from the parent/ student drop-off area. There is a paved playground and also a soft area with play equipment. The soft area does not have adequate safe zones around the swings. Wooden play equipment should be replaced. The grass playfield is poorly drained. The site has complete perimeter fencing. An area that was formerly a covered play area has been enclosed to create an interior play area.

## Building Component Description

**Exterior**
Walls are wood frame with plywood and brick veneer. Stucco covers the exterior shear-wall infill. The new gymnasium addition is TJI framed walls with stucco. Standard foundations except at the new gym, which is auger-cast piling. There is cracking in the masonry walls at the Library.

**Interior**
Walls are wood frame with lath and plaster or drywall. Except the 1983 kindergarten addition, which has metal studs. There are uninsulated masonry walls in some areas which does not meet current energy codes. There are also single pane windows which does not meet current energy codes.

**Roof**
Built-up roof with mineral cap sheet over rigid insulation. The gymnasium has composition asphalt shingles. Exterior gutters. Pitch is 1:12 and 4:12

**Stormwater**
Storm water flows into underground detention pipes and then pumped into the City system.

**HVAC**
Two high efficiency, non-condensing natural gas-fired boilers by Lochinvar. The boilers show some signs of condensing at the flues. Return water should be verified to be over 130 degrees Fahrenheit. Generally, the horizontal Lochnivar boilers have a 15-year life span, so these boilers are approaching the end of their lifespan. Some of the combustion air louvers have been partially blocked. Low temperature water and blocked combustion air louvers could be affecting the operation of the boilers. Hot water circulation to supply and return air handling units, cabinet heaters, and unit ventilators are by constant volume pumps. Heating water circulates through an attic above the corridor except to the 1966 classrooms, which is underground. The underground piping was renewed in 1999. New valves and actuators were installed on existing unit ventilators. The unit ventilators have difficulty bringing in the proper amounts of outside air, especially during economizer cooling. Replacement parts are getting difficult to purchase. These units need to be scheduled for replacement. There is a small amount of steel overhead duct. There are gravity dampers for the relief system that are leaking. Some of the grilles and diffusers are damaged. Many of the unit ventilator outside louvers are damaged. Overall, the building is negative pressure which seems to indicate inadequate ventilation airflow. Controls are digital by NCS and appears to be recently replaced.

**Plumbing**
The waste and vent system is cast iron to a septic system. Domestic water is distributed by a copper piping system. The plumbing fixtures themselves seem to be in good shape. Some sink fixtures are leaking. There are some ADA deficiencies (turn around space, insulator covers on the hot water supplies, and flush valve handles on the wrong side). Domestic hot water is provided by a gas-fired water heater. The water heater is nearing its serviceable lifespan. The domestic cold water and hydronic system has proper backflow prevention. The kitchen dishwasher does not have a backflow preventor on the cold water supply. Most of the exterior hose bibs are non-functional.

**Electrical**
The electrical service is 208V, 1200A and was upgraded in '96. The panels throughout the building were updated in the '96 renovation. Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of LED retrofit lamps and T8 fluorescent lamps in lensed troffer, parabolic troffers, and linear pendant fixtures. Metal Halide fixtures are utilized on the site. Occupancy sensors are installed in the gym, but not in the rest of the building.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Intercom is a newer Telecenter. Phone is Mitel SX 2000 light.

**Data Network**
WIFI is "poor and inconsistent". Cabling is generally CAT 5e.

**Audio Visual**
Generally, consists of desk or cart mounted projectors and document cameras. Not all classrooms have AV. No general classroom sound systems. The gym has basic speakers.

**Security**
Sonitrol. The system has two keypads, but only one is active.

**Fire Protection**
Fire alarm panel is a zone version by EST. The panel consistently gives error messages that are inaccurate. No fire sprinkler system.

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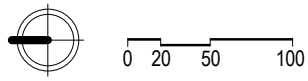
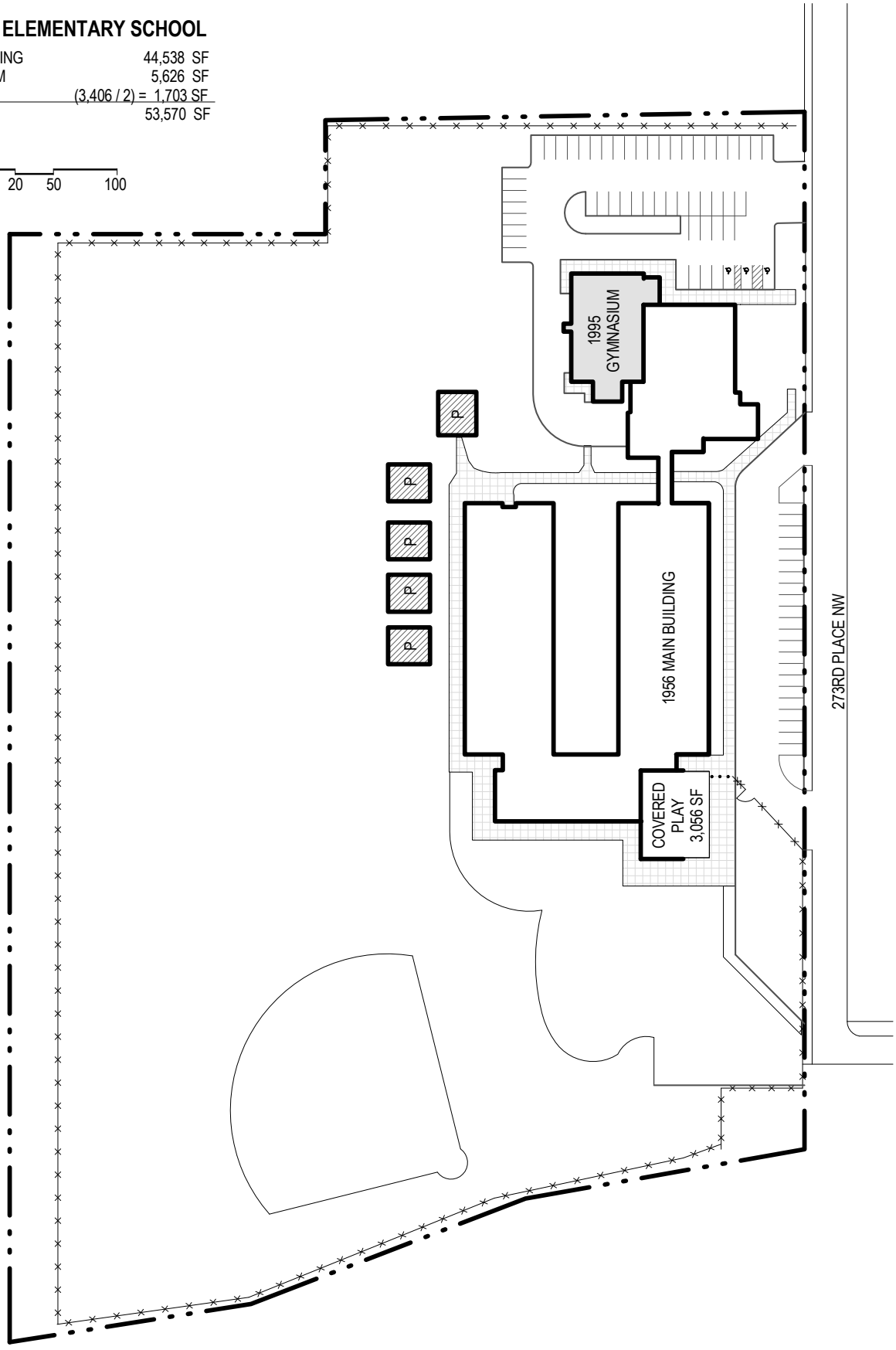
**STANWOOD ELEMENTARY SCHOOL**

| | |
|---|---|
| 1956 MAIN BUILDING | 44,538 SF |
| 1995 GYMNASIUM | 5,626 SF |
| COVERED PLAY | (3,406 / 2) = 1,703 SF |
| TOTAL | 53,570 SF |

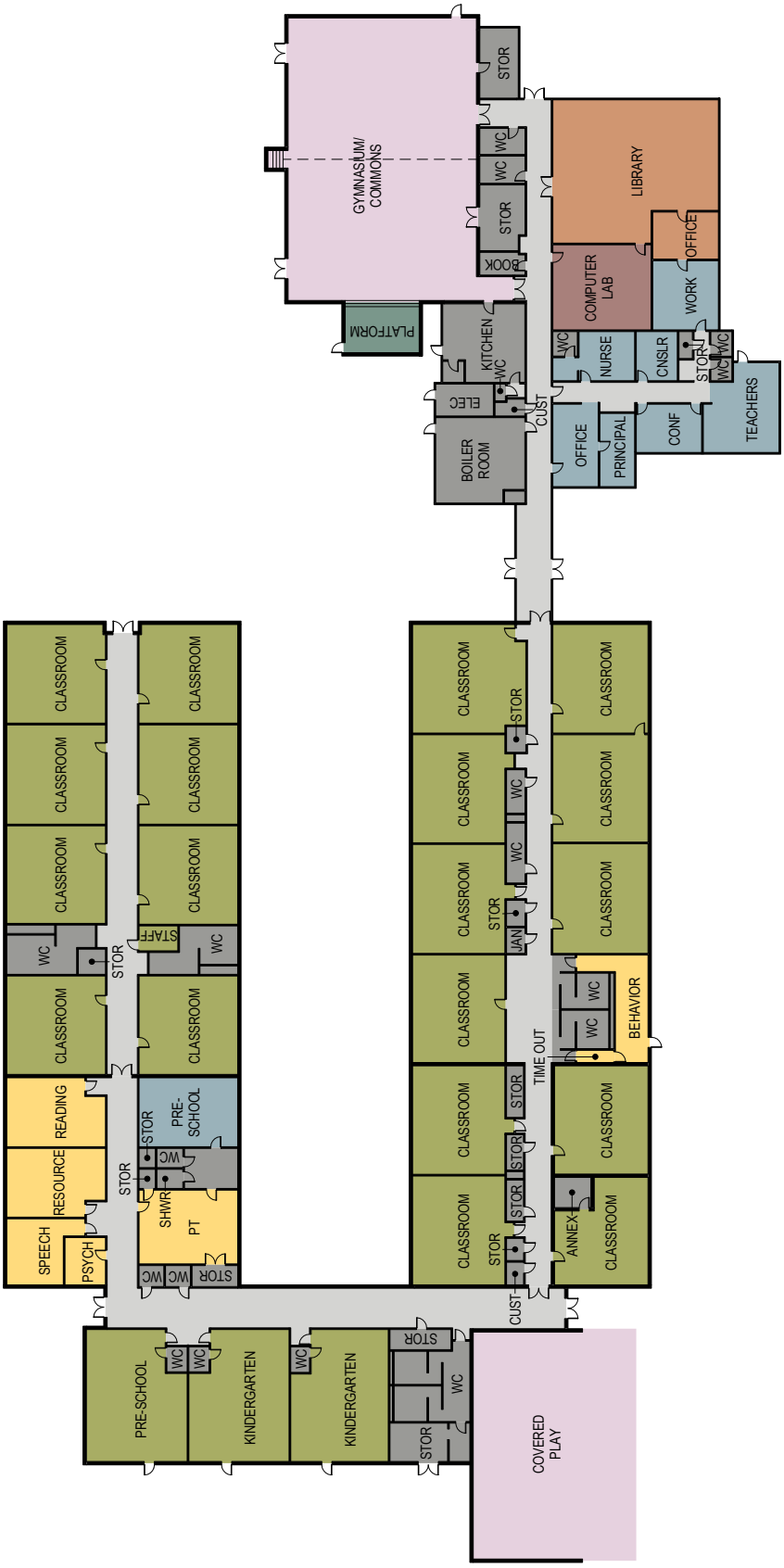


## STANWOOD ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOM : 22
- SPECIAL EDUCATION CLASSROOM : 3
- ARTS & MUSIC : 0
- LIBRARY
- TECHNOLOGY : 1
- ADMINISTRATION
- GYM, COMMONS, CAFETERIA : 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT

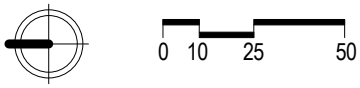
0 10 25 50

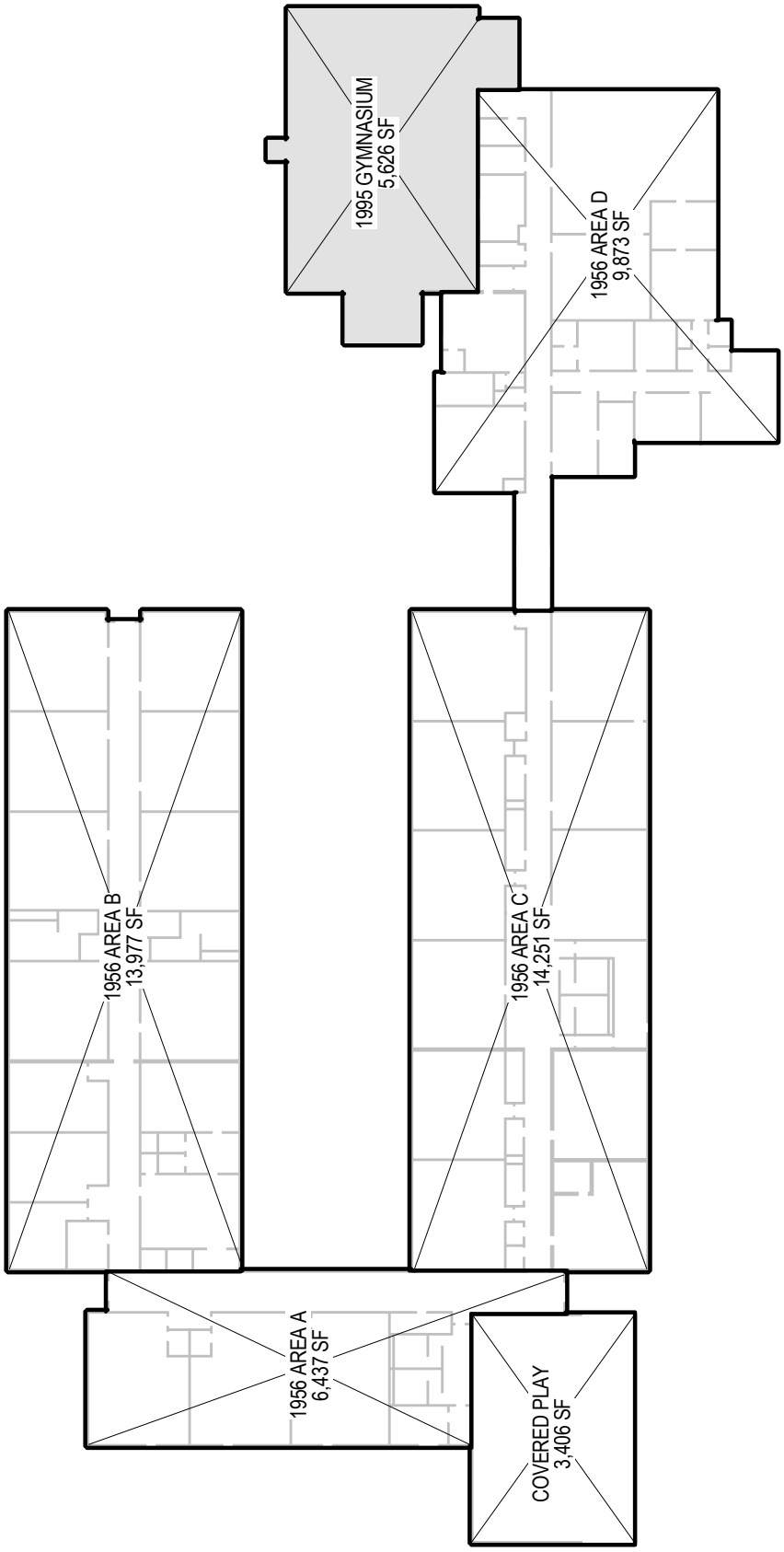


## STANWOOD ELEMENTARY SCHOOL

| AREA ANALYSIS | |
|---|---|
| 1956 AREA A | 6,437 SF |
| 1956 AREA B | 13,977 SF |
| 1956 AREA C | 14,251 SF |
| 1956 AREA D | 9,873 SF |
| 1995 GYMNASIUM | 5,626 SF |
| COVERED PLAY * | 1,703 SF |
| TOTAL | 51,867 SF |

*COVERED PLAY COUNTED AT HALF.



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**STANWOOD-CAMANO**
**72.75% Fair**

## STANWOOD ELEMENTARY SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Elementary School - Single Story |
| **NUMBER OF FLOORS** | 1 |
| **CHARACTERISTICS** | Occupied |
| **COMMENTS** | Sq ft shown is "placeholder" based on uploaded D-7 forms, which are pre-construction. Current S&S to confirm as-built sq ft. |

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1956 | Main Area | 44,568 | 44,568 | 44,568 | | |
| 1956 | Covered Play | 3,284 | 3,284 | 1,642 | | |
| 1996 | 1996 Addition | 5,861 | 5,861 | 5,861 | | |
| | **Building Totals** | **53,713** | **53,713** | **52,071** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Roof Construction | B1020 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 62.00% Fair |
| | *Deficiencies:* | Damaged Masonry | | |
| | *Causes:* | Inadequate Insulation, Moisture Intrusion | | |
| | *Comments:* | There is a large crack in the masonry joints at the Library. There are several locations with uninsulated masonry walls which does not meet current energy codes. | | |

School Facilities and Organization
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**STANWOOD-CAMANO**
**72.75% Fair**

## STANWOOD ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Exterior Vertical Enclosures** | Exterior Windows | B2020 | | 62.00% Fair |
| | *Deficiencies:* | Excessive Heat Loss | | |
| | *Causes:* | U-Value | | |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Raised Floor Construction | C1060 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 62.00% Fair |
| | *Deficiencies:* | Cracking, Peeling, Flaking | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Location: Bathroom<br>Deficiency: Some tiles are cracked.<br>Corrective Actions: District plans to replace tiles and add wainscoting to protect them | | |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
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**STANWOOD-CAMANO**
**72.75% Fair**

## STANWOOD ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Finishes** | *Deficiencies:* | Stains, Discoloration | | |
| | *Causes:* | Excessive Water | | |
| | *Comments:* | Floors at sinks and drinking fountains show signs of minor water damage. | | |
| | Ceiling Finishes | C2050 | | 62.00% Fair |
| | *Deficiencies:* | Surface Appearance | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Some ceiling tiles are stained. | | |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | Sanitary Drainage | D2020 | | 90.00% Good |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | | 30.00% Poor |
| | *Deficiencies:* | Insufficient Air Flow, Other, System Inefficient | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Location: Mechanical rooom<br>Deficiency: Boiler burners were described as "rotted" and combustion fan as poorly operating. Combustion air louvers are partially blocked. Many intake louvers and supply diffusers are damaged.<br>Corrective Actions: Plans to replace boiler this summer. Unblock combusion air louvers. Repair damaged louvers and diffusers. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |

School Facilities and Organization
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**STANWOOD-CAMANO**
**72.75% Fair**

## STANWOOD ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | Deficiency: Plastic lenses on light fixtures are old and brittle so break when replacing lamps<br>Corrective Actions: Plans to replace summer 2016<br>Occupancy sensors are not present in most of the spaces. HID throughout the site. | | |
| **Communications** | Data Communications | D6010 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Wireless Insufficient | | |
| | *Comments:* | Reports of poor and spotty WIFI service throughout. | | |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 30.00% Poor |
| | *Deficiencies:* | Call Out Not Working, Other | | |
| | *Causes:* | Equipment Obsolescence, Other | | |

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
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**STANWOOD-CAMANO**
**72.75% Fair**

## STANWOOD ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Electronic Safety and Security** | *Comments:* | System is reported to produce error messages that are inaccurate. System is a zoned system in lieu of addressable. | | |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |



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# Twin City Elementary School

## Address

Address: 26211 272nd Ave NW
City: Stanwood, WA 98292
County: Snohomish

## School Capacity: 413

## Site Information

Tax Parcel No.: 32042900201000

Approximate Acreage: 11.22

## Building Information

Current Sq. Footage: 43,427

Original Construction: 1990

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades K-3** | 11 | 21 | 231 | N/A |
| **Grades 4-6** | 6 | 27 | 162 | N/A |
| **Special Ed Rooms** | 2 | 10 | 20 | N/A |
| **Total** | **19** | | **413** | **N/A** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The two-story building is set into a hill that provides ground level access to both floors. On-site parking is inadequate and little city street parking is available. Bus loading is separated from the parent/ student drop-off area. There is a paved playground and a soft area with play equipment. The grass playfield is sloped to drain. Two softball fields are provided. The site has perimeter fencing.

## Building Component Description

**Exterior**
Exterior walls are comprised of metal studs with brick veneer.

**Interior Walls**
Walls are metal studs with drywall.

**Roof**
Asphalt shingles on a 5-1 /2: 12 pitch.

**Stormwater**
Storm water flows into detention pond at the west and east of the building. West flowing water enters the City system at the street. East flowing water enters Church Creek off-site.

**Mechanical System**
Three natural gas-fired boilers provide heating g water. Hot water circulates to air handling units.VA V boxes with hydronic reheat coils. Actuators fort these units are no longer manufactured and extensive replacement is recommended. Controls are digital by Barber Coleman/Siebe.

**Plumbing**
Three electric hot water boi lers provide domestic hot water. Heat tape was installed to provide constant heating of the water but was not connected to a power source.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Intercom is Bogen. Phone is Mitel SX 2000 light.

Sonitrol

**Fire Protection**
Fire alarm panel by Gamewell and heat and smoke detection. Both wet and dry fire-sprinkling s ‘Stems are provided.

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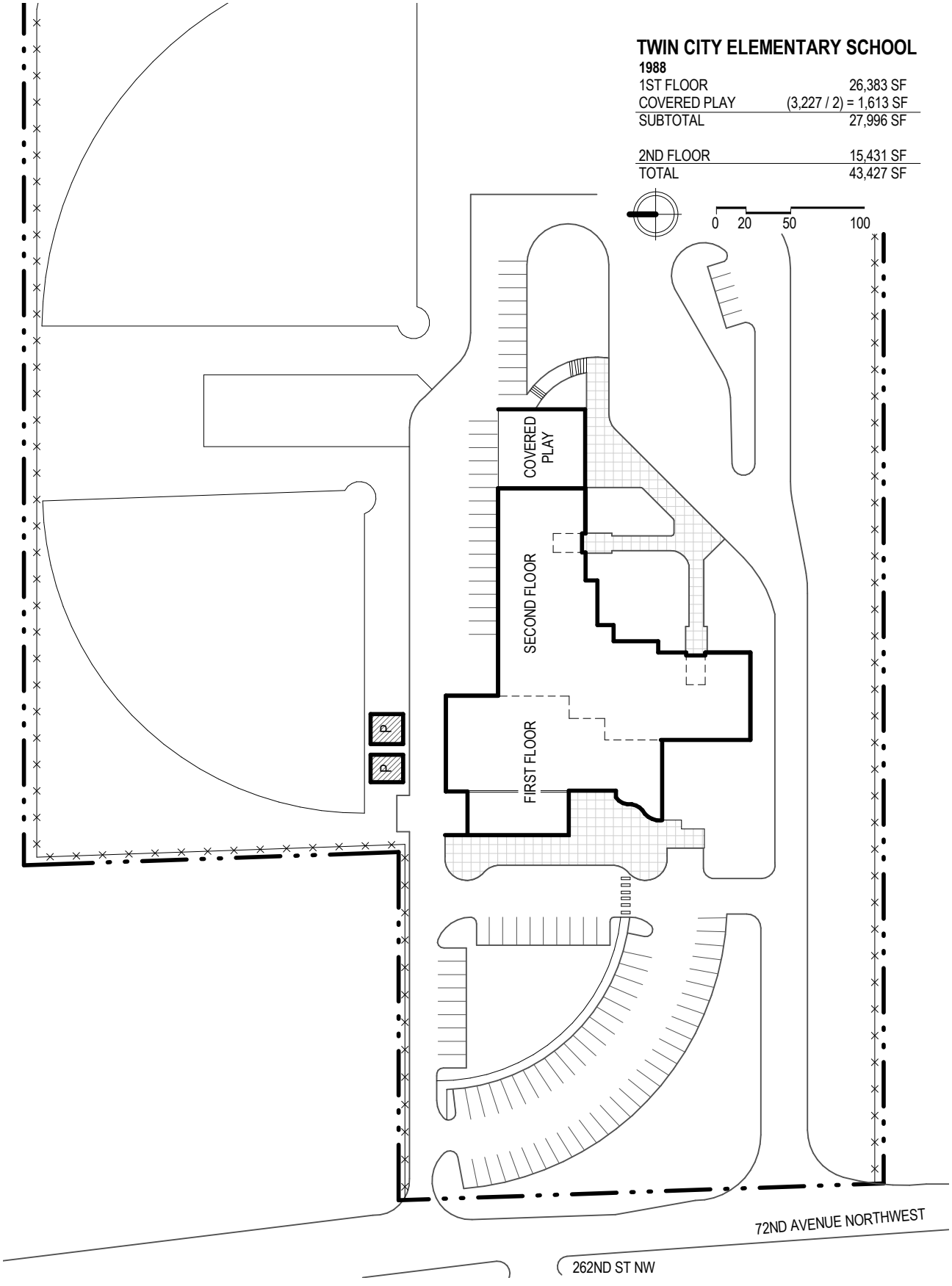

TWIN CITY ELEMENTARY SCHOOL
1988
1ST FLOOR 26,383 SF
COVERED PLAY (3,227 / 2) = 1,613 SF
SUBTOTAL 27,996 SF
2ND FLOOR 15,431 SF
TOTAL 43,427 SF
0 20 50 100
COVERED PLAY
SECOND FLOOR
FIRST FLOOR
72ND AVENUE NORTHWEST
262ND ST NW

## TWIN CITY ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOM : 17
- SPECIAL EDUCATION CLASSROOM : 2
- ARTS & MUSIC : 1
- LIBRARY
- TECHNOLOGY : 1
- ADMINISTRATION
- GYM, COMMONS, CAFETERIA : 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT

0 10 25 50


SECOND FLOOR PLAN

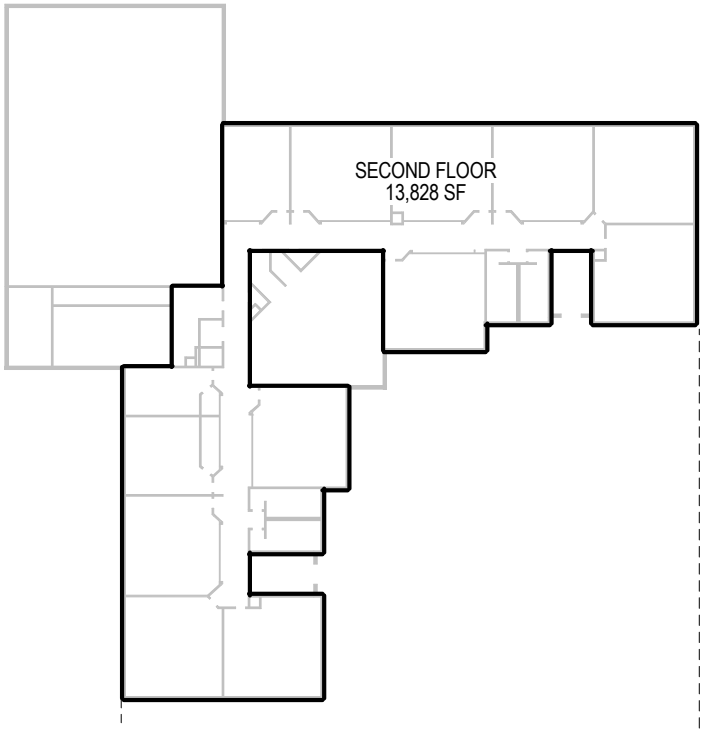

FIRST FLOOR PLAN

## TWIN CITY ELEMENTARY SCHOOL

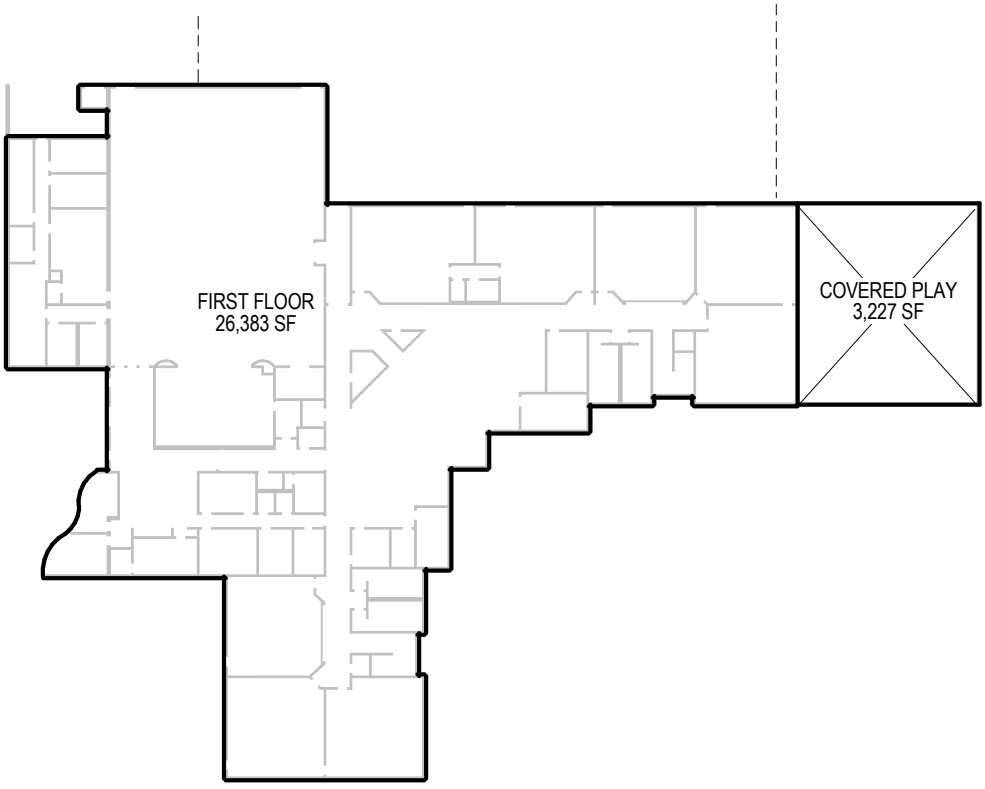
| AREA ANALYSIS 1988 | |
|---|---|
| FIRST FLOOR | 26,383 SF |
| COVERED PLAY * | 1,613 SF |
| | 27,996 SF |

| | |
|---|---|
| SECOND FLOOR | 13,828 SF |
| | 13,828 SF |
| TOTAL | 41,824 SF |

*COVERED PLAY COUNTED AT HALF.




SECOND FLOOR PLAN




FIRST FLOOR PLAN

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**STANWOOD-CAMANO**
**82.29% Fair**

## TWIN CITY ELEMENTARY SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Elementary School - Multi-Story |
| **NUMBER OF FLOORS** | 2 |
| **CHARACTERISTICS** | Occupied |
| **COMMENTS** | Sq ft shown is "placeholder" based on uploaded area analysis from 2001 S&S. Current S&S to confirm sq ft, including to confirm if area 12 should be defined as covered play or just covered entry area or similar. |

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1990 | Cov Play - Area 13 | 3,240 | 3,240 | 1,620 | | |
| 1990 | Main Area | 40,640 | 40,640 | 40,640 | | |
| 1990 | Cov Play - Area 12 ? | 524 | 524 | 262 | | |
| | **Building Totals** | **44,404** | **44,404** | **42,522** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |
| | Stairs | B1080 | | 62.00% Fair |
| | *Deficiencies:* | Not ADA Complaint | | |
| | *Causes:* | Other | | |

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**STANWOOD-CAMANO**
**82.29% Fair**

## TWIN CITY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Superstructure** | *Comments:* | The handrails at the stairs appear to be to low to meet current code. | | |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 62.00% Fair |
| | *Deficiencies:* | Cracking, Peeling, Flaking, Damaged Masonry | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Location: Library wall.<br>Deficiency: Cracking of stucco with mildew but no interior moisture damage yet. There are areas where the joint material is missing in the masonry control joints.<br>Corrective Actions: Masonry control joints should hve old material removed and replaced to prevent future water intrusion. | | |
| | Exterior Windows | B2020 | | 90.00% Good |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Raised Floor Construction | C1060 | | 90.00% Good |

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**STANWOOD-CAMANO**
**82.29% Fair**

## TWIN CITY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Construction** | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | *Deficiencies:* | Cracking, Peeling, Flaking | | |
| | *Comments:* | Location: Bathrooms<br>Deficiency: vinyl is cracked.<br>Corrective Actions: Plan to replace with tile summer of 2016. | | |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |
| | *Deficiencies:* | Stains, Discoloration | | |
| | *Causes:* | Excessive Water | | |
| | *Comments:* | Deficiency: Carpeting is well worn and stained, gym floor is worn.<br>Corrective Actions: Plans to replace carpeting and refinish gym floor summer 2016. | | |
| | Stair Finishes | C2040 | | 90.00% Good |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| **Conveying** | Vertical Conveying Systems | D1010 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | *Deficiencies:* | Water Leaking | | |
| | *Causes:* | Excessive Wear | | |
| | *Comments:* | Water heaters are showing signs of leaking. Nearing their servicable lifespan. | | |
| | Sanitary Drainage | D2020 | | 90.00% Good |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |

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**STANWOOD-CAMANO**
**82.29% Fair**

## TWIN CITY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **HVAC** | Heating Systems | D3020 | | 90.00% Good |
| | *Deficiencies:* | Excessive Heat Fluctuation, Other | | |
| | *Causes:* | Misadjusted Controls | | |
| | *Comments:* | Heat fluctuations seems to be controls related. May need to recommission the controls. Combustion air louvers may be inadequate. Also, heating supply water is set to 140 degrees which will force the boilers to condense, but they are not made for it. Data room is too hot. Recommend increasing heating water supply to 160 degrees minimum. Recommend providing spot cooling for data room. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | HID in site lighting. No occupancy sensors throughout. | | |
| **Communications** | Data Communications | D6010 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |

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**STANWOOD-CAMANO**
**82.29% Fair**

## TWIN CITY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Communications** | *Causes:* | Wireless Insufficient | | |
| | *Comments:* | WIFI is "intermittent". | | |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Deficiency: Fire alarm control panel is starting to malfunction.<br>Corrective Actions: Replace fire alarm panel. | | |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |



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# Utsalady Elementary School

## Address

608 E Camano Dr
Camano Island, WA 98282
Island County

## School Capacity: 465

## Site Information

Tax Parcel No.: 253941

Approximate Acreage: 19.39

## Building Information:

Current Sq. Footage: 50,030

Original Construction: 2000

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades K-3** | 13 | 21 | 273 | N/A |
| **Grades 4-6** | 6 | 27 | 162 | N/A |
| **Special Ed Rooms** | 3 | 10 | 30 | N/A |
| **Total** | **22** | | **465** | **N/A** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

This is a two-story building located in a rural residential area. On-site access to drop-off and parking is good. The bus loading is separated from the parent drop-off and parking. There is one paved playground and two soft areas with play equipment. Only one of the soft play areas is handicap accessible. The grass playfield is adequately sized and is provided with a drainage system as well as an irrigation system. The site is secured by perimeter fencing.

## Building Component Description

**Exterior**
The main exterior walls are comprised of metal studs with brick veneer.

**Interior Walls**
Interior walls are metal stud framed with drywall finish.

**Roof**
SBS shingles.

**Stormwater**
Storm water flows into two detention ponds, one discharging south and the other east into natural drainage basins.

**Mechanical System**
Two natural gas fired high-efficiency hot water boilers by Patterson Kelly provide heating water. Hot water circulates to air handling units and heating coils for zone control. Controls are digital by AES and the software is Wonderware.

**Plumbing**
Two gas-fired boilers provide domestic hot water.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Intercom is Bogen. Phone is Mitel SX 2000 light.

**Security**
Sonitrol.

**Fire Protection**
Fire alarm panel is by Simplex with heat and smoke detection. Both wet and dry fire-sprinkling systems are provided.

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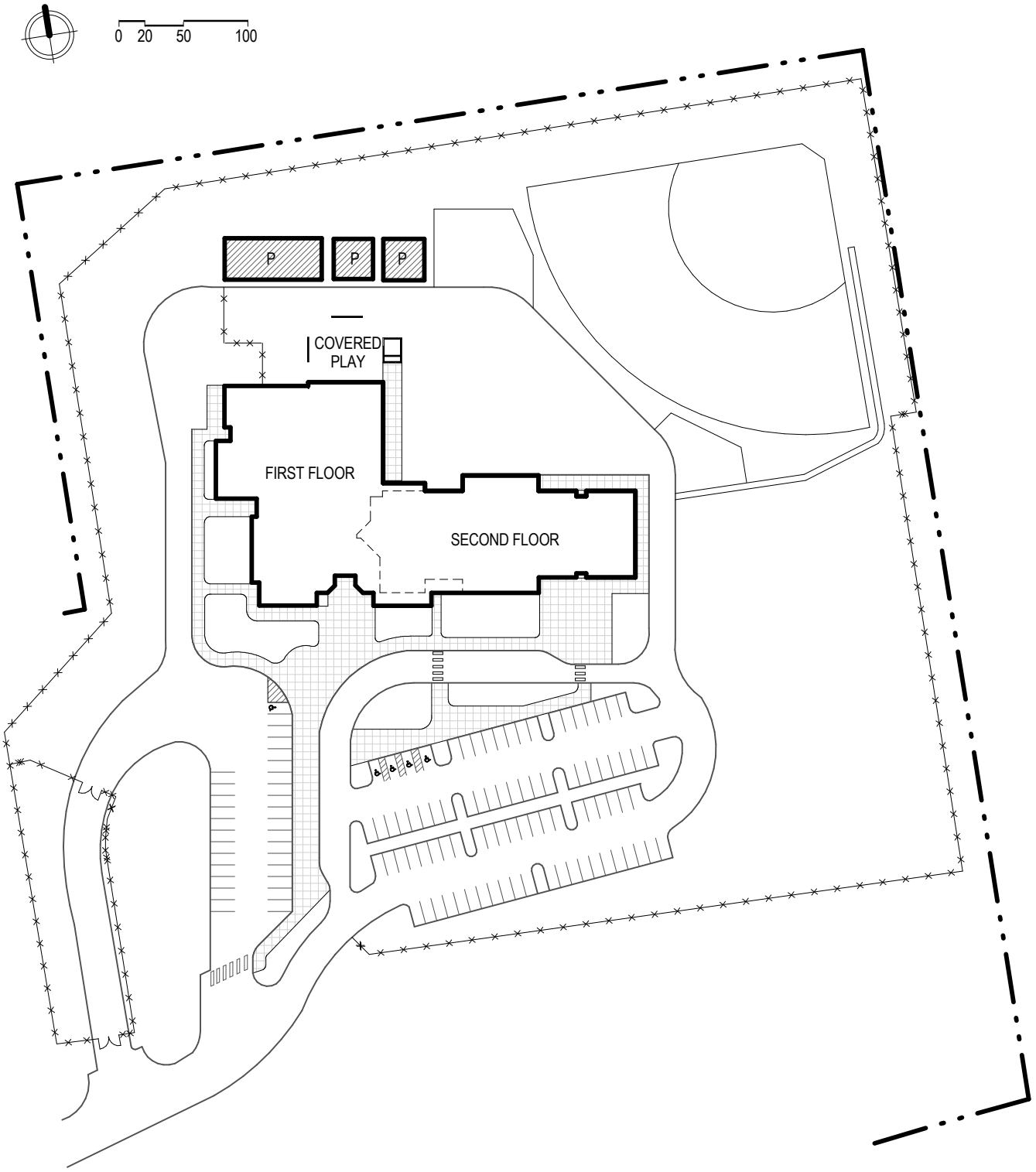
## UTSALADY ELEMENTARY SCHOOL

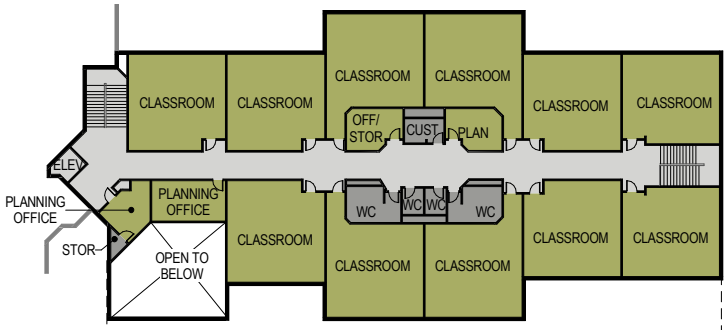
| | | |
|---|---|---|
| FIRST FLOOR | | 35,051 SF |
| COVERED PLAY | (3,322 / 2) = | 1,661 SF |
| SUBTOTAL | | 36,712 SF |
| SECOND FLOOR | | 13,318 SF |
| TOTAL | | 50,030 SF |



## UTSALADY ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOM : 19
- SPECIAL EDUCATION CLASSROOM : 3
- ARTS & MUSIC : 1
- LIBRARY
- TECHNOLOGY : 1
- ADMINISTRATION
- GYM, COMMONS, CAFETERIA : 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT

0 10 25 50




SECOND FLOOR PLAN


FIRST FLOOR PLAN

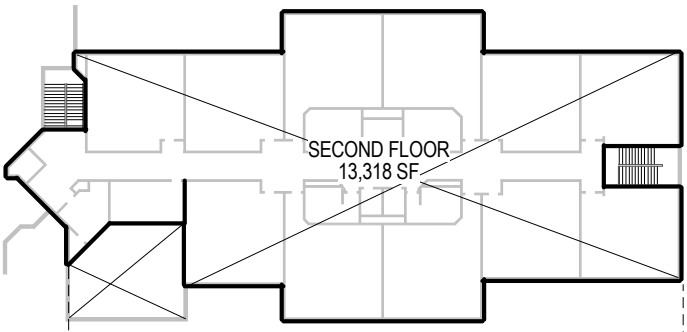
## UTSALADY ELEMENTARY SCHOOL

| AREA ANALYSIS 1999 | |
|---|---|
| FIRST FLOOR | 35,051 SF |
| COVERED PLAY * | 1,661 SF |
| | 36,712 SF |

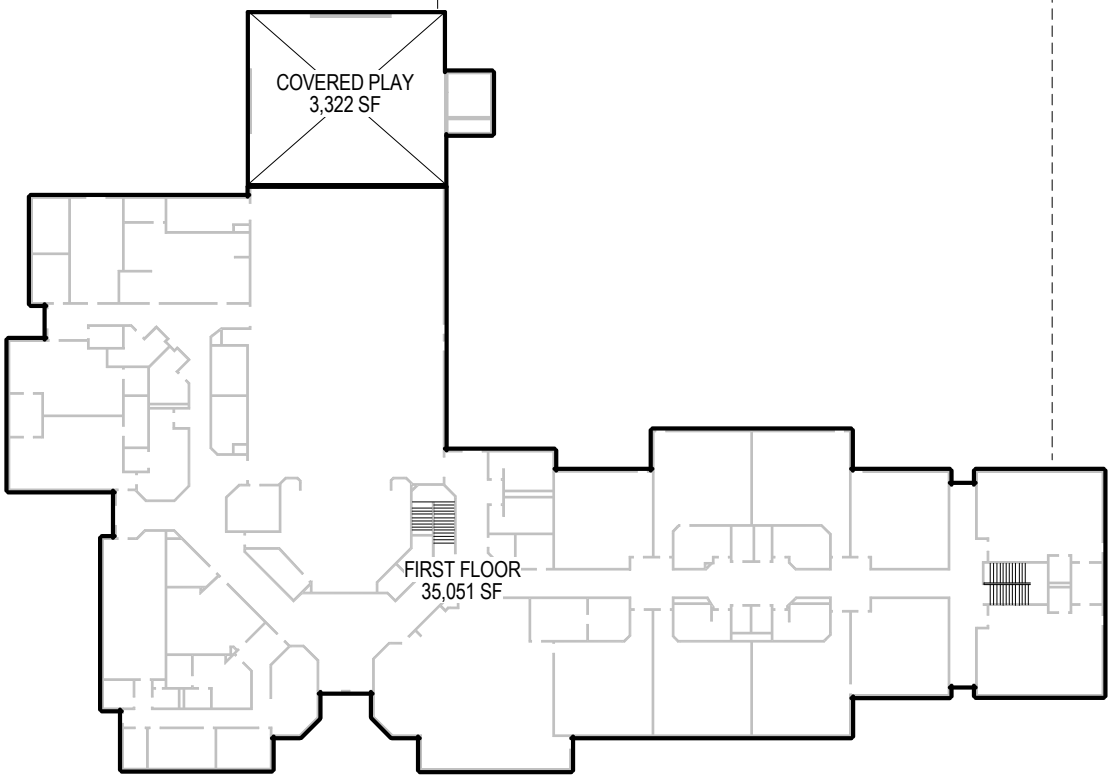
| | |
|---|---|
| SECOND FLOOR | 13,318 SF |
| | 13,318 SF |
| TOTAL | 50,030 SF |

*COVERED PLAY COUNTED AT HALF.

0 10 25 50




SECOND FLOOR PLAN




FIRST FLOOR PLAN

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**STANWOOD-CAMANO**
**82.60% Fair**

## UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Elementary School - Multi-Story |
| **NUMBER OF FLOORS** | 2 |
| **BOARD ACCEPTANCE DATE** | 5/8/2001 |
| **CHARACTERISTICS** | Occupied |
| **ANNUAL REVIEW COMPLETED BY** | Consultant |
| **COMMENTS** | Sq ft shown is "placeholder" based on area analysis from 2001 S&S, which is pre-construction D-7. Current S&S to confirm sq ft. |

**This building is required to comply with the Asset Preservation Program**

| REPORTING YEAR | APP YEAR | BUILDING CONDITION ASSESSMENT | ANNUAL REVIEW COMPLETED BY | BOARD REPORT PRESENT DATE |
|---|---|---|---|---|
| 2016-2017 | 15 | 82.60 | Consultant | Not Reported |
| 2015-2016 | 14 | 87.64 | Consultant | 3/15/2016 |
| 2014-2015 | 13 | 91.95 | District | 3/17/2015 |
| 2013-2014 | 12 | 91.95 | District | 3/18/2014 |
| 2012-2013 | 11 | 91.95 | District | 4/16/2013 |
| 2011-2012 | 10 | Not Reviewed | Incomplete | Not Reported |

**The next certified BCA is due: 2023**

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 2001 | Area 1 | 48,449 | 48,449 | 48,449 | | 5/8/2001 |
| 2001 | Cov Play | 3,070 | 3,070 | 1,535 | | |
| | **Building Totals** | **51,519** | **51,519** | **49,984** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| | Pits and Bases | A4040 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |

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**STANWOOD-CAMANO**
**82.60% Fair**

## UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Superstructure** | Stairs | B1080 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 90.00% Good |
| | Exterior Windows | B2020 | | 90.00% Good |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 62.00% Fair |
| | *Deficiencies:* | Rusted Metal Finishes/Components | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Deficiency: Surface rust is visible on roof gutters and entry canopy. | | |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | *Comments:* | The gym divider wall was fixed in 2016. | | |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Raised Floor Construction | C1060 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |
| | *Deficiencies:* | Broken or Loose Tiles | | |

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**STANWOOD-CAMANO**
**82.60% Fair**

## UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Finishes** | *Causes:* | Deterioration | | |
| | *Comments:* | Deficiency: Some floor tile is coming up likely due to moisture in the slab. It will need to be replaced in the near future. | | |
| | Stair Finishes | C2040 | | 90.00% Good |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| **Conveying** | Vertical Conveying Systems | D1010 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | Sanitary Drainage | D2020 | | 62.00% Fair |
| | *Deficiencies:* | Slow Draining | | |
| | *Causes:* | Other | | |
| | *Comments:* | Some of the classroom sinks drain slow and sometime emit odor. Waste is roughed-in too high for proper drainage. Cleanout below waste may be used for waste or rough-in needs to be lowered involving wall board repair. | | |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | High | 62.00% Fair |
| | *Deficiencies:* | Excessive Heat Fluctuation, Other | | |
| | *Causes:* | Corrosion, Mineral Deposits, Electrolysis, Other | | |

## UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **HVAC** | *Comments:* | Deficiency: It was reported that AHU 1 is not working. Combustion air louvers are partially bloocked. Flue stacks are very close to the roofline. Boiler flue corrosion could be caused by low stacks and blocked combustion air louvers. Recommend repairing AHU-1 return fan, raise flue stacks, unblock combustion air louvers. Recommission air balance, controls, and valve actuator operation to improve occupant comfort. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | HID fixtures are dated and inefficient. Most spaces, other than classrooms, are lacking occupancy sensors. | | |
| **Communications** | Data Communications | D6010 | | 90.00% Good |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |

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**STANWOOD-CAMANO**
**82.60% Fair**

## UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Communications** | *Causes:* | Other | | |
| | *Comments:* | Deficiency: It was reported that sound system in gym does not work. | | |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Electronic Surveillance | D7030 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 90.00% Good |
| **Integrated Automation** | Integrated Automation Facility Controls | D8010 | | 90.00% Good |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |



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# Stanwood Middle School

## Address

9405 271st Street NW
Stanwood, WA 98292
Snohomish County

## School Capacity: 482

## Site Information

Tax Parcel No.: 32032400401400

Approximate Acreage: 16

## Building Information

Current Sq. Footage: 90,177

Built-1938

Additions- 1950. 1957, 1969, 1990, 1993.

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades 4-6** | 7 | 27 | 189 | 157 |
| **Grades 7-8** | 14 | 28 | 392 | 325 |
| **Total** | **21** | | **581** | **482** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The site is in the flood plain and the basement level mechanical room is prone to flooding. Ample parking is provided with separate bus loading and student drop-off areas. Exterior site lighting is located mainly on the building and the east parking area could be improved with pole lights. The track and football field have some drainage and are in good condition. The grade at the baseball field needs to be improved. There is minimal perimeter fencing. This site is also the location of the Saratoga School which is the home for the Parent Partnership Program.

## Building Component Description

**Exterior**
Walls at the original two-story building are cast-in-place concrete. Pre-1990 additions are unreinforced cement block. New addition walls are wood frame and plywood covered with painted stucco.

**Interior Walls**
Walls are wood frame with lath and plaster, or drywall in newer areas. Some walls are cast-in-place concrete from the original building.

**Roof**
Torch-down membrane over protection board and rigid insulation.

**Stormwater**
No on-site detention, water flows into City storm system.

**HVAC**
Three condensing, gas-fired cast iron boilers provide heating water for the middle school and Saratoga buildings. Combustion air is direct vented. The hot water is circulated to cabinet heaters, unit ventilators, air handlers, duct coils, and fan coil unit heaters by constant volume pumps. The piping system is a mix of steel and copper. There is spot DX cooling for the computer lab only. The controls are NCS electronic DDC and have been recently replaced. There are complaints of too much heating and too little heating. The controls system may need to be commissioned to assure proper operation. The air handling/heating equipment varies greatly in age. Many of the units are getting too old to get replacement parts. Most of the ductwork is steel. The Saratoga buildings have some ductboard. Ductboard usually has a lifespan of 15 years. This ductboard is in good shape for its age. The buildings appear to be under-ventilated.

**Plumbing**
The waste and vent system is cast iron. Domestic water is distributed by a copper piping system with some galvanized piping. The plumbing fixtures themselves seem to be in good shape. Domestic hot water is provided by condensing gas-fired water heaters. The water heaters have been recently replaced. The hydronic and fire protection system has proper backflow prevention. The main domestic water, kitchen dishwasher, and kitchen disposer does not have a backflow preventor on the cold water supply. Most of the exterior hose bibbs are functional.

**Electrical**
The electrical service panel is an aging 208V, 2000A switchboard that utilizes the 6-disconnect rule in lieu of a main breaker. The panels throughout the building are a mixture of different vintages. Some panels have Surge Protective Devices.

**Lighting**

Lighting consists of T8 lamps in lensed and parabolic troffers. HID fixtures are utilized on the site. Wireless occupancy sensors and switches are installed in most classrooms, but not in smaller rooms or admin spaces.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Mitel SX 2000 light remote node. The intercom system is reported to be "aging" and has had troubles in the past.

**Data Network**
WIFI is "limited". Cabling is generally CAT 5 with IDFs in non-dedicated spaces (workrooms, mechanical attics, etc). The IDF for the outbuildings is relatively inaccessible behind ductwork.

**Audio Visual**
Generally consists of desk or cart mounted projectors and document cameras. No general classroom sound systems. The gym and commons have basic speaker systems.

**Security**
Sonitrol

**Fire Protection**
Fire alarm panel-addressable Notifier 5000. Heat and smoke detectors, are provided throughout. There were no fire sprinklers present in the Saratoga Buildings. The main building has fire sprinklers. Some of the covered walkways did not have proper fire sprinkler coverage.

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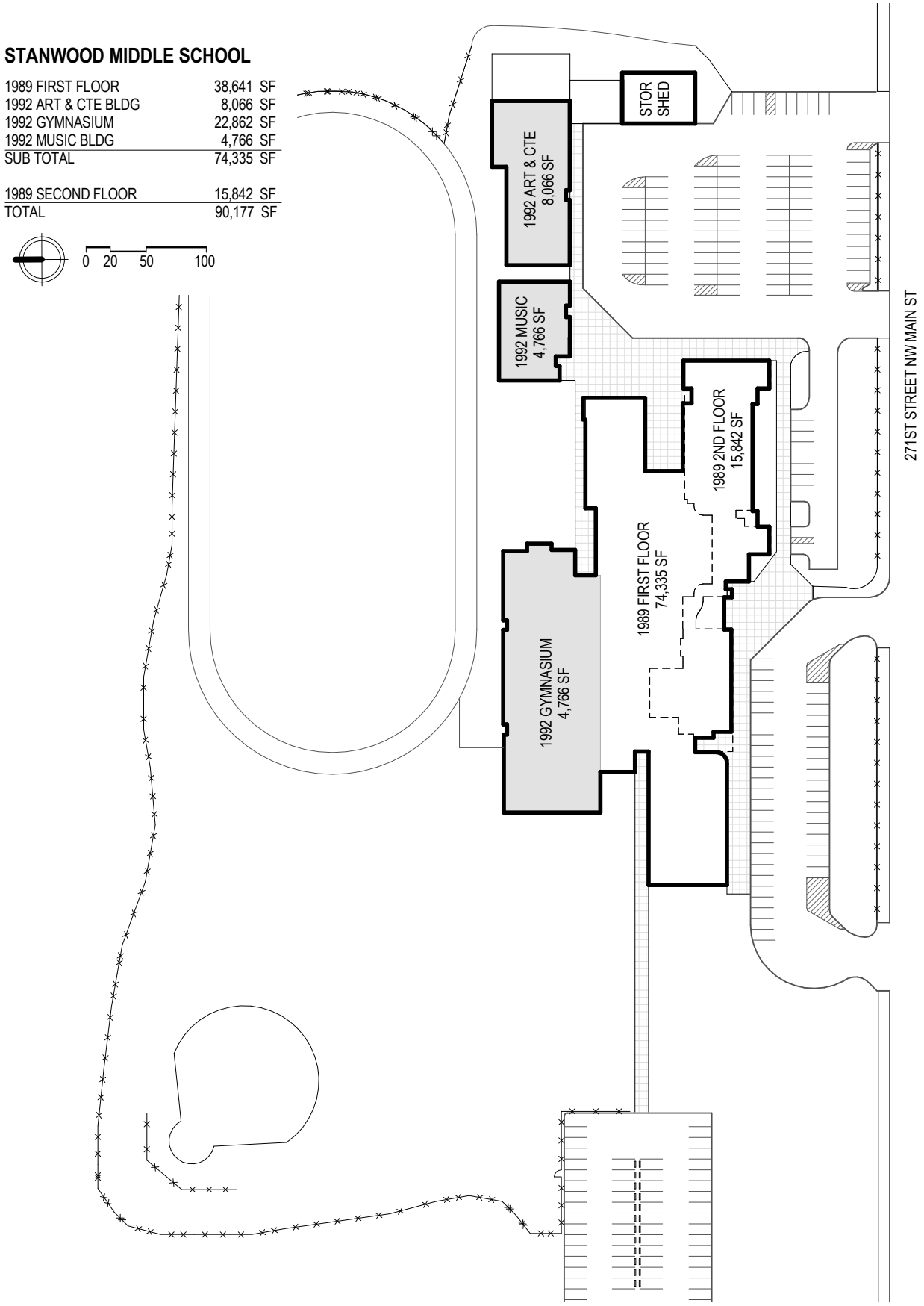

STANWOOD MIDDLE SCHOOL
1989 FIRST FLOOR 38,641 SF
1992 ART & CTE BLDG 8,066 SF
1992 GYMNASIUM 22,862 SF
1992 MUSIC BLDG 4,766 SF
SUB TOTAL 74,335 SF
1989 SECOND FLOOR 15,842 SF
TOTAL 90,177 SF
0 20 50 100
STOR SHED
1992 ART & CTE 8,066 SF
1992 MUSIC 4,766 SF
1989 2ND FLOOR 15,842 SF
1989 FIRST FLOOR 74,335 SF
1992 GYMNASIUM 4,766 SF
271ST STREET NW MAIN ST

## STANWOOD MIDDLE SCHOOL

- GENERAL EDUCATION CLASSROOM : 19
- SCIENCE CLASSROOM : 2
- SPECIAL EDUCATION CLASSROOM : 0
- ARTS & MUSIC : 4
- LIBRARY
- CTE : 5
- ADMINISTRATION
- PE : 3
- COMMONS, CAFETERIA
- CIRCULATION
- BUILDING SUPPORT

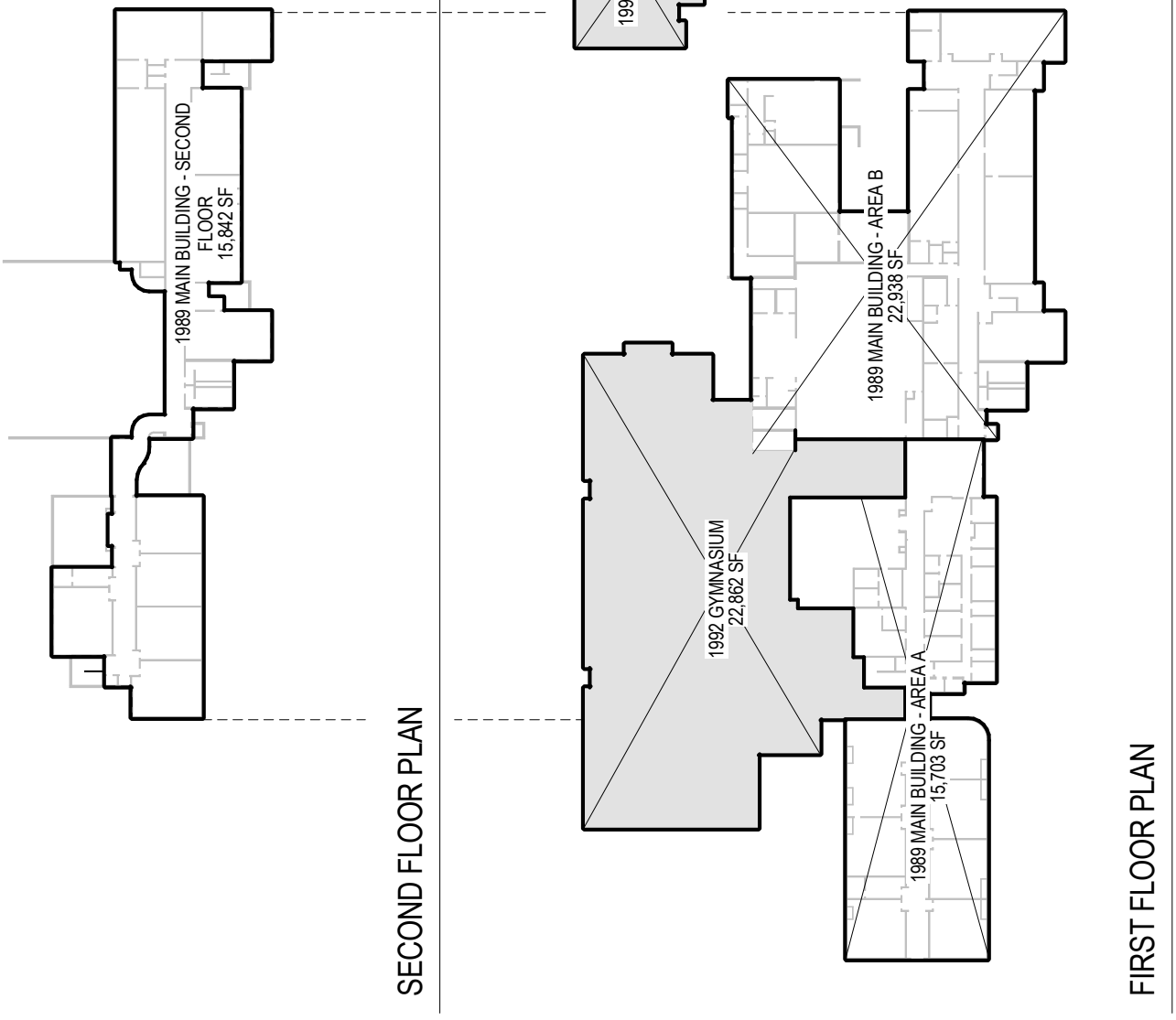
0 10 25 50

## STANWOOD MIDDLE SCHOOL

| AREA ANALYSIS | |
|---|---|
| Name | Area |
| 1989 MAIN BUILDING - AREA A | 15,703 SF |
| 1989 MAIN BUILDING - AREA B | 22,938 SF |
| 1992 ART & CTE BLDG | 8,066 SF |
| 1992 GYMNASIUM | 22,862 SF |
| 1992 MUSIC BLDG | 4,766 SF |
| | 74,334 SF |

| | |
|---|---|
| 1989 MAIN BUILDING - SECOND FLOOR | 15,842 SF |
| | 15,842 SF |
| TOTAL | 90,177 SF |

0 10 25 50



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
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**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**79.03% Fair**

## STANWOOD MIDDLE SCHOOL - MAIN BUILDING (BUILDING 1)

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Middle/Junior High School - Multi-Story |
| **NUMBER OF FLOORS** | 1 |
| **CHARACTERISTICS** | Occupied |
| **COMMENTS** | Not possible to determine area from uploaded area analysis. Current S&S needs to start over. Suggest taking dimensions from AS-BUILT plans in District plan files.. Sq ft shown for Main Building is from 2001 Study and Survey, facility summary at beginning of chapter 1, and is "placeholder" sq ft for entire faciity. See note below. |

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1938 | Main Area | 94,437 | 94,437 | 94,437 | | |
| | **Building Totals** | **94,437** | **94,437** | **94,437** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| | Pits and Bases | A4040 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |
| | Stairs | B1080 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 62.00% Fair |
| | *Deficiencies:* | Cracking, Peeling, Flaking | | |
| | *Causes:* | Moisture Intrusion, Surface Damage | | |

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**STANWOOD-CAMANO**
**79.03% Fair**

## STANWOOD MIDDLE SCHOOL - MAIN BUILDING (BUILDING 1)

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Exterior Vertical Enclosures** | *Comments:* | Location: A few adjacent offices including the principal's. Deficiency: Stucco is cracked in places. On windy, rainy days water leaks into some offices. Pain is worn. Corrective Actions: Fix cracks and repaint, which are planned for summer 2016. Diagnose and repair leak, which is happening this week. | | |
| | Exterior Windows | B2020 | | 62.00% Fair |
| | *Deficiencies:* | Excessive Heat Loss | | |
| | *Causes:* | Frame/Molding Condition, U-Value | | |
| | *Comments:* | Location:Main Entry and other Areas Deficiency: Some windows are single-pane and some others are double-pane with failed seals so fogged up. Windows at main entry are leaking. Corrective Actions: Replace deficient windows. | | |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 100.00% Excellent |
| | *Comments:* | Roofing was overlaid in summer 2016. | | |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |

School Facilities and Organization
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**STANWOOD-CAMANO**
**79.03% Fair**

## STANWOOD MIDDLE SCHOOL - MAIN BUILDING (BUILDING 1)

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Construction** | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |
| | *Deficiencies:* | Broken or Loose Tiles, Stains, Discoloration | | |
| | *Causes:* | Deterioration | | |
| | *Comments:* | Deficiency: Stained carpet. Cracked and seperating tiles. Corrective Action: Regualr maintenance. | | |
| | Stair Finishes | C2040 | | 90.00% Good |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| **Conveying** | Vertical Conveying Systems | D1010 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 62.00% Fair |
| | *Deficiencies:* | Mineral Build Up in Pipes | | |
| | *Causes:* | Other | | |
| | *Comments:* | Some of the water distribution is galvanized piping which has a rust buildup. The cold water, dishwasher, and disposer does not have any backflow preventor device. | | |
| | Sanitary Drainage | D2020 | | 90.00% Good |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Facility Fuel Systems | D3010 | | 90.00% Good |
| | Heating Systems | D3020 | | 62.00% Fair |

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**STANWOOD-CAMANO**
**79.03% Fair**

## STANWOOD MIDDLE SCHOOL - MAIN BUILDING (BUILDING 1)

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **HVAC** | *Deficiencies:* | Excessive Heat Fluctuation, Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | One classroom wing has unit ventilators that are getting hard to get parts. There are heating complaints that seem to be controls related. The controls should be recommissioned. | | |
| | Cooling Systems | D3030 | | 90.00% Good |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 90.00% Good |
| | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Older switchboard with fusing and no main breaker. | | |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | HID lighting throughout the site. Occupancy sensors are not installed in smaller rooms. | | |
| **Communications** | Data Communications | D6010 | | 62.00% Fair |
| | *Deficiencies:* | Other, Server Room Too Hot | | |

**STANWOOD-CAMANO**
**79.03% Fair**

## STANWOOD MIDDLE SCHOOL - MAIN BUILDING (BUILDING 1)

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Communications** | *Causes:* | Equipment Obsolescence, Other, Wireless Insufficient | | |
| | *Comments:* | IDFs are located in uncontrolled areas. Wireless in limited in some locations. CAT 5 cabling. | | |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 62.00% Fair |
| | *Deficiencies:* | Weak or Intermittent Com | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Equipment has some troubles functioning. Intercom cannot be heard in some areas. | | |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 90.00% Good |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

# Port Susan Middle School

## Address

7506 267th Street NW
Stanwood, WA 98282
Snohomish County

## School Capacity: 463

## Site Information

Tax Parcel No.: 32042900205300

Approximate Acreage: 29

## Building Information

Current Sq. Footage: 79,376

Original Construction: 1997

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | | | | |
| **Grades 4-6** | 6 | 27 | 162 | 134 |
| **Grades 7-8** | 12 | 28 | 336 | 279 |
| **Special Ed Rooms** | 4 | 15 | 60 | 50 |
| **Total** | **22** | | **558** | **463** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

The site is located between forested wetland areas. Parking is somewhat limited. A separate bus loading area provides additional parking for evening events. The student drop-off area is near the delivery drive and can become blocked by trucks. The paved running lane and football field have drainage and are in good condition. The baseball field needs to be improved. The site has complete perimeter fencing.

## Building Component Description

**Exterior**
Walls are wood frame with plywood and brick veneer. Some use of stucco was made at clerestory and mechanical room above-roof elevations.

**Interior**
Walls are wood frame with drywall and veneer plaster. Corridor walls adjacent to the gymnasium are ground-face structural cement block.

**Roof**
Composition asphalt shingles. Exterior gutters. Pitch is 3- 1 /2 to 12.

**Stormwater**
Storm water flows into a series of three detention ponds located near the entrance to the site.

**HVAC**
Three non-condensing natural gas-fired boilers by Patterson Kelly provide heating water for the middle school. Hot water circulation to supply and return air handling units and downstream duct coils by central pumps with variable drives. The piping system is a mix of steel and copper. There is spot DX cooling for the computer lab only. A heat recovery unit is provided for areas such as locker rooms and science labs that 100% exhausted. The gymnasium has an underground return air duct. The ductwork system is steel. There are some damaged diffusers/grilles. Controls are digital by Barber Coleman/Seibe Network 8000. The controls system is no longer supported and any replacement parts have to be purchased used. Replacement of the controls system is recommended. The electrical room has a large transformer producing heat. There is no exhaust to reject the heat.

**Plumbing**
The waste and vent system is cast iron. Domestic water is distributed by a copper piping system. The plumbing fixtures themselves seem to be in good shape. Domestic hot water is provided by Two natural gas fired hot water heaters. The water heaters are passed their serviceable life and are showing signs of leaking. Replacement is recommended. The domestic water, fire sprinklers, and hydronic system has proper backflow prevention. The kitchen dishwasher and kitchen disposer does not have a backflow preventor on the cold water supply. Most of the exterior hose bibs are functional.

**Electrical**
The electrical service is 480V, 1600A (main breaker) and was installed in 1997. The panels throughout the building are from the original '97 build. Portions of the system are series-rated. Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of LED retrofit lamps and T8s in lensed and parabolic troffers. Compact fluorescent lamps have been replaced with LED. HID lamps are utilized in exterior fixtures. Occupancy sensors are installed in classrooms, but not in smaller rooms or admin spaces.

**Emergency Lighting**
Battery packs installed in general fixtures.

**Intercom/Telephone**
Mitel SX 2000 light remote node.

**Data Network**
WIFI is "good". Cabling is generally CAT 5e.

**Audio Visual**
Generally, consists of desk or cart mounted projectors and document cameras. The gym has basic speakers.

**Security**
Sonitrol.

**Fire Protection**
Wet and dry sprinkler systems. Fire alarm panel by Simplex is addressable to control groups of non-addressable devices. Noted that fire alarm panel is in a room that's relatively warm for active electronic devices (150kVA transformer without cooling or exhaust).

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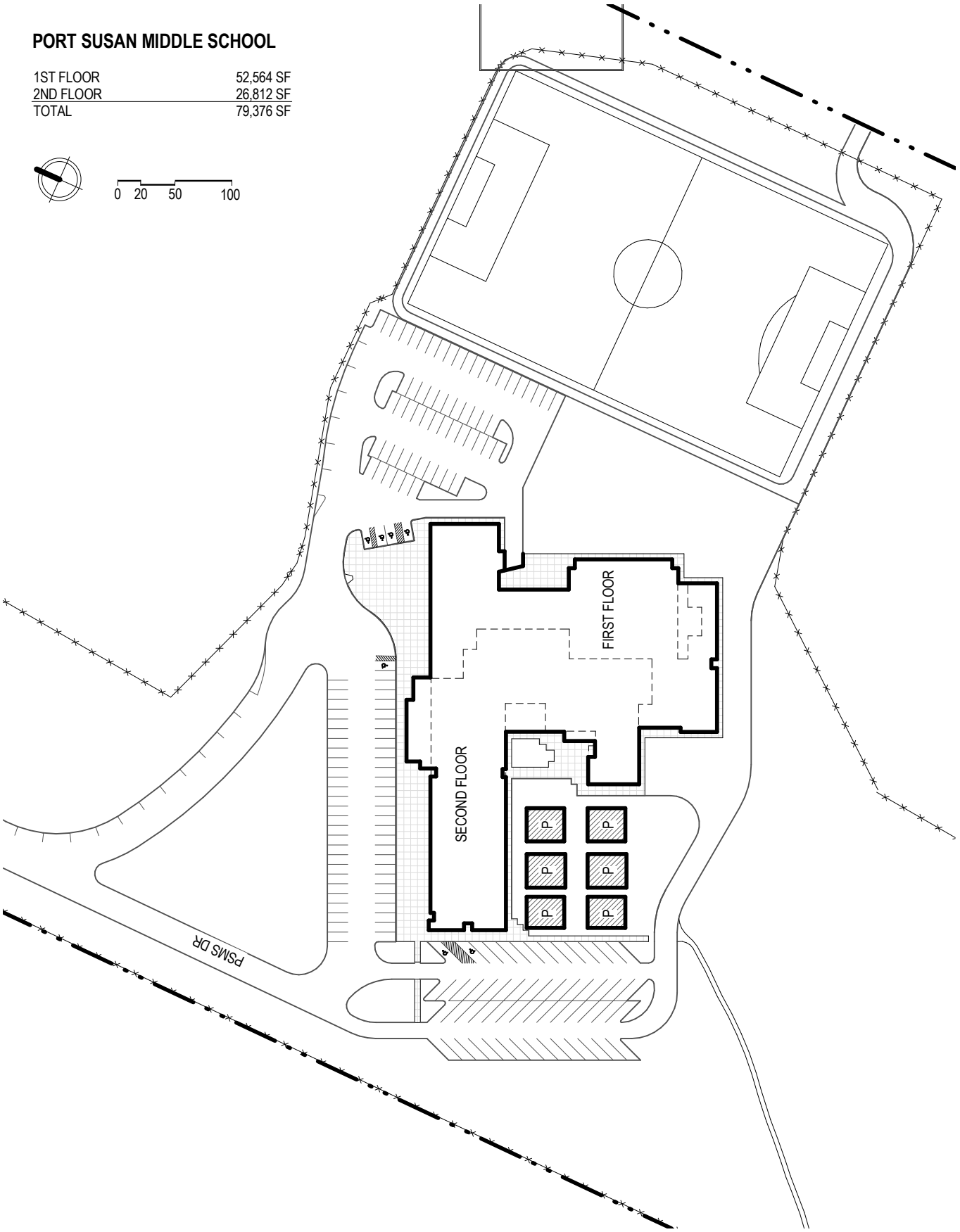
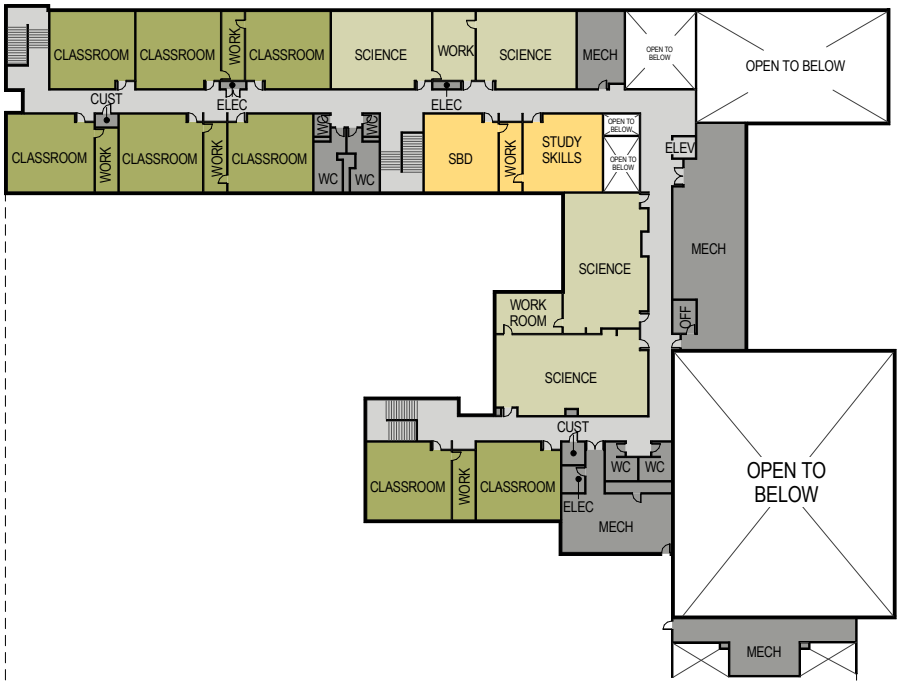
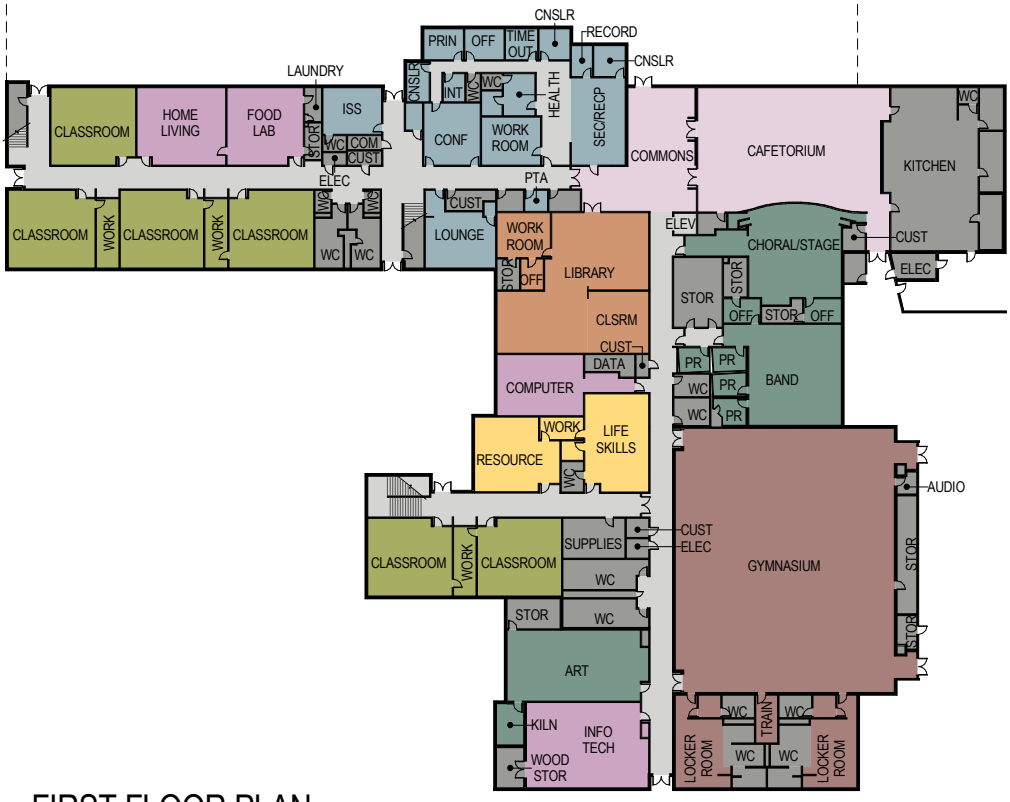

PORT SUSAN MIDDLE SCHOOL
1ST FLOOR 52,564 SF
2ND FLOOR 26,812 SF
TOTAL 79,376 SF
0 20 50 100
FIRST FLOOR
SECOND FLOOR
PSMS DR

## PORT SUSAN MIDDLE SCHOOL

- GENERAL EDUCATION CLASSROOM : 14
- SCIENCE CLASSROOM : 4
- SPECIAL EDUCATION CLASSROOM : 4
- ARTS & MUSIC : 3
- LIBRARY
- CTE : 4
- ADMINISTRATION
- PE : 1
- COMMONS, CAFETERIA
- CIRCULATION
- BUILDING SUPPORT



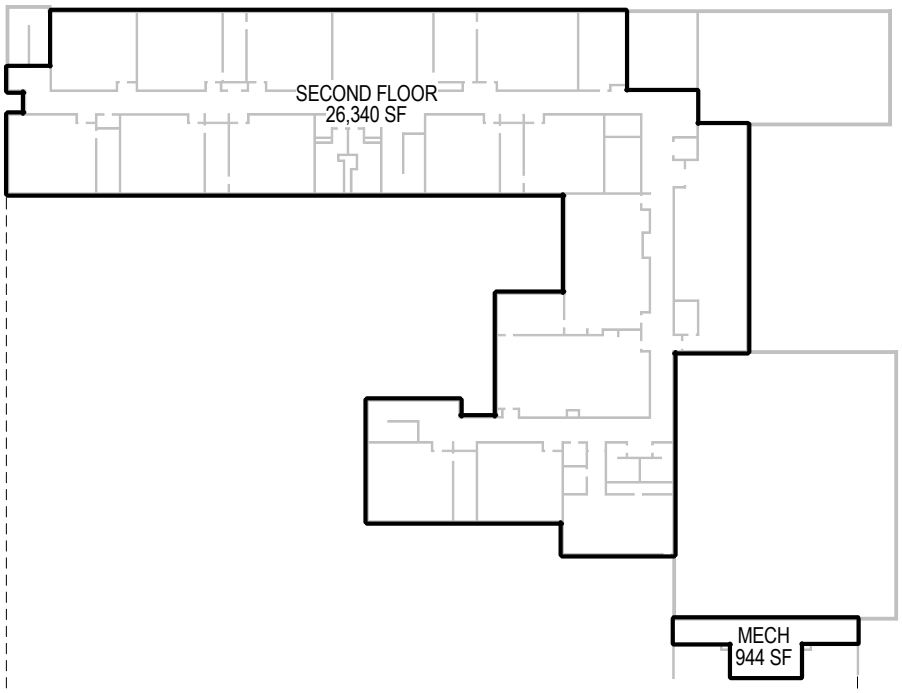

SECOND FLOOR PLAN



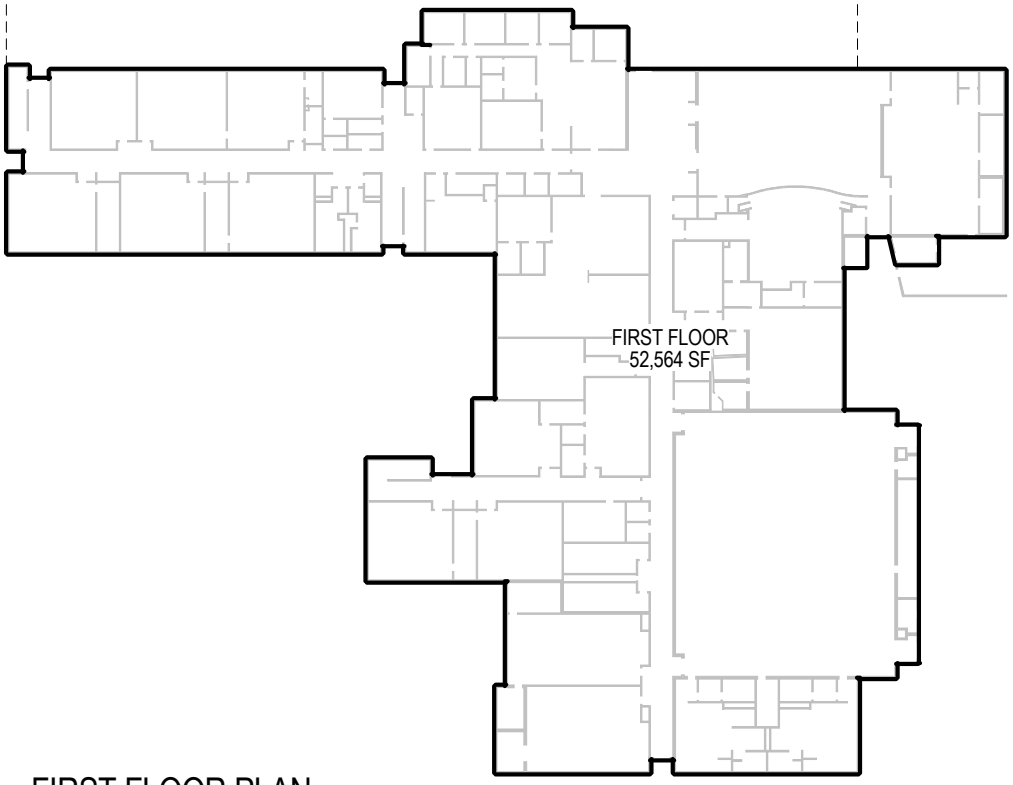

FIRST FLOOR PLAN

## PORT SUSAN MIDDLE SCHOOL

| AREA ANALYSIS 1996 | |
|---|---|
| FIRST FLOOR | 52,564 SF |
| | 52,564 SF |
| SECOND FLOOR | 26,340 SF |
| MECH | 472 SF |
| | 26,812 SF |
| TOTAL | 79,376 SF |




SECOND FLOOR PLAN




FIRST FLOOR PLAN

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**STANWOOD-CAMANO**
**83.99% Fair**

## PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | Middle/Junior High School - Multi-Story |
| **NUMBER OF FLOORS** | 2 |
| **BOARD ACCEPTANCE DATE** | 4/22/1998 |
| **CHARACTERISTICS** | Occupied |
| **ANNUAL REVIEW COMPLETED BY** | Consultant |
| **COMMENTS** | Current S&S to confirm exact sq ft. 74,924 is per uploaded D-7 Area Analysis. Previous entry in ICOS was 77,855, but this wasn't supported by uploaded information. |

**This building is required to comply with the Asset Preservation Program**

| REPORTING YEAR | APP YEAR | BUILDING CONDITION ASSESSMENT | ANNUAL REVIEW COMPLETED BY | BOARD REPORT PRESENT DATE |
|---|---|---|---|---|
| 2016-2017 | 18 | 83.99 | Consultant | Not Reported |
| 2015-2016 | 17 | 87.99 | Consultant | 3/15/2016 |
| 2014-2015 | 16 | 93.49 | District | 3/17/2015 |
| 2013-2014 | 15 | 93.49 | District | 3/18/2014 |
| 2012-2013 | 14 | 93.49 | District | 4/16/2013 |
| 2011-2012 | 13 | Not Reviewed | Incomplete | Not Reported |

**The next certified BCA is due: 2023**

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1997 | Area 1 | 74,924 | 74,924 | 74,924 | | 4/22/1998 |
| | **Building Totals** | **74,924** | **74,924** | **74,924** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |
| | Pits and Bases | A4040 | | 90.00% Good |
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Floor Construction | B1010 | | 90.00% Good |
| | Roof Construction | B1020 | | 90.00% Good |
| | Stairs | B1080 | | 90.00% Good |

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**STANWOOD-CAMANO**
**83.99% Fair**

## PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | Deficiency: Masonry Control Joint material is no longer in place Corrective Actions: Remove remaining material and reinstall new material to prevent future water intrusion. | | |
| | Exterior Windows | B2020 | | 90.00% Good |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 62.00% Fair |
| | *Deficiencies:* | Peeling Paint, Rusted Metal Finishes/Components | | |
| | *Causes:* | Surface Damage | | |
| | *Comments:* | Deficiency: Paint peeling and surface rust Corrective Actions: Remove paint, treat rust areas, repaint. | | |
| **Interior Construction** | Interior Partitions | C1010 | | 62.00% Fair |
| | *Deficiencies:* | Cracks, Tears, Holes, Looseness | | |
| | *Causes:* | Settlement | | |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |

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**STANWOOD-CAMANO**
**83.99% Fair**

## PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Construction** | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 90.00% Good |
| | Stair Finishes | C2040 | | 90.00% Good |
| | Ceiling Finishes | C2050 | | 90.00% Good |
| **Conveying** | Vertical Conveying Systems | D1010 | | 90.00% Good |
| **Plumbing** | Domestic Water Distribution | D2010 | | 90.00% Good |
| | *Deficiencies:* | Water Leaking | | |
| | *Causes:* | Other | | |
| | *Comments:* | The water heaters are showing signs of leaking and are nearing their servicable life. Recommend replacement with high efficient gas-fired water heaters. | | |
| | Sanitary Drainage | D2020 | | 100.00% Excellent |
| | Building Support Plumbing Systems | D2030 | | 100.00% Excellent |
| **HVAC** | Facility Fuel Systems | D3010 | | 100.00% Excellent |
| | Heating Systems | D3020 | | 90.00% Good |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |
| | Ventilation | D3060 | | 90.00% Good |
| **Fire Protection** | Fire Suppression | D4010 | | 100.00% Excellent |
| | Fire Protection Specialties | D4030 | | 100.00% Excellent |

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**STANWOOD-CAMANO**
**83.99% Fair**

## PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 90.00% Good |
| | Lighting | D5040 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Other | | |
| | *Comments:* | Aging HID fixtures on the site and occupancy sensors limited to classrooms throughout. | | |
| **Communications** | Data Communications | D6010 | | 90.00% Good |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 90.00% Good |
| **Electronic Safety and Security** | Access Control and Intrusion Detection | D7010 | | 90.00% Good |
| | Electronic Surveillance | D7030 | | 90.00% Good |
| | Detection and Alarm | D7050 | | 90.00% Good |
| **Integrated Automation** | Integrated Automation Facility Controls | D8010 | | 90.00% Good |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

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**Detailed Condition Assessment by Building**
**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**83.99% Fair**

**PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING**

# Stanwood High School


## Address

7400 272nd Street NW
Stanwood, WA 98282
Snohomish County

## School Capacity: 1,217

## Site Information

Tax Parcel No.: 320420000301600

Approximate Acreage: 51

## Building Information

Current Sq. Footage: 164,794

Original Construction: 1971

Additions: 1980, 1993, 1995, 1996, 2001

Stadium Built: 1978

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | 49 | 29 | 1,421 | 1,180 |
| **Special Ed Rooms** | 3 | 15 | 45 | 37 |
| **Total** | **52** | | **1,466** | **1,217** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

Concrete walks and site lighting connect to paved parking for 550 vehicles. The lower athletic fields are well drained and irrigated and provide for softball, baseball, soccer or football practice. The upper fields provide for baseball, softball, football and track.

## Building Component Description

**Exterior**
The original 1971 campus was comprised of thirteen separate buildings connected by a covered walkway. The walls are constructed of reinforced cement blocks. The mezzanine gymnasiums are steel studs covered with integrally colored stucco.

**Interior**
Older walls are wood frame. Newer additions have metal studs with either drywall or veneer plaster finish. The interior finishes in all buildings have reached the end of their useful life and are showing signs of daily wear.

**Roof**
Original buildings have a built-up membrane with a mineral cap sheet. 1993 additions have a modified bitumen torch-down membrane. Pitch is 1:12. Mansard roofs are SBS shingles. The structure is plywood over open-web wooden trusses supported by wood glu-lam beams

**Stormwater**
All site drainage flows into either a detention pond on the north or directly into a grass lined swale on the south side of campus.

**HVAC**
Two new condensing, gas-fired boilers heat the core facilities of the main building. Combustion air is direct vented. The hot water is circulated to cabinet heaters, unit ventilators, air handlers, duct coils, and fan coil unit heaters by variable drive pumps. The piping system is a mix of steel and copper. This central plant also serves a couple of other campus buildings with underground steel piping. The air handling/heating equipment varies greatly in age. Many of the units are getting too old to get replacement parts. The classrooms are heated by unit ventilators which parts are hard to obtain. There is spot DX cooling for the computer lab only. Many of the grilles and diffusers are damaged. The bathroom exhaust fans that are damaged or not functional. The controls of the whole campus are NCS electronic DDC and have been recently replaced.

The rest of the campus consists of a bunch of small buildings. Two boiler rooms on the east side have high efficiency, condensing, cast iron, natural gas-fired boilers. The hot water is circulated to cabinet heaters, unit ventilators, unit heaters, and fan coil unit heaters by constant volume pumps. The piping is steel and copper and is distributed from building to building utilizing the soffits of the covered walkways. The green house has gas-fired furnaces for heat. There is spot DX cooling for select rooms as needed. The woodshop particulate recirculating filters need filter changes or are not functional. The sawdust collection system appears to not work or not work well. All buildings except for the main building appears to be under-ventilated.

**Plumbing**
The waste and vent system is cast iron for the most part. The science building does have some plastic waste pipe with point-of-use, under-the-sink acid neutralizers. Domestic water is distributed by a copper piping system with some galvanized piping. The plumbing fixtures themselves seem to be in good shape in the main building. However, all of the other building fixtures are stained or damaged. Domestic hot water for the main building is provided by gas-fired water heaters. One of the water heaters shows signs of leaking. The other buildings have small electric water heaters. The hydronic and fire protection system has proper backflow prevention. The main domestic water, kitchen dishwasher, and kitchen disposer does not have a backflow preventor on the cold water supply. The greenhouse cold water supply does not appear to have a backflow preventor. Most of the exterior hose bibs are non-functional.

**Electrical**
The electrical service is 480V, 1600A and was installed in 1971. The panels throughout the building are of various vintages- many from the original ’71 build. Separate services are provided at the PAC (newer 480V, 1000A) and the outbuildings (480V, 1600A). Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of T8s, T5HOs, and compact fluorescent lamps in the building. Updated LED fixtures are utilized on the site. Occupancy sensors are installed in classrooms, but not in smaller rooms or admin spaces.

**Emergency Lighting**
30 KV A diesel powered generator

**Intercom/Telephone**
Mitel SX 2000 light

**Data Network**
WIFI is “intermittent” in roughly 10% of the facility. Cabling is a mix of CAT 6, CAT 5e and CAT5 cables

**Audio Visual**
Generally consists of desk or cart mounted projectors and document cameras. No general classroom sound systems. The gym has basic speakers. The music room has a basic sound system. The PAC has a full AV system. Informational Displays are located throughout the facility.

**Security**
Sonitrol

**Fire Alarm / Sprinklers**
The main building only has fire sprinklers at the auditorium stage and the performing arts theater. All other parts of the main building does not have a fire sprinkler system. There were no fire sprinklers present in the rest of the buildings. An addressable Silent Knight panel monitors the campus.

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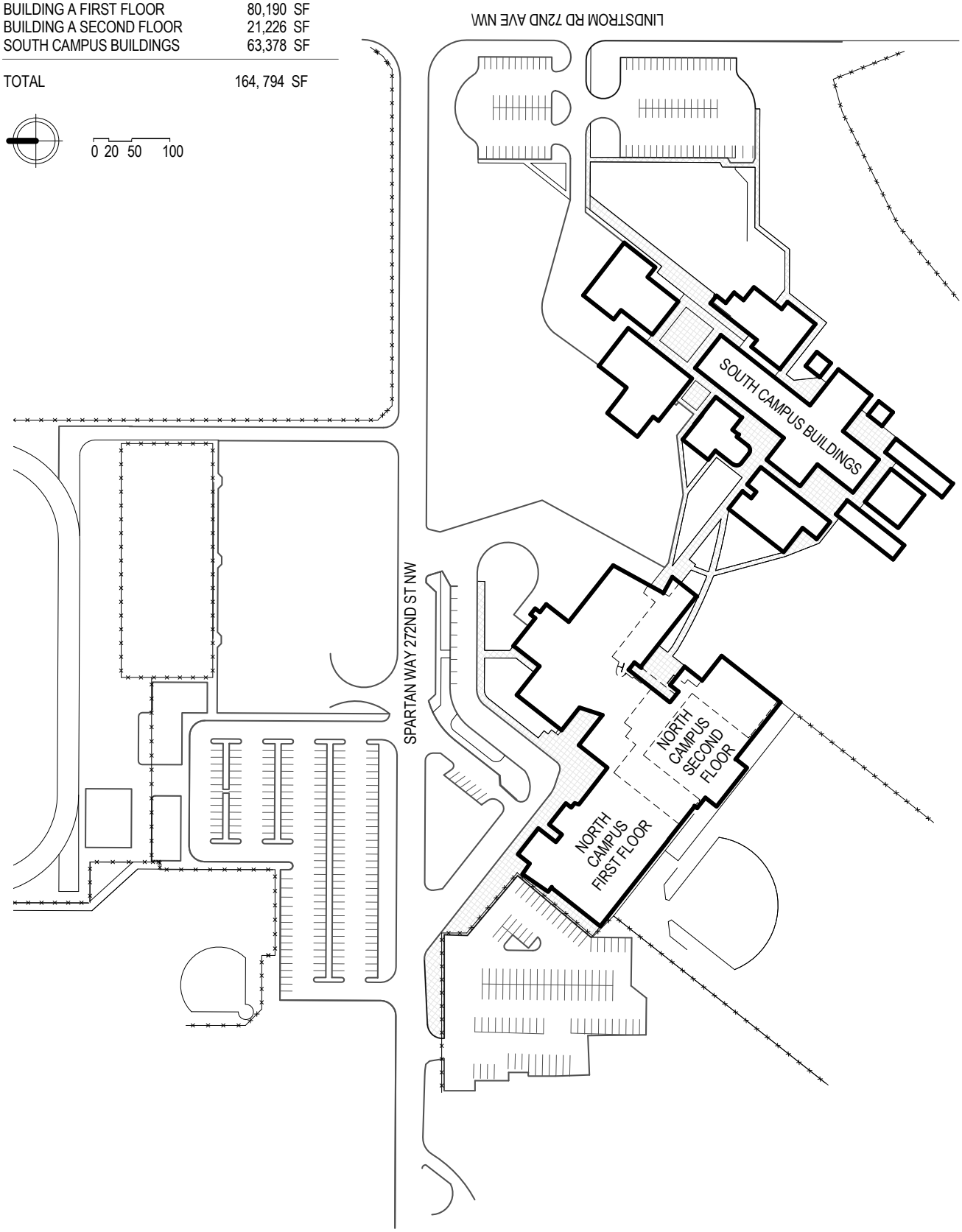
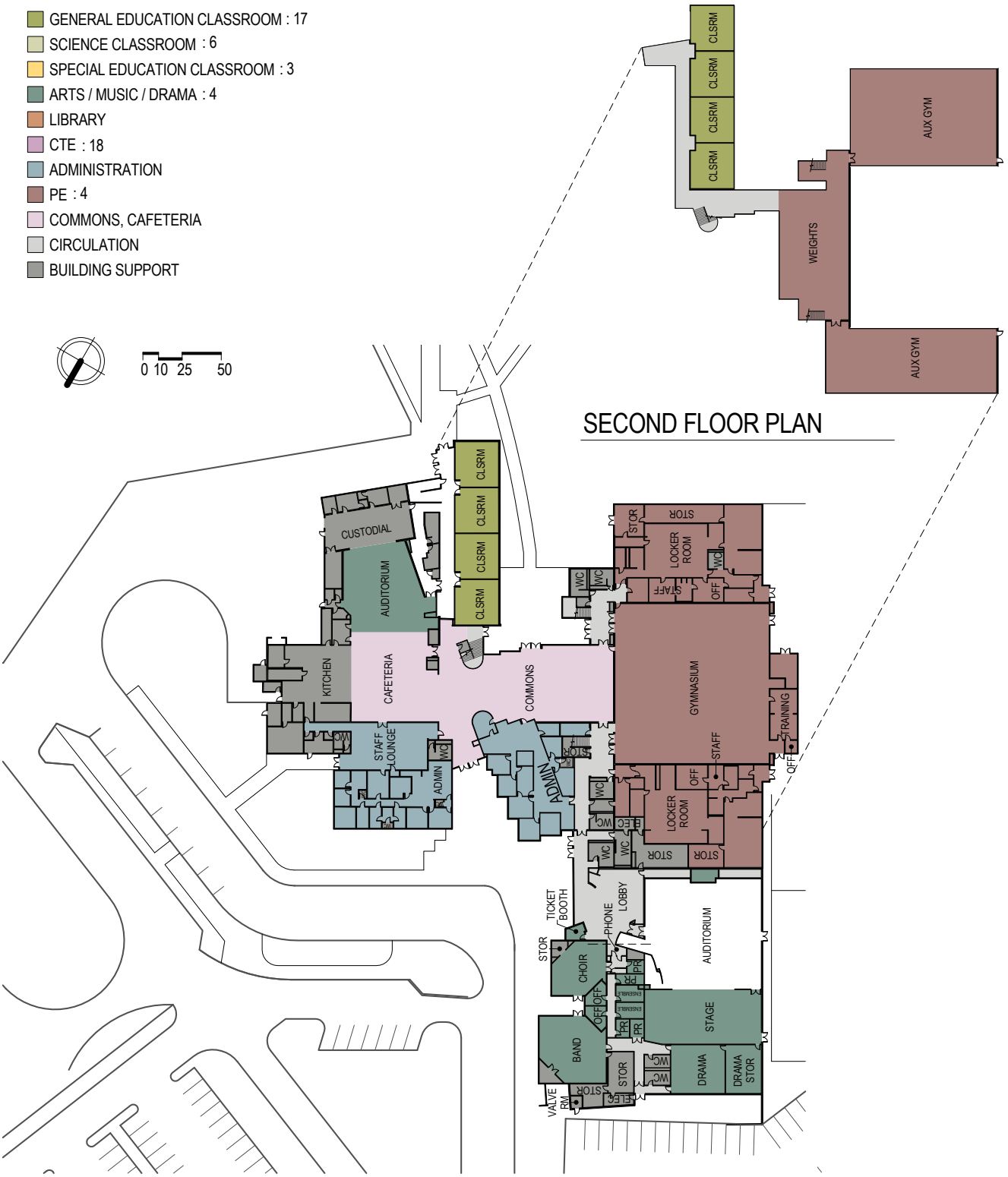
## STANWOOD HIGH SCHOOL

| | |
|---|---|
| BUILDING A FIRST FLOOR | 80,190 SF |
| BUILDING A SECOND FLOOR | 21,226 SF |
| SOUTH CAMPUS BUILDINGS | 63,378 SF |
| TOTAL | 164, 794 SF |



## STANWOOD HIGH SCHOOL

- GENERAL EDUCATION CLASSROOM : 17
- SCIENCE CLASSROOM : 6
- SPECIAL EDUCATION CLASSROOM : 3
- ARTS / MUSIC / DRAMA : 4
- LIBRARY
- CTE : 18
- ADMINISTRATION
- PE : 4
- COMMONS, CAFETERIA
- CIRCULATION
- BUILDING SUPPORT




BUILDING A FLOOR PLAN

## STANWOOD HIGH SCHOOL


SOUTH CAMPUS FLOOR PLAN

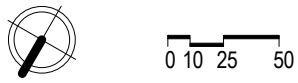
## STANWOOD HIGH SCHOOL

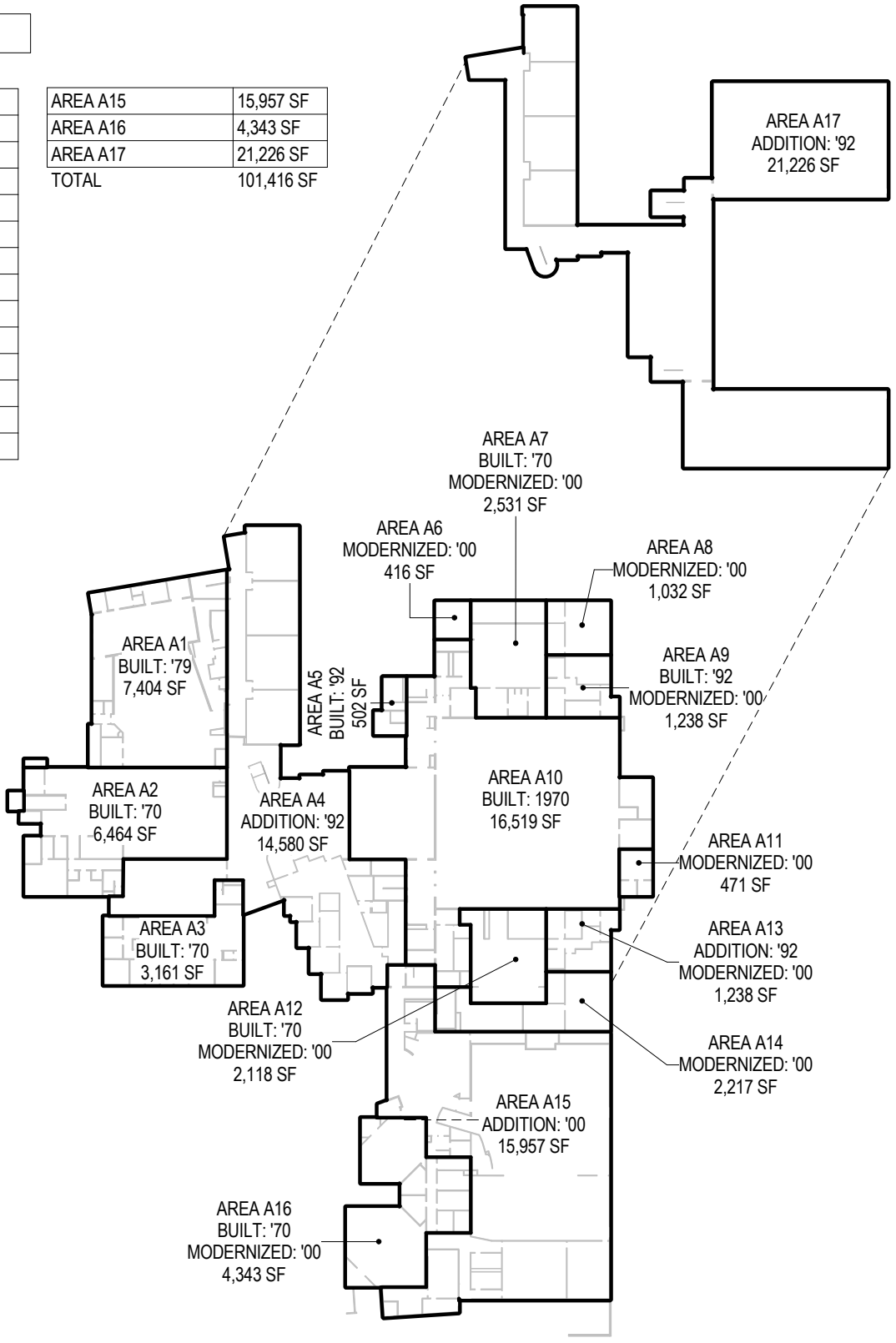
AREA ANALYSIS

BUILDING A

| | |
|---|---|
| AREA A1 | 7,404 SF |
| AREA A2 | 6,464 SF |
| AREA A3 | 3,161 SF |
| AREA A4 | 14,580 SF |
| AREA A5 | 502 SF |
| AREA A6 | 416 SF |
| AREA A7 | 2,531 SF |
| AREA A8 | 1,032 SF |
| AREA A9 | 1,238 SF |
| AREA A10 | 16,519 SF |
| AREA A11 | 471 SF |
| AREA A12 | 2,118 SF |
| AREA A13 | 1,238 SF |
| AREA A14 | 2,217 SF |

| | |
|---|---|
| AREA A15 | 15,957 SF |
| AREA A16 | 4,343 SF |
| AREA A17 | 21,226 SF |
| TOTAL | 101,416 SF |



## STANWOOD HIGH SCHOOL

AREA ANALYSIS

SOUTH CAMPUS

| BUILDING B | |
|---|---|
| AREA B1 | 7,547 SF |
| | 7,547 SF |

| BUILDING C | |
|---|---|
| AREA C1 | 7,797 SF |
| AREA C2 | 1,628 SF |
| | 9,425 SF |

| BUILDING D | |
|---|---|
| AREA D1 | 2,877 SF |
| AREA D2 | 3,625 SF |
| | 6,502 SF |

| BUILDING E | |
|---|---|
| AREA E1 | 532 SF |
| | 532 SF |

| BUILDING F | |
|---|---|
| AREA F1 | 4,954 SF |
| AREA F2 | 15,194 SF |
| | 20,148 SF |

| BUILDING G | |
|---|---|
| AREA G1 | 3,189 SF |
| AREA G2 | 1,195 SF |
| | 4,384 SF |

| BUILDING H | |
|---|---|
| AREA H1 | 558 SF |
| | 558 SF |

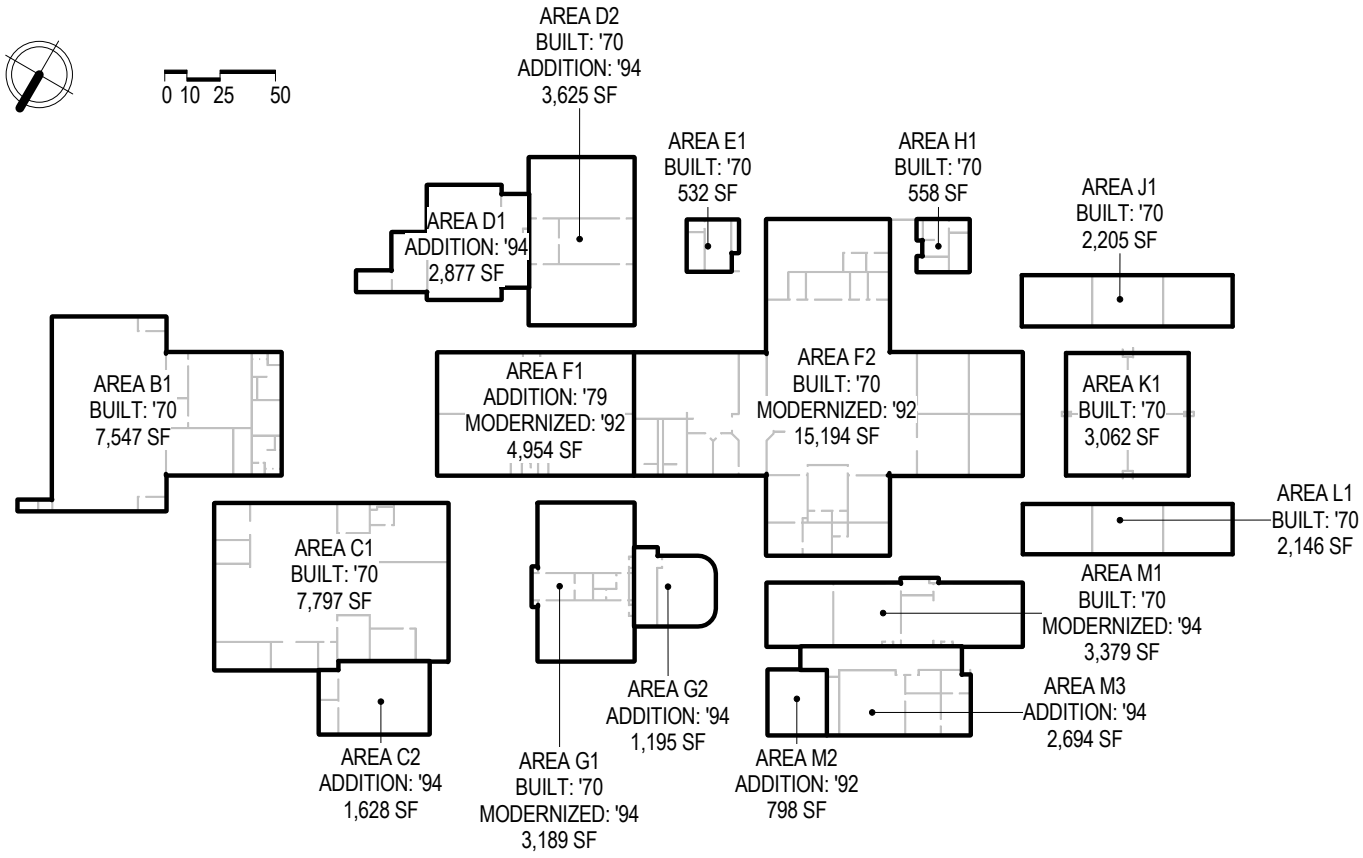
| BUILDING J | |
|---|---|
| AREA J1 | 2,205 SF |
| | 2,205 SF |

| BUILDING K | |
|---|---|
| AREA K1 | 3,062 SF |
| | 3,062 SF |

| BUILDING L | |
|---|---|
| AREA L1 | 2,146 SF |
| | 2,146 SF |

| BUILDING M | |
|---|---|
| AREA M1 | 3,379 SF |
| AREA M2 | 798 SF |
| AREA M3 | 2,694 SF |
| | 6,870 SF |

| TOTAL | 63,378 SF |
|---|---|



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**STANWOOD-CAMANO**
**86.44% Good**

## STANWOOD HIGH SCHOOL - 20

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Electronic Safety and Security** | *Deficiencies:* | Blind Zones | | |
| | *Causes:* | Insufficient Equipment | | |
| | *Comments:* | Deficiency: Cameras view breezeway only, not building interior. | | |
| | Detection and Alarm | D7050 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Wrong Equipment | | |
| | *Comments:* | Deficiency: Fire pull station, only detection | | |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

# Stanwood High School: Church Creek Campus

## Address

7600 272nd Street NW
Stanwood, WA 98292
Snohomish County

## School Capacity: 229

## Site Information

Tax Parcel No.: 32041900403400

Approximate Acreage: 12

## Building Information

Current Sq. Footage: 54,401

Original Construction: 1958

Additions: 1962, 1981, 1996

| Description | Number of Rooms | Students per Room | Capacity | Capacity at 83% |
|---|---|---|---|---|
| **Teaching Stations** | 9 | 29 | 261 | 217 |
| **Special Ed Rooms** | 1 | 15 | 15 | 12 |
| **Total** | **10** | | **276** | **229** |

**See Chapter 3 for explanation of classroom capacity calculations*

## Site Description

Adjacent to the High School, this former elementary school was converted to high school use in 2000. Playfields are flat and poorly drained due to silty soils. Some improvements were made in 2000, such as filling low spots and reseeding the soccer area, creating a new softball field with drains under the infield, and adding three tennis courts at the former playground.

## Building Component Description

**Exterior**
Wood frame walls with either plywood, gyp sheathing and stucco or veneer brick. Walls at the original gymnasium and kitchen are unreinforced cement block. All masonry walls received interior seismic reinforcement in 1996.

**Interior Walls**
Walls are wood frame with lath and plaster, or drywall in newer areas.

**Roof**
Built-up membrane with a mineral cap sheet. New in 1996.

**Stormwater**
No on-site detention, water flows into City storm system under the street and discharges into the detention pond at the High School.

**HVAC**
Two high efficiency, non-condensing natural gas-fired boilers produce heating water. The boilers have been recently replaced and are in good shape. Hot water circulation to cabinet heaters, baseboard heaters, fan coil air handlers, and unit ventilators are by constant volume pumps. Some of the heating water is underground. The unit ventilators have difficulty bringing in the proper amounts of outside air, especially during economizer cooling. Replacement parts are getting difficult to purchase. These units need to be scheduled for replacement. There are gravity dampers for the relief system that are leaking. Some of the grilles and diffusers are damaged. Many of the unit ventilator outside louvers are damaged. Overall, the building is negative pressure which seems to indicate inadequate ventilation airflow. Controls are digital by Barber Coleman Network 8000. Parts are no longer available for this controls system.

**Plumbing**
Water service is a 3-inch copper main. Gas fired hot water boilers heat domestic hot water.

The waste system is cast iron and the vent system is galvanized pipe. The science waste is not plastic. Domestic water is distributed by a mix of copper and galvanized piping system. The plumbing fixtures themselves seem to be in fair shape. There are leaks at the WC flanges and/or wall connections that are getting very difficult to repair.

Some sink fixtures are leaking. There are some ADA deficiencies (turn around space, insulator covers on the hot water supplies, trough type lavatories, and flush valve handles on the wrong side). Domestic hot water is provided by a gas-fired water heater for the main building and an electric water heater for a portion of the building. The water heaters are nearing their serviceable lifespan. The domestic cold water and hydronic system has proper backflow prevention. The kitchen dishwasher does not have a backflow preventor on the cold water supply. Most of the exterior hose bibs are non-functional.

**Fire Protection**
There was no fire sprinklers present.

**Electrical**
The electrical service is 120/208V, 1600A and was updated/ installed in 1995. The panels throughout the building are a mixture of older and newer ('95). Some panels have Surge Protective Devices.

**Lighting**
Lighting consists of a mixture of T8, T12 and compact fluorescent lamps. Metal Halide fixtures are utilized in the Gym. Lighting levels are low in the gym. Several lenses are broken throughout the facility. Occupancy sensors are not installed.

**Emergency Lighting**
Battery pack wall mounted units.

**Intercom/Telephone**
Mitel SX 2000 light remote node. The intercom is aging- it can page classrooms but not receive return pages.

**Data Network**
WIFI is "good enough" in most of the facility. There are several dead spots reported. Cabling is generally CAT 5e.

**Audio Visual**
Generally, consists of desk or cart mounted projectors and document cameras. No general classroom sound systems. The gym has basic speakers.

**Security**
Sonitrol system. There are some CCTV cameras throughout.

**Fire Protection**
Original fire alarm panel by Simplex. It was updated to an addressable EST (located in the boiler room). Heat and smoke detectors are provided throughout, but not with adequate spacing. No fire sprinkling system.

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**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**76.08% Fair**

## STANWOOD HIGH SCHOOL - CHURCH CREEK CAMPUS

### Building Details

| | |
|---|---|
| **PROFILE TYPE** | High School - Single Story |
| **NUMBER OF FLOORS** | 1 |
| **CHARACTERISTICS** | Occupied |
| **COMMENTS** | Survey star rating comment: Has not had heating and ventilation or lighting update since 1996. Some mechanical system components were updated at that time but not the entire system. This is an elementary school that has been modified for secondary use.. North Wing is part of Stanwood HS. NE corner is 3 HS lifeskills classrooms. South wing has 2 Stanwood HS classrooms. South wing former library now District IT (not instr sq ft). South wing gym used as such. South wing has 1 classroom with 12 MS students - Lincoln Academy. Rest of south wing is Lincoln HS, an alt HS. Two south wing classrooms joined and used as commons for Lincoln HS and Lincoln Academy.. Area shown is "placeholder" and needs to be confirmed by current S&S. SCAP-recognized sq ft to exclude area of District IT. |

### Building Inventory

| AREA YEAR BUILT | DISTRICT ASSIGNED AREA | GROSS BUILDING SQ FT | GROSS INSTRUCTIONAL SQ FT | SCAP RECOGNIZED SQ FT | ORIGINAL OCCUPANCY DATE | ORIGINAL BOARD ACCEPTANCE DATE |
|---|---|---|---|---|---|---|
| 1958 | South Wing | 1 | 0 | 0 | | |
| 1958 | Dist IT (orig lib) | 1 | 0 | 0 | | |
| 1958 | North Wing & Connect | 48,978 | 48,978 | 48,978 | | |
| | **Building Totals** | **48,980** | **48,978** | **48,978** | | |

### Building Components

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Foundations** | Standard Foundation | A1010 | | 90.00% Good |
| **Slabs on Grade** | Standard Slabs on Grade | A4010 | | 90.00% Good |

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**STANWOOD-CAMANO**
**76.08% Fair**

## STANWOOD HIGH SCHOOL - CHURCH CREEK CAMPUS

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Water and Gas Mitigation** | Building Subdrainage | A6010 | | 90.00% Good |
| **Superstructure** | Roof Construction | B1020 | | 90.00% Good |
| **Exterior Vertical Enclosures** | Exterior Walls | B2010 | | 90.00% Good |
| | Exterior Windows | B2020 | | 90.00% Good |
| | Exterior Doors and Grilles | B2050 | | 90.00% Good |
| | Exterior Louvers and Vents | B2070 | | 90.00% Good |
| **Exterior Horizontal Enclosures** | Roofing | B3010 | | 90.00% Good |
| | Roof Appurtenances | B3020 | | 90.00% Good |
| | Horizontal Openings | B3060 | | 90.00% Good |
| | Overhead Exterior Enclosures | B3080 | | 90.00% Good |
| **Interior Construction** | Interior Partitions | C1010 | | 90.00% Good |
| | Interior Windows | C1020 | | 90.00% Good |
| | Interior Doors | C1030 | | 90.00% Good |
| | Interior Grilles and Gates | C1040 | | 90.00% Good |
| | Suspended Ceiling Construction | C1070 | | 90.00% Good |
| **Interior Finishes** | Wall Finishes | C2010 | | 90.00% Good |
| | Interior Fabrications | C2020 | | 90.00% Good |
| | Flooring | C2030 | | 62.00% Fair |
| | *Deficiencies:* | Broken or Loose Tiles | | |
| | *Causes:* | Deterioration | | |
| | *Comments:* | Floor tile in the corridors has areas with cracking. | | |
| | Ceiling Finishes | C2050 | | 30.00% Poor |
| | *Deficiencies:* | Surface Appearance | | |

## STANWOOD HIGH SCHOOL - CHURCH CREEK CAMPUS

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Interior Finishes** | *Causes:* | Maintenance | | |
| | *Comments:* | Some ceiling tiles are broken. Some ceiling grids are broken. | | |
| **Plumbing** | Domestic Water Distribution | D2010 | | 62.00% Fair |
| | *Deficiencies:* | Water Leaking | | |
| | *Causes:* | Other | | |
| | *Comments:* | Deficiency: A slow leak in a 2" pipe | | |
| | Sanitary Drainage | D2020 | | 30.00% Poor |
| | *Deficiencies:* | Clogged Drains, Sewer Gas Odors, Water Leakage | | |
| | *Causes:* | Other | | |
| | *Comments:* | Many of the WC fixtures are losing their seal and leaking waste. It is very difficult to repair. There is also sewer smell on occasion that the source cannot be identified. Some fixtures are leaking due to worn seats. Some drains have periodic clogs. | | |
| | Building Support Plumbing Systems | D2030 | | 90.00% Good |
| **HVAC** | Heating Systems | D3020 | | 30.00% Poor |
| | *Deficiencies:* | Excessive Heat Fluctuation, Inoperable Devices, System Inefficient | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | The parts for the unit ventilators are getting hard to obtain. The parts for the controls system are not obtainable (only used parts are available). Heating fluctuations are most likely caused by failing valves or controls. | | |
| | Facility HVAC Distribution Systems | D3050 | | 90.00% Good |

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**Reporting Year 2016-2017**

**STANWOOD-CAMANO**
**76.08% Fair**

## STANWOOD HIGH SCHOOL - CHURCH CREEK CAMPUS

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **HVAC** | Ventilation | D3060 | | 62.00% Fair |
| | *Deficiencies:* | Incomplete Coverage, Stuffy Areas | | |
| | *Causes:* | Blocked Vent Grills, Other | | |
| | *Comments:* | The intakes for the unit ventilators are too small for economizer cooling and may be too small for proper ventilation. Many of the louvers are damaged making the issue worse. | | |
| **Fire Protection** | Fire Protection Specialties | D4030 | | 90.00% Good |
| **Electrical** | Electrical Services and Distribution | D5020 | | 90.00% Good |
| | General Purpose Electrical Power | D5030 | | 62.00% Fair |
| | *Deficiencies:* | Other | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Some panels are past their useful life and have components that are difficult to replace. | | |
| | Lighting | D5040 | | 30.00% Poor |
| | *Deficiencies:* | Uneven or Low light Levels | | |
| | *Causes:* | Mismatched Lights, No Lenses, Other, Physical Damage | | |
| | *Comments:* | Gym has very low light levels. Many fixtures have missing or broken lenses. Many fixtures utilize T-12 lamps. No occupancy sensors. | | |
| **Communications** | Data Communications | D6010 | | 90.00% Good |
| | Voice Communications | D6020 | | 90.00% Good |
| | Audio-Video Communications | D6030 | | 90.00% Good |
| | Distributed Communications and Monitoring | D6060 | | 30.00% Poor |

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**STANWOOD-CAMANO**
**76.08% Fair**

## STANWOOD HIGH SCHOOL - CHURCH CREEK CAMPUS

**Building Components**

| SUB-ASSEMBLY | COMPONENT | COMPONENT CODE | MAINTENANCE PRIORITY | CONDITION RATING |
|---|---|---|---|---|
| **Communications** | *Deficiencies:* | Other, Weak or Intermittent Com | | |
| | *Causes:* | Equipment Obsolescence | | |
| | *Comments:* | Equipment is past its useful life. System cannot receive calls from classrooms. | | |
| **Electronic Safety and Security** | Detection and Alarm | D7050 | | 90.00% Good |
| **Equipment** | Commercial Equipment | E1030 | | 90.00% Good |
| | Institutional Equipment | E1040 | | 90.00% Good |
| | Entertainment and Recreational Equipment | E1070 | | 90.00% Good |
| | Other Equipment | E1090 | | 90.00% Good |
| **Furnishings** | Fixed Furnishings | E2010 | | 90.00% Good |
| | Movable Furnishings | E2050 | | 90.00% Good |

# CHAPTER 2
# Long Range Educational & Facilities Plan

## Long Range Facilities Master Plan

The Stanwood-Camano School District completed a Capital Facilities Plan in 2008. It is a twelve-year growth and facilities master plan. A copy of that plan is included as an Appendix to this report. The Capital Facilities Plan explored the long term capital facility implications of the District's Educational Mission and Vision.

The Capital Facilities Plan projected declining enrollment district wide through at least 2013, then slow growth through 2025. As a result, at the time that the plan was written the District did not anticipate the need for any new construction projects to address growth.

The full timeframe of the Capital Facilities Plan has not yet expired but the District has seen slower growth than was predicted in that study. As a result the District still does not anticipate the need for new construction to address growth or capacity in the next six to ten years.

The Districts primary focus for capital improvements is on the replacement of outdated facilities that no longer serve their educational needs. That issue was not address in the Capital Facilities Plan but was explored in depth during a two year community engagement initiative that began in December of 2014. Through interviews with staff, and evaluations of existing facilities the District identified their greatest facility deficiencies to be at the high school level. That was reaffirmed through a number of community workshops. From that planning effort three major educational projects were identified. They include the following:

## Replacement of Stanwood High School

Stanwood High School was originally built in 1971, with additions occurring in 1980, 1993, 1995, 1996 and 2001. With the exception of the 2001 addition all of the facilities have reached the end of their useful life. The District is finding it more and more difficult to maintain them and keep them operational. None of the buildings adequately serve the District's current curriculum or delivery model, including the most recent addition. Many of the classrooms are too small. There are inadequate facilities for specialized curriculum like Science, CTE, Music and Art. The school is arranged in a sprawling, campus style which makes moving between classes difficult and collaboration between instructors nearly impossible. The school also utilizes outdoor circulation, with more than 80 exterior doors, which presents a student safety concern. Replacing this facility with a more compact, contemporary facility will allow the District to better serve their high school population today and in the future.

## Replacement of Lincoln Hill High School / Lincoln Academy

Lincoln Hill High School and Lincoln Academy are alternative learning programs that serve high school and middle school students. The programs are collocated in the old Church Creek Elementary School. The building was originally built in 1958 and has had additions in 1962, 1981, and 1996. Similar to Stanwood High School this building long ago reached the end of its useful life. Also like Stanwood High School this building does not serve the District's current educational model. There are no facilities for science; there are no areas for collaboration or shared learning; the core facilities were not designed for high school demands; there is no commons area or lunch room; and no curriculum specific spaces for programs such as music, CTE or Art. Replacing this building along with Stanwood High School would allow the District to improve the educational settings for all of their students in grades 9-12.

## Relocate Saratoga Schools

Saratoga School is the Districts Schooling at Home program that serves students grades K-10. It is currently housed in portables on the Stanwood Middle School site. The District would like to collocate this alternative learning program with the Lincoln Hill and Lincoln Academy program so that all of their alternative programs are in one facility.

# CHAPTER 3
# Demographic Data

## Student Enrollment Projections

The Stanwood-Camano School District's January 1, 2017 FTE enrollment was:

- K-5: 1,978 students
- 6-8: 1,035 students
- 9-12: 1,364 students
- Total: 4,377 students

Of those students, the number with disabilities who are assigned to a specially designated, self-contained classroom for at least 100 minutes per school day are:

- Pre-K: 20 students
- K-5: 21 students
- 6-8: 20 students
- 9-12: 41 students
- Total: 102 students

At that load they are slightly over the total capacity of their facilities at K-5 but well under their capacity at 6-8 and 9-12.

The District most recently updated their demographic projections in January of 2017. Those projections show very slow growth through 2030. The majority of growth in that timeframe will be at K-5, with moderate growth in 6-8 and very little growth at 9-12. The projections are included in the table below. The District based their projections on actual and projected births reported by the State Department of Health. The average of the past three years actual births and the average of the past three years percentage of those births that eventually report to school in the District 5 years later were used to predict future enrollment at kindergarten. Future enrollment at grades 1-12 were then calculated using a cohort survival model using a modified three year average.

The District's methodology projects a slightly lower overall population than OSPI's Cohort Survival projections in 2022, which is as far as the OSPI projections currently go. Both tables are included in this report.

## 2030 CAPACITY VS. NEED PROJECTIONS

| GRADE LEVEL | 2016-17 HEADCOUNT | COHORT SURVIVAL COUNT | COHORT SURVIVAL INCREASE | CURRENT CAPACITY | OVER / (UNDER) |
|---|---|---|---|---|---|
| K-5 | 1,978 | 2,435 | 457 | 2,238 | (197) |
| 6-8 | 1,035 | 1,215 | 180 | 945 | (270) |
| 9-12 | 1,364 | 1,440 | 76 | 1,446 | 6 |
| **Total** | **4,377** | **5,090** | **713** | **4,629** | **(461)** |

## Calculating Building Capacity

The current student capacity for each school was calculated using the following assumptions:

**Number of Classrooms**

- At the elementary level students leave their main classroom to go to specialty programs like music and PE. While they are in those programs their classroom is not backfilled with other students. They are either empty or used for a teacher's planning time. Therefore, the specialty spaces are not adding to the capacity of the school and have not been included in the capacity calculation.
- At Middle School and High School students move from room to room each period for all subjects. The specialty program spaces and general classrooms are occupied simultaneously so both add capacity and both have been included in the capacity count.

**Number of Students Per Classroom**

- K-3: 21 students per class
- 4-6: 27 students per class
- 7-8: 28 students per class
- 9-12: 29 students per class
- Special Education rooms at Elementary: 10 students
- Special Education rooms at Middle and High School: 15 students
- Resource Rooms were counted as Special Ed Rooms

**Efficiency**

- The general classrooms at Elementary schools are used for the entire school day so they are considered to be 100% efficient. As noted above the specialty spaces are not included in the capacity calculation.
- At Middle and High School the general classrooms are typically utilized 5 out of 6 periods for student instruction. The one period a classroom is not in use for instruction it is typically being used for teacher planning. Therefore, general classrooms are typically considered to be 83% efficient.
- The specialty spaces at middle and high schools are typically less efficient than general classrooms. Depending on the school size, number of specialty spaces, and diversity of curriculum each of the specialty spaces may not be in demand for as many as 5 periods a day and their class sizes may not always be as large as a general classroom. This is even more the case at the high school level. However, for the purposes of this report the high school capacity was assumed to be 83%.

See Chapter 1 for calculations for each individual school.

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**STANWOOD-CAMANO SCHOOL DIST. 401**
**ENROLLMENT PROJECTION - FTE**
**THREE-YEAR SURVIVAL HISTORY**
**FY 2017-18**

K counted @ 1.0 FTE for all elementary schools (15-16 & 16-17 & 17-18)
Used survival rates in shaded row.
Uses Dec. '16 Actual enrollment

| FISCAL YEAR | GRADE LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | TOTAL | % DIFF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | K | | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | | 9 | | 10 | | 11 | | 12 | | | |
| | | 1.10 | | 1.06 | | 1.04 | | 1.05 | | 1.03 | | 1.05 | | 1.02 | | 1.02 | | 1.20 | | 0.93 | | 0.90 | | 0.78 | | | | |
| 2000-01 | 154.43 | | 369.78 | | 394.34 | | 413.62 | | 434.84 | | 422.21 | | 431.52 | | 423.70 | | 411.56 | | 526.49 | | 448.76 | | 402.36 | | 268.85 | | 5102.46 | 2.23% |
| | | 1.11 | | 1.06 | | 1.04 | | 1.03 | | 1.03 | | 1.03 | | 1.03 | | 1.05 | | 1.12 | | 0.90 | | 0.92 | | 0.83 | | | | |
| 2001-02 | 159.44 | | 342.80 | | 390.71 | | 409.06 | | 427.81 | | 449.01 | | 433.59 | | 445.82 | | 445.58 | | 462.98 | | 471.78 | | 413.89 | | 333.85 | | 5186.32 | 1.64% |
| | | 1.12 | | 1.05 | | 1.05 | | 1.01 | | 1.06 | | 1.04 | | 1.03 | | 1.01 | | 1.19 | | 0.90 | | 0.92 | | 0.86 | | | | |
| 2002-03 | 165.24 | | 358.17 | | 358.52 | | 409.13 | | 414.78 | | 452.41 | | 465.09 | | 447.90 | | 451.70 | | 528.64 | | 414.78 | | 434.98 | | 356.68 | | 5258.02 | 1.38% |
| | | 1.05 | | 1.04 | | 1.00 | | 1.00 | | 1.01 | | 1.00 | | 1.02 | | 0.98 | | 1.10 | | 0.93 | | 0.89 | | 0.84 | | | | |
| 2003-04 | 159.72 | | 345.39 | | 371.68 | | 357.29 | | 410.21 | | 420.33 | | 454.19 | | 475.28 | | 439.84 | | 497.07 | | 492.65 | | 368.80 | | 364.56 | | 5157.01 | -1.92% |
| | | 1.03 | | 1.05 | | 1.00 | | 1.04 | | 1.01 | | 1.04 | | 1.07 | | 1.02 | | 1.08 | | 0.98 | | 0.85 | | 0.99 | | | | |
| 2004-05 | 169.33 | | 328.59 | | 361.44 | | 372.72 | | 369.80 | | 414.77 | | 435.44 | | 485.57 | | 486.74 | | 476.44 | | 486.87 | | 420.36 | | 363.47 | | 5171.54 | 0.28% |
| | | 1.11 | | 1.05 | | 1.03 | | 1.06 | | 1.03 | | 1.02 | | 1.02 | | 1.00 | | 1.04 | | 0.98 | | 0.93 | | 0.95 | | | | |
| 2005-06 | 163.00 | | 377.26 | | 344.67 | | 372.56 | | 394.51 | | 381.67 | | 424.89 | | 444.97 | | 487.44 | | 504.27 | | 468.04 | | 452.37 | | 397.57 | | 5213.22 | 0.81% |
| | | 1.02 | | 1.02 | | 1.05 | | 1.00 | | 1.00 | | 0.97 | | 0.99 | | 1.02 | | 1.02 | | 0.99 | | 0.91 | | 0.95 | | | | |
| 2006-07 | 173.21 | | 333.63 | | 384.91 | | 361.98 | | 374.23 | | 394.56 | | 370.70 | | 418.96 | | 453.70 | | 496.09 | | 499.17 | | 423.68 | | 429.68 | | 5114.50 | -1.89% |
| | | 1.06 | | 1.04 | | 1.03 | | 1.04 | | 1.08 | | 1.02 | | 1.02 | | 1.05 | | 1.04 | | 0.98 | | 0.94 | | 0.94 | | | | |
| 2007-08 | 159.86 | | 365.51 | | 346.28 | | 394.82 | | 375.19 | | 404.00 | | 402.90 | | 377.84 | | 439.94 | | 473.24 | | 485.32 | | 467.99 | | 396.66 | | 5089.55 | -0.49% |
| | | 1.06 | | 0.97 | | 1.04 | | 1.03 | | 1.02 | | 1.01 | | 1.02 | | 1.01 | | 1.03 | | 0.98 | | 0.88 | | 0.98 | | | | |
| 2008-09 | 164.84 | | 339.64 | | 356.00 | | 360.86 | | 405.89 | | 381.21 | | 406.89 | | 409.82 | | 382.83 | | 451.22 | | 461.84 | | 429.11 | | 459.80 | | 5009.95 | -1.56% |
| | | 1.02 | | 0.96 | | 1.03 | | 0.98 | | 1.01 | | 1.02 | | 1.00 | | 1.01 | | 1.07 | | 1.01 | | 0.85 | | 1.03 | | | | |
| 2009-10 | 152.82 | | 335.13 | | 324.49 | | 366.02 | | 353.99 | | 409.56 | | 390.09 | | 408.15 | | 413.72 | | 408.90 | | 457.39 | | 392.09 | | 441.69 | | 4854.04 | -3.11% |
| | | 1.02 | | 1.00 | | 1.00 | | 1.01 | | 0.99 | | 0.97 | | 0.99 | | 1.00 | | 1.00 | | 0.99 | | 0.87 | | 1.02 | | | | |
| 2010-11 | 155.44 | | 311.13 | | 334.86 | | 324.32 | | 371.47 | | 349.36 | | 398.15 | | 386.86 | | 406.90 | | 415.65 | | 405.31 | | 396.25 | | 399.28 | | 4654.98 | -4.10% |
| | | 1.05 | | 1.03 | | 1.05 | | 1.00 | | 0.99 | | 1.01 | | 1.00 | | 1.03 | | 1.00 | | 0.99 | | 0.87 | | 1.05 | | | | |
| 2011-12 | 137.73 | | 327.02 | | 320.14 | | 353.10 | | 325.56 | | 366.91 | | 352.43 | | 397.85 | | 397.58 | | 406.42 | | 411.94 | | 352.74 | | 414.60 | | 4564.02 | -1.95% |
| | | 1.09 | | 0.98 | | 0.98 | | 0.98 | | 1.02 | | 0.99 | | 1.01 | | 1.01 | | 0.98 | | 0.96 | | 0.84 | | 1.01 | | | | |
| 2012-13 | 133.83 | | 300.73 | | 320.66 | | 312.52 | | 346.20 | | 331.13 | | 363.10 | | 355.80 | | 401.68 | | 388.18 | | 388.78 | | 346.42 | | 354.90 | | 4343.93 | -4.82% |
| | | 1.04 | | 0.97 | | 1.00 | | 1.00 | | 0.98 | | 1.04 | | 1.01 | | 1.00 | | 0.99 | | 0.96 | | 0.80 | | 1.03 | | | | |
| 2013-14 | 153.57 | | 279.28 | | 292.10 | | 319.78 | | 312.50 | | 340.21 | | 343.48 | | 366.36 | | 357.50 | | 398.92 | | 371.34 | | 312.82 | | 356.23 | | 4204.09 | -3.22% |
| | | 1.07 | | 1.03 | | 1.01 | | 1.01 | | 1.00 | | 1.03 | | 0.98 | | 1.03 | | 1.01 | | 1.02 | | 0.85 | | 0.97 | | | | |
| 2014-15 | 140.35 | | 327.78 | | 288.06 | | 296.46 | | 323.57 | | 312.78 | | 350.12 | | 337.99 | | 376.24 | | 362.45 | | 406.18 | | 316.61 | | 303.10 | | 4141.69 | -1.48% |
| | | 1.04 | | 1.02 | | 1.08 | | 1.05 | | 1.05 | | 1.02 | | 1.01 | | 1.01 | | 0.98 | | 1.00 | | 0.87 | | 0.98 | | | | |
| 2015-16 | 304.50 | | 291.16 | | 335.79 | | 312.26 | | 311.11 | | 339.95 | | 318.06 | | 354.80 | | 340.84 | | 367.44 | | 361.72 | | 352.31 | | 309.63 | | 4299.57 | 3.81% |
| | | 1.04 | | 1.05 | | 1.07 | | 1.06 | | 1.07 | | 1.02 | | 1.01 | | 1.04 | | 1.03 | | 1.00 | | 0.85 | | 0.96 | | | | |
| 2016-17 | 331.52 | | 316.79 | | 305.52 | | 358.70 | | 331.45 | | 334.03 | | 345.75 | | 321.40 | | 367.97 | | 350.11 | | 366.88 | | 307.20 | | 339.51 | | 4376.83 | 1.80% |
| Dec. '16. Act. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Survival Rate Used** | | 1.04 | | 1.03 | | 1.05 | | 1.04 | | 1.03 | | 1.02 | | 1.00 | | 1.02 | | 1.00 | | 1.00 | | 0.85 | | 0.97 | | | 1.0042 | |
| **3 Yr. Ave.** | | 1.05 | | 1.04 | | 1.06 | | 1.04 | | 1.04 | | 1.02 | | 1.00 | | 1.02 | | 1.01 | | 1.00 | | 0.86 | | 0.97 | | | 1.0089 | 1.37% |
| 2017-18 | 325 | | 345 | | 326 | | 321 | | 373 | | 341 | | 341 | | 346 | | 328 | | 368 | | 350 | | 312 | | 298 | | 4,374 | -0.08% |
| 2018-19 | 300 | | 338 | | 355 | | 343 | | 334 | | 384 | | 348 | | 341 | | 353 | | 328 | | 368 | | 298 | | 302 | | 4,391 | 0.40% |
| 2019-20 | 310 | | 312 | | 348 | | 373 | | 356 | | 344 | | 392 | | 348 | | 348 | | 353 | | 328 | | 313 | | 289 | | 4,413 | 0.49% |
| 2020-21 | 316 | | 322 | | 321 | | 366 | | 388 | | 367 | | 351 | | 392 | | 355 | | 348 | | 353 | | 279 | | 303 | | 4,460 | 1.07% |
| 2021-22 | 319 | | 329 | | 332 | | 337 | | 380 | | 399 | | 374 | | 351 | | 400 | | 355 | | 348 | | 300 | | 270 | | 4,494 | 0.77% |
| 2022-23 | 327 | | 332 | | 338 | | 349 | | 351 | | 392 | | 407 | | 374 | | 358 | | 400 | | 355 | | 295 | | 291 | | 4,569 | 1.66% |
| 2023-24 | 336 | | 340 | | 342 | | 355 | | 363 | | 361 | | 399 | | 407 | | 382 | | 358 | | 400 | | 302 | | 287 | | 4,632 | 1.38% |
| 2024-25 | 345 | | 349 | | 350 | | 359 | | 370 | | 374 | | 369 | | 399 | | 416 | | 382 | | 358 | | 340 | | 293 | | 4,702 | 1.53% |
| 2025-26 | 355 | | 359 | | 360 | | 368 | | 373 | | 381 | | 381 | | 369 | | 407 | | 416 | | 382 | | 304 | | 330 | | 4,783 | 1.72% |
| 2026-27 | 364 | | 369 | | 370 | | 378 | | 383 | | 384 | | 388 | | 381 | | 376 | | 407 | | 416 | | 325 | | 295 | | 4,835 | 1.08% |
| 2027-28 | 374 | | 379 | | 380 | | 388 | | 393 | | 394 | | 392 | | 388 | | 389 | | 376 | | 407 | | 353 | | 315 | | 4,928 | 1.93% |
| 2028-29 | 384 | | 389 | | 390 | | 399 | | 404 | | 405 | | 402 | | 392 | | 396 | | 389 | | 376 | | 346 | | 343 | | 5,014 | 1.74% |
| 2029-30 | 395 | | 399 | | 401 | | 409 | | 415 | | 416 | | 413 | | 402 | | 400 | | 396 | | 389 | | 320 | | 336 | | 5,090 | 1.52% |
| 2030-31 | 406 | | 411 | | 411 | | 421 | | 426 | | 428 | | 424 | | 413 | | 410 | | 400 | | 396 | | 330 | | 310 | | 5,185 | 1.87% |

3/24/2017 Cohort 2017-18 Final.xlsx

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

**Snohomish/Stanwood-Camano(31401)**

| | --- ACTUAL ENROLLMENTS ON OCTOBER 1st --- | | | | | | AVERAGE % | --- PROJECTED ENROLLMENTS --- | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Grade** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **SURVIVAL** | **2017** | **2018** | **2019** | **2020** | **2021** | **2022** |
| **Kindergarten** | 276 | 270 | 299 | 285 | 300 | 320 | | 321 | 330 | 338 | 347 | 355 | 364 |
| **Grade 1** | 324 | 297 | 272 | 332 | 289 | 316 | 105.22% | 337 | 338 | 347 | 356 | 365 | 374 |
| **Grade 2** | 319 | 322 | 287 | 290 | 334 | 303 | 101.61% | 321 | 342 | 343 | 353 | 362 | 371 |
| **Grade 3** | 360 | 309 | 319 | 297 | 305 | 356 | 102.23% | 310 | 328 | 350 | 351 | 361 | 370 |
| **Grade 4** | 325 | 350 | 306 | 326 | 305 | 323 | 101.40% | 361 | 314 | 333 | 355 | 356 | 366 |
| **Grade 5** | 369 | 334 | 342 | 318 | 339 | 329 | 103.24% | 333 | 373 | 324 | 344 | 367 | 368 |
| **Grade 6** | 353 | 364 | 345 | 355 | 317 | 344 | 101.37% | 334 | 338 | 378 | 328 | 349 | 372 |
| **K-6 Sub-Total** | 2,326 | 2,246 | 2,170 | 2,203 | 2,189 | 2,291 | | 2,317 | 2,363 | 2,413 | 2,434 | 2,515 | 2,585 |
| **Grade 7** | 399 | 360 | 362 | 338 | 357 | 321 | 100.24% | 345 | 335 | 339 | 379 | 329 | 350 |
| **Grade 8** | 396 | 405 | 358 | 380 | 348 | 372 | 102.61% | 329 | 354 | 344 | 348 | 389 | 338 |
| **7-8 Sub-Total** | 795 | 765 | 720 | 718 | 705 | 693 | | 674 | 689 | 683 | 727 | 718 | 688 |
| **Grade 9** | 411 | 395 | 396 | 368 | 368 | 359 | 100.06% | 372 | 329 | 354 | 344 | 348 | 389 |
| **Grade 10** | 419 | 398 | 374 | 410 | 367 | 369 | 99.00% | 355 | 368 | 326 | 350 | 341 | 345 |
| **Grade 11** | 375 | 380 | 350 | 342 | 376 | 333 | 90.49% | 334 | 321 | 333 | 295 | 317 | 309 |
| **Grade 12** | 458 | 405 | 404 | 349 | 355 | 379 | 103.72% | 345 | 346 | 333 | 345 | 306 | 329 |
| **9-12 Sub-Total** | 1,663 | 1,578 | 1,524 | 1,469 | 1,466 | 1,440 | | 1,406 | 1,364 | 1,346 | 1,334 | 1,312 | 1,372 |
| **DISTRICT K-12 TOTAL** | 4,784 | 4,589 | 4,414 | 4,390 | 4,360 | 4,424 | | 4,397 | 4,416 | 4,442 | 4,495 | 4,545 | 4,645 |

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

OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION
School Facilities and Organization
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200
(360) 725-6265 TTY (360) 664-3631

| ESD | CO | DIST |
|---|---|---|
| 189 | | 31401 |

# ENROLLMENT COUNT
# 2016–17

School District Stanwood-Camano

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT
Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

| Grade | October Enrollment per above definition |
|---|---|
| Pre-Kindergarten | 20 |
| Kindergarten | 2 |
| 1 | 6 |
| 2 | 2 |
| 3 | 4 |
| 4 | 4 |
| 5 | 3 |
| 6 | 7 |
| 7 | 5 |
| 8 | 8 |
| 9 | 10 |
| 10 | 9 |
| 11 | 7 |
| 12 | 15 |
| Total | 102 |

SIGNATURE OF SUPERINTENDENT/DESIGNEE DATE

Return to: School Facilities and Organization
Office of Superintendent of Public Instruction
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200

Fax Number: (360) 586-3946

# CHAPTER 4
# Capital Funding Assessment

As a part of the state funding process, the District must demonstrate its capacity to fund anticipated future projects. Toward that end the District's Debt Capacity Analysis is as follows:

## Voted Debt Capacity

| | |
|---|---|
| 2016 Bond Assessed Value | $5,165,597,000 |
| Statutory Capacity Rate | 5.000% |
| Total Statutory Capacity | $258,279,850 |
| Less: Outstanding Voted Debt | ($147,500,000) |
| *(All outstanding voted debt is in authorized but not yet issued bonds)* | |
| Plus: Debt Service Fund Balance | $0 |
| **Remaining Capacity** | **$110,779,850** |
| | 42.89% |

## Non -Voted Debt Capacity*

| | |
|---|---|
| 2016 Bond Assessed Value | $5,165,597,000 |
| Statutory Capacity Rate | 2.5% |
| Total Statutory Capacity | $129,139,925 |
| Less: Outstanding Non-Voted Debt | $174,965 |
| **Remaining Capacity** | **$128,964,960** |
| | 99.8% |

## Anticipated Projects to Be Funded Via Bond Indebtedness

As indicated in Chapter 7, Stanwood-Camano School District is planning four major projects to be funded through a voter approved capital bond. Those projects and their estimated costs are as follows:

| | |
|---|---|
| Replacement of Stanwood High School: | $96.4 million |
| Replacement of Lincoln Hill High School: | $14.9 million |
| Relocation of Saratoga School: | (included in Lincoln Hill) |
| Replacement of District Maintenance Center: | $2.3 million |
| **Total** | $113.6 million |

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# CHAPTER 5
## School Housing Emergency

There is currently no school housing emergency in the Stanwood-Camano School District.

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# CHAPTER 6
## Racial Balance

The Stanwood-Camano School District building program will not aggravate the racial balance nor create a racial imbalance within the District.

The current total percentage of ethnic enrollment of the School District is:

- 0.93% American Indian or Alaska Native,
- 1.19% Asian,
- 0.80% Black or African American,
- 9.21% Hispanic or Latino,
- 82.47% Caucasian or White and
- 0.39% Hawaiian or Pacific Islander,
- 5.01% Multiracial.

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# CHAPTER 7
## Type and Extent of New Facilities and/or Additions to Existing Facilities

The Stanwood-Camano School District, as part of this Study and Survey update and the 2008-13 Capital Facilities Plan, has evaluated all of its school facilities with regard to the physical condition of its structures and their ability to meet the current and anticipated educational needs of the District's students. Four projects that involve new facilities or additions were identified as necessary to allow the District to continue to meet its projected educational needs. They include:

- Replacement of Stanwood High School
- Replacement of Lincoln Hill High School (currently housed in Church Creek Elementary School).
- Relocation of Saratoga School to collocate that program with the District's other alternative learning programs
- Replacement of the District's central Maintenance Support facility.

All four projects are located on the site of the current high school. All but Saratoga currently exist on that site. The projects will need to be phased in some manner to allow school operations to continue through the construction of the new facilities. The specific phasing approach has not yet been determined.

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# CHAPTER 8
# Cost Benefit Analysis - Need to Modernize and/or Replace School Facilities

As discussed in Chapter 7, the Stanwood School District has identified four major projects that are necessary to allow the District to continue to meet its educational needs. They include:

- Replacement of Stanwood High School
- Replacement of Lincoln Hill High School (currently housed in Church Creek Elementary School).
- Relocation of Saratoga School to collocate that program with the District's other alternative learning programs
- Replacement of the District's central Maintenance Support facility.

## Stanwood High School

Stanwood High School was originally built in 1971. It has had additions in 1980, 1993, 1995, 1996 and 2001. The original portions of the school do not meet current code in terms of life safety, seismic, energy use, or accessibility. The additions meet those codes in varying degrees, with the older sections being further from compliance than the new sections. The entire facility could be brought into compliance through a major renovation but for every section other than the 2001 addition it would require a replacement of every major system, an upgrade of the structural frame (including a new roof diaphragm), and the reconfiguration of hallways, toilet rooms, and other building elements for accessibility. Based on the condition of the current systems those upgrades are projected to cost 65-80% of new construction.

However, even with those improvements the facility would not serve the District's current educational model. Primary limitations include: Classrooms that are undersized; inadequate science facilities for a STEM curriculum; and no opportunities for collaboration or shared learning. The current core facilities (food service, gym, library, music, etc.) are undersized relative to the size of the student population.

Of greater concern is the fact that the school has outdoor circulation and a large majority of the classrooms open directly to outside of the building, which makes the facility very difficult to secure in a lockdown situation. That situation is further exacerbated by the sprawling campus configuration of the school. Remedying these deficiencies through a remodel would be more significantly costly than constructing new, particularly when phasing and temporary facilities to keep the school operating through a remodel are taken into account.

For these reasons constructing a new facility is the most cost effective approach for this project.

## Lincoln Hill

Lincoln Hill is an alternative learning program for high school students. It is currently housed Church Creek, a building that was originally designed as an elementary school. The building was originally built in 1958 and has had additions in 1962, 1981, and 1996. Like Stanwood High this building does not meet any of the current building codes. Bringing this facility into code compliance would require the same level of renovation that is noted above for Stanwood, with the same relative cost when compared to new construction.

Also like Stanwood High, the facilities in Church Creek are not adequate for a high school curriculum. There are no facilities for science; there are no areas for collaboration or shared learning; the core facilities were not designed for high school demands; there is no commons area or lunch room; and no curriculum specific spaces for programs such as music, CTE or Art.

For these reasons constructing a new facility is the most cost effective approach for this project.

## Saratoga School

Saratoga School is the Districts Schooling at Home program that serves students grades K-10. It is currently housed in portables on the Stanwood Middle School site. The District would like to collocate this alternative learning program with the Lincoln Hill program so that all of their alternative programs are in one facility. There is no capacity in the existing facilities for this program so collocating it will require new construction.

## District Maintenance Center

The District's Maintenance Department is currently housed in an old metal building, located in the center of the Stanwood High School site, which was originally constructed to house the Transportation Department. The building is in very poor shape having long ago outlived it's useful life. It would be technically feasible to remodel this building to meet current codes. However to meet the District's current needs the building would have to expanded and its current location and configuration do not lend themselves well to expansion.

More importantly the building is located right at the main entry to the high school site and between the main high school building and the grandstand. The District would like to get that incompatible use out of the heart of their high school campus and relocate it to a far edge. That objective would preclude the option of renovation.

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# CHAPTER 9
# Deferred Maintenance

The Stanwood-Camano School District has a facility maintenance program that has resulted in well maintained buildings and grounds.

There are no proposed projects, nor portions of a project, identified in this Study and Survey that are caused by or impacted by deferred maintenance. Facility reviews indicated that all deficiencies noted were the result of age and normal wear.

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# CHAPTER 10
## Timeline for Project Completion

A capital facilities bond was approved by the Stanwood-Camano voters in February of 2017. That bond is intended to cover the planning and construction of the four projects listed in Chapter 7. Because they share one site and their phasing will be intertwined the District in currently anticipating that all four projects will be developed simultaneously. The anticipated timeline for the projects is as follows:

| | |
|---|---|
| **Programming:** | February 2017 – March, 2017 |
| **Design / Permitting:** | April 2017 – October 2018 |
| **Bidding:** | November 2018 – December 2018 |
| **Construction:** | January 2019 – March 2021, with phased completion of portions of the work over that timeframe |

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# CHAPTER 11
## Neighboring School District Facilities

The Stanwood-Camano School District has polled neighboring school districts regarding their inventory of unused or underutilized school facilities that are accessible and may be available to Stanwood-Camano to meet their facilities needs. All four of the neighboring districts (Arlington, Marysville, Lakewood, and Conway) have indicated that no such facilities are available. Letters certifying the lack of availability of qualifying facilities are attached.

A copy of the signed board resolution is attached.

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Stanwood Camano School District

**26920 Pioneer Highway Φ Stanwood, WA 98292 Φ 360-629-1200 Φ Fax 360-629-1242**
**www.stanwood.wednet.edu**

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: February 22, 2017

To: Dr. Chrys Sweeting, Superintendent
Arlington Public Schools

From: Mr. Gary Platt, Executive Director of Business Services
Stanwood-Camano School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Stanwood-Camano School District is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**
A replacement for a 1,200 student high school and a replacement for a 120 student alternative high school.

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

**Please check: Yes_____ No** X If YES, please complete section 3. If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

School Facility Name: _____

Type: _____

Street Address: _____

General condition of the facility: _____

Does the facility meet reasonable health & safety codes: _____

Does the facility meet ADA requirements: _____

Does the facility include sufficient parking and bus access: _____

Does the facility have playfields adjacent to it: _____

Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time: _____

4. **Person completing this form:**

Title: Executive Director of Operations Date: 3/8/2017

Stanwood Camano School District

26920 Pioneer Highway Φ Stanwood, WA 98292 Φ 360-629-1200 Φ Fax 360-629-1242
www.stanwood.wednet.edu

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: February 22, 2017

To: Dr. Chris Pearson, Ed.D, Superintendent
Conway School District

From: Mr. Gary Platt, Executive Director of Business Services
Stanwood-Camano School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Stanwood-Camano School District is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**
A replacement for a 1,200 student high school and a replacement for a 120 student alternative high school.

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

**Please check: Yes_____ No** X If YES, please complete section 3. If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

School Facility Name: _____

Type: _____

Street Address: _____

General condition of the facility: _____

Does the facility meet reasonable health & safety codes: _____

Does the facility meet ADA requirements: _____

Does the facility include sufficient parking and bus access: _____

Does the facility have playfields adjacent to it: _____

Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time: _____

4. **Person completing this form:** Chris Pearson

Title: Superintendent Date: 2/27/17

Stanwood Camano School District

**26920 Pioneer Highway Φ Stanwood, WA 98292 Φ 360-629-1200 Φ Fax 360-629-1242**
**www.stanwood.wednet.edu**

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: February 22, 2017

To: Dr. Michael P. Mack, PhD, Superintendent
Lakewood School District

From: Mr. Gary Platt, Executive Director of Business Services
Stanwood-Camano School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Stanwood-Camano School District is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**
A replacement for a 1,200 student high school and a replacement for a 120 student alternative high school.

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

**Please check:** **Yes**_____ **No** X If YES, please complete section 3. If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

School Facility Name: _____

Type: _____

Street Address: _____

General condition of the facility: _____

Does the facility meet reasonable health & safety codes: _____

Does the facility meet ADA requirements: _____

Does the facility include sufficient parking and bus access: _____

Does the facility have playfields adjacent to it: _____

Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time: _____

4. **Person completing this form:**

Title: Della A. Rowe - Director Date: 3/8/17

Stanwood Camano School District

**26920 Pioneer Highway Φ Stanwood, WA 98292 Φ 360-629-1200 Φ Fax 360-629-1242**
**www.stanwood.wednet.edu**

REQUEST FOR INFORMATION FROM ADJACENT SCHOOL DISTRICTS
REGARDING AVAILABLE AND SUITABLE FACILITIES

Date: February 22, 2017

To: Dr. Becky Berg, Superintendent
Marysville School District

From: Mr. Gary Platt, Executive Director of Business Services
Stanwood-Camano School District

RE: Survey to determine if your school district has available and suitable school facilities for lease by our school district

Stanwood-Camano School District is completing a Study and Survey to develop a long range plan for providing adequate school facilities for our district. State Board of Education WAC 180-25, Sections 060 through 090, requires that we survey districts sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be leased by our school district. Please take a moment to complete and return the following information to me so I can move forward on this.

1. **Our school district needs the following type(s) of facilities:**
A replacement for a 1,200 student high school and a replacement for a 120 student alternative high school.

2. **Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within the next (5) years?**

**Please check: Yes_____ No** ✓ If YES, please complete section 3. If NO, please continue to section 4.

3. **School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the next (5) years.**

School Facility Name: _____

Type: _____

Street Address: _____

General condition of the facility: _____

Does the facility meet reasonable health & safety codes: _____

Does the facility meet ADA requirements: _____

Does the facility include sufficient parking and bus access: _____

Does the facility have playfields adjacent to it: _____

Assuming that we could negotiate a satisfactory lease, would your district be willing to lease the facility to our district for an extended period of time: _____

4. **Person completing this form:** Mike A. Schultz

Title: Exec. Dir. of Finance & Operations Date: 3-1-2017

# STANWOOD-CAMANO SCHOOL DISTRICT NO. 401

## SURVEY OF SPACE AVAILABILITY IN CONTIGUOUS DISTRICTS

## RESOLUTION NO. 2016/2017-003

**WHEREAS,** WAC 392-341-080(2) requires a documented survey of contiguous districts to identify existence and location of any available suitable school plant facilities meeting the district's needs, and which are currently vacant or are scheduled to be vacant within six years; and

**WHEREAS,** the Stanwood-Camano School District has surveyed Marysville, Conway, Arlington, and Lakewood School Districts; and

**WHEREAS,** those contiguous districts have formally advised that no suitable space is either available or scheduled to become available within six years.

**NOW THEREFORE, BE IT RESOLVED** that the Stanwood-Camano School District Board of Directors does hereby certify the aforementioned findings to the Office of Superintendent of Public Instruction.

**APPROVED** by the Board of Directors of Stanwood-Camano School District No. 401, Snohomish County, Washington, during the regular meeting dated this 18th day of April 2017.

_____
President

_____
Vice President

_____
Director

_____
Director

_____
Director

Attest:

_____
Secretary to the Board

# CHAPTER 12
## Need for Changes in Attendance Areas or District Boundaries

Using current definitions by the Office of the Superintendent of Public Instruction, the Stanwood-Camano School District does not currently have a need to consolidate with any adjacent school districts.

Changes in attendance areas or district boundaries within or among neighboring districts will not result in adequate available space to house school children. All adjacent school districts have been polled and confirmed that they do not have space to meet the needs of Stanwood-Camano students. Therefore, it is not feasible to adjust attendance areas or district boundaries to solve the facility needs of the Stanwood-Camano School District.

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Stanwood Camano School District

# STANWOOD - CAMANO SCHOOL DISTRICT

## APPENDIX

CAPITAL FACILITIES PLAN (2008-2013)

McGRANAHAN architects

# STANWOOD-CAMANO SCHOOL DISTRICT NO. 401

# CAPITAL FACILITIES PLAN

**(2008-2013)**

**Prepared for:**

**Snohomish County**
**Planning Department**

**City of Stanwood**

**And**
**Island County**
**Planning Department**

**June 2008**

# CAPITAL FACILITIES PLAN
# STANWOOD-CAMANO SCHOOL DISTRICT NO. 401

## BOARD OF DIRECTORS

**Ken Christoferson**
**Julie Dean**
**Darlene Hartley**
**Roger Myers**
**Patrick Patterson**

## SUPERINTENDENT

**Dr. Jean Shumate**

For information on the Stanwood-Camano School District Capital Facilities Plan contact the Stanwood-Camano School District, 26920 Pioneer Highway, Stanwood, WA 98292; Phone: (360) 629-1200.

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### Appendices

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# SECTION 1: INTRODUCTION

## *Purpose of the Capital Facilities Plan*

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among those necessary facilities and services. The public school districts serving Snohomish County residents have developed capital 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 Stanwood-Camano School District (District), Snohomish and Island Counties and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twelve years, with more detailed schedule and financing program for capital improvements over the next six years (2008-2013).

The CFP for the District was first prepared in 1994 in accordance with the specifications established by GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2004.

In accordance with GMA mandates, and Snohomish County code Chapter 30.66C, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle and high).
- An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A 6-year plan for financing capital facilities 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.
- A calculation of impact fees to be assessed and support data substantiating said fees. The original calculation method as presented in Snohomish County Ordinance 97-095 was amended in December 1999 by Ordinance 99-071. These amendments eliminated a capitation on fees – formerly $2,000 for single-family dwellings and $1,500 for apartments – while retaining a 50% discount.

In developing this CFP, the guidelines of Appendix F of the General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C RCW requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP.
- The CFP complies with Chapter 36.70A RCW (the Growth Management Act) and, where impact fees are to be assessed, Chapter 82.02 RCW.
- The calculation methodology for impact fees meets the conditions and test of 82.02 RCW. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.

Pursuant to the GPP, Snohomish County adopts the CFPs of individual school districts as part of its CFP and uses them as a basis for imposing impact fees pursuant to Chapter 30.66 RCW. The County's adoption of this CFP constitutes approval of the basic methodology used herein.

Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (Full Time Equivalent)[1].

### *Overview of the Stanwood-Camano School District*

The Stanwood-Camano School District is located in the northwest corner of Snohomish County and contains the City of Stanwood and portions of unincorporated Snohomish and Island Counties (Camano Island). Camano Island students from Island County comprise approximately 45% of the District's enrollment. The District is bordered to the east by Arlington and Lakewood School District and the Marysville School District to the south, and Skagit County to the north.

The District currently serves a student population of 5,309 students (October 1, 2007 headcount). This is a decrease of 2.46% from the October 2005 enrollment. The District maintains five elementary schools, two middle schools, one high school, one alternative high school and a parent-partner program for students in grades K-11. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school serves grades nine through twelve.

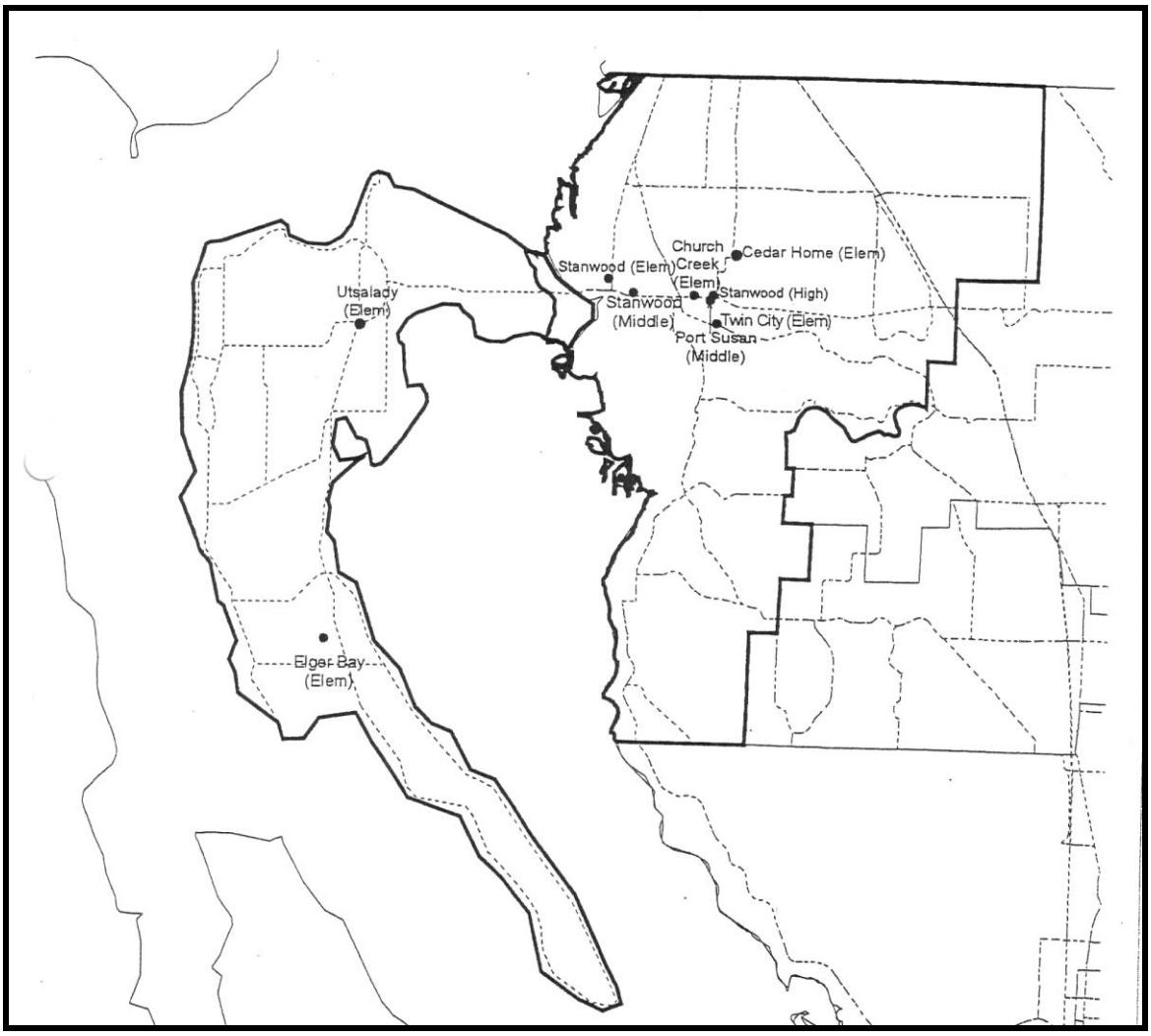
There is an optional program at the kindergarten level that allows parents of the children to pay a fee for their child to remain at the school for the entire day. This program does not affect the impact fees in any way because the parents absorb the associated costs.

[1] Full Time Equivalents (FTE) includes half the students attending Kindergarten and all students attending grades 1 – 12.

### *Significant Issues Related to the Facility Planning in the Stanwood-Camano School District*

The most significant issue facing the Stanwood-Camano School District (in terms of providing classroom capacity to accommodate existing and projected demands) is the difficulty of revising school attendance areas to accommodate enrollment growth in some areas and enrollment decline in other areas.

**Figure 1 – Stanwood-Camano School District Existing Facilities**



# SECTION 2: DEFINITIONS

Note: Definitions of terms proceeded by an asterisk (*) are provided in Chapter 30.9 SCC. They are included here, in some cases with further clarification, to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Area Cost Allowance (Boeckh Index) means the current OSPI construction allowance for construction costs for each school type.

*Average Assessed Value means the average assessed value by dwelling unit type of all residential units constructed within the District.

*Boeckh Index means the number generated by the E.H. Boeckh Company and used by OSPI as a guideline for determining the area cost allowance for new school construction.

*Capital Facilities means school facilities identified in the District's capital facilities plan and are "system improvements" as defined by the GMA as opposed to localized "project improvements".

*Capital Facilities Plan (CFP) means the District's facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to this document.

*City means City of Stanwood.

*Council means the Snohomish County Council and/or the Island County Council.

*County means Snohomish County and/or Island County.

*Developer means the proponent of a development activity, such as any person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities, but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C.

§ 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County, which authorizes the commencement of a development activity.

*Director means the Director of either the Island or Snohomish County Department of Planning and Development Services (PDS), or the respective Director's designee.

District means Stanwood-Camano School District No. 401 whose geographic boundaries are located largely within Snohomish County.

*District Property Tax Levy Rate means the District's current capital property tax rate per thousand dollars of assessed value.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment or condominium units.

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District's schools. Kindergarten students attend half-day programs and therefore are counted as 0.5 FTE. For purposes of this Capital Facilities Plan, all other students are counted as full FTE. (This is in line with OSPI's Capital Facilities Section, FTE measurements and projections.)

GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle or junior high, and high school).

*Growth Management Act (GMA) means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Ex. Session, as now in existence or as hereafter amended.

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty-Bond General Obligation Bond Index.

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs

in other districts, or the average assessed value per acre of properties comparable to school sites located within the District.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by ordinance 30.66C.[2]

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as Portables) means factory-built structures, transportable in one or more sections, that are designed to be used as an education spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

SEPA means the State Environmental Policy Act.

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. . The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

[2] For purposes of calculating Student Generation Rates, assisted living or senior citizen housing is not included in this definition.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor [Student Generation Rate (SGR)] means the number of students of each grade span (elementary, middle/junior high, high school) that the District determines are typically generated by different dwelling unit types within the District. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District and accepted by the Island County Council as it pertains to Camano Island.

*Subdivision means all small and large lot subdivisions as defined in Title 19 of the Snohomish County Code, and all short subdivisions as defined in Title 20, which are within the definition of "development" above.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 31 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Un-housed Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

# SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. 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, AIDS education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities. State and/or federal mandates to lower class size in grades K-4 can also create a need for additional classrooms.

Special programs offered by the Stanwood-Camano School District at specific school sites include handicapped preschool. 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 classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

Examples of special programs offered by the Stanwood-Camano School District at specific school sites include:

- Special education pre-school
- Special education – resource, moderate and profound
- ESL
- Chapter I/LAP
- Drug and Alcohol education
- Vocational and career education
- Technology Education
- Music
- Primary Intervention Program
- Gifted Program
- Alternative Education Program
- On-line Learning Program

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The school capacity

inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

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

### *Educational Program Standards for Elementary Grades*

- Class size for grades K-4 should not exceed 24 students.
- Class size for grade 5 should not exceed 27 students.
- Special Education for students may be provided in a self-contained classroom.
- All students will be provided music instruction in a separate classroom.
- Students may have a scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

### *Educational Program Standards for Middle and High Schools*

- Class size for grades 6-8 should not exceed 28 students.
- Class size for grades 9-12 should not exceed 31 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted using a utilization factor of 86% to reflect the use of one-period per day for teacher planning.
- Special Education for students will be provided in main streamed settings as well as self-contained classrooms.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
  - Resource Rooms (i.e. computer labs, study rooms).
  - Special Education Classrooms.
- Program Specific Classrooms (i.e. music, drama, art, home economics, physical education).
- Optimum design capacity for new middle schools is 675 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 1200 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

### Minimum Educational Service Standards

The Stanwood-Camano School District will evaluate student-housing levels based on the District as a whole system and not on a school-by-school or site-by-site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole.

The Stanwood-Camano School District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 25 or more students in a majority of K-5 classrooms, 29 or more students in a majority of 6-8 classrooms, or 32 or more students in a majority of 9-12 classrooms, the minimum standards have not been met.

Although they may meet the number criteria above, double shifting with reduced hours of "Year Round Education" programs adopted for housing reasons would also not meet the minimums.

It should be noted that the minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

# SECTION 4: CAPITAL FACILITIES INVENTORY

## *Capital Facilities*

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that 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 future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Stanwood-Camano School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

**Table 1 – School Capacity Inventory**

| School Name | Site Size (acres) | Bldg. Area (Sq. Ft.) | Teaching Stations | Perm. Student Capacity | Capacity with Portables* | Year Built or Last Remodel | Potential for Expansion of Perm. Facility |
|---|---|---|---|---|---|---|---|
| **Elementary Schools** | | | | | | | |
| Cedarhome Elementary School | 18.70 | 47,250 | 24 | 500 | 600 | 1997 | No |
| Elger Bay Elementary School | 20.00 | 48,826 | 24 | 500 | 575 | 2000 | No |
| Stanwood Elementary School | 11.19 | 52,071 | 27 | 614 | 714 | 1996 | No |
| Twin City Elementary School | 11.60 | 42,522 | 21 | 425 | 475 | 1990 | No |
| Utsalady Elementary School | 18.30 | 49,984 | 24 | 500 | 600 | 2000 | No |
| Total | 79.79 | 240,653 | 120 | 2,539 | 2,964 | | |
| **Middle Schools** | | | | | | | |
| Port Susan Middle | 28.00 | 77,855 | 31 | 600 | 768 | 1997 | Yes |
| Stanwood Middle | 16.40 | 94,437 | 35 | 725 | 809 | 1993 | No |
| Total | 44.40 | 172,292 | 66 | 1,325 | 1,577 | | |
| **High Schools** | | | | | | | |
| Stanwood High - Church Creek Campus | 12.06 | 52216 | 27 | 593 | 593 | 2001 | No |
| Stanwood High | 51.0 | 142,673 | 53 | 1,200 | 1,634 | 1995 | Yes |
| Total | 63.1 | 194,889 | 80 | 1,793 | 2,165 | | |

Source: Stanwood Camano School District Study & Survey - 1994 (Updated 2001)

* Note: Student Capacity figure is exclusive of Portables located at Lincoln High Alternative High School.

## *Schools*

Stanwood-Camano School District's five elementary schools include grades K-5, two middle schools grades 6-8, one high school serving grades 9-12, one alternative middle school, one alternative high school and a school catering to students who are home schooled.

OSPI calculates school capacity by dividing gross square footage of a building by a standard square footage per student[3]. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district.

For this CFP, capacity is based on the number of teaching stations within each building and space requirements of the educational program. The school capacity inventory is summarized in Table 1.

### *Relocatable Classroom Facilities (Portables)*

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The Stanwood-Camano School District currently uses 42 portables at various schools. Each portable houses one classroom to accommodate 25 students at K-5, 28 students at 6-8 and 31 students at grades 9-12. The number of portables and their capacities are summarized in Table 2.

A potential future problem with portables is the fact that many of the portables are no longer portable. That is, the age and condition of some of the portables is such that they can no longer be moved to another site to relieve over-crowding. They simply would not be able to survive another move. Portables that can be moved may be moved from time to time to meet instructional needs and to house students, as necessary.

**Table 2 – Portables**

| School Name | Portables | Capacity |
|---|---|---|
| ELEMENTARY | | |
| Cedarhome | 4 | 100 |
| Elger Bay | 3 | 75 |
| Stanwood | 4 | 100 |
| Twin City | 2 | 50 |
| Utsalady | 4 | 100 |
| Total | 17 | 425 |
| MIDDLE | | |
| Port Susan Middle | 6 | 168 |
| Stanwood Middle | 3 | 84 |
| Total | 9 | 252 |
| HIGH | | |
| Stanwood High - Church Creek Campus | | |
| Stanwood High | 14 | 434 |
| Total | 14 | 434 |
| Saratoga Parent-Partnership School | 2 | 50 |
| **District Total** | **42** | **1,161** |

[3] 90 square feet per kindergarten through sixth grade student, 117 square feet per grade seven and grade eight students, 130 square feet per grade nine through grade twelve student, and 140 square feet per disabled student.

### *Support Facilities*

In addition to schools, the Stanwood-Camano School District owns and operates facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

**Table 3 – Support Facilities**

| Facility Name | Site Acres | Building Area (sq.ft.) |
|---|---|---|
| Administration | 0.50 | 17,000 |
| Maintenance | 1.50 | 6,800 |
| Transportation | 10.00 | 13,000 |

### *Land Inventory*

The Stanwood-Camano School District has sufficient land for its proposed construction program.

The District has 15 acres at Warm Beach that is planned for an elementary school.

The District sold, in June 2007, 36.74 acres on Camano Island. The property had been donated to the District by the Parent Teacher Association during the 1950's. The property was not suitable for a school site. It had a 60 foot rise from west to east and no public right-of-way to the east side (high side). At the direction of the School Board, the proceeds from the sale must be used to purchase a middle school site on Camano Island. The District is actively seeking a suitable site.

# SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

## *Historical Trends and Projections*

Student enrollment in the Stanwood-Camano School District grew steadily from the early 1970's through 2002. The student enrollment of 5,309 (headcount) in October 2007 represents a decline of 4.1 percent over 2002 and a 2.5% decline from the October 2005 student headcount of 5,443.

**Table 4 – Comparison of FTE Enrollment Projections**
**Stanwood-Camano School District 2007-2013**

| Projection | 2007* | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Actual Change 07- 13 | Percent Change 07 - 13 |
|---|---|---|---|---|---|---|---|---|---|
| OSPI | 5,149 | 5,066 | 4,964 | 4,899 | 4,869 | 4,833 | 4,857 | -292 | -5.67% |
| Ratio Method | 5,149 | 4,766 | 4,859 | 4,953 | 5,046 | 5,140 | 5,234 | 85 | 1.65% |

Source: Stanwood-Camano School District, OSPI

* Actual FTE student enrollment (October 1, 2007).

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projections. Monitoring birth rates in Snohomish and Island Counties and population growth for the respective areas are essential yearly activities in the ongoing management of the capital facilities plan. 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.

**Table 5 – Projected FTE Enrollment by Grade Span Stanwood-Camano School District 2007-2013**

| Grade Span | 2007* | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|
| Elementary | 2,040 | 2,022 | 2,025 | 1,997 | 2,011 | 1,996 | 2,012 |
| Middle School | 1,218 | 1,190 | 1,211 | 1,233 | 1,207 | 1,226 | 1,183 |
| High School | 1,891 | 1,854 | 1,728 | 1,669 | 1,651 | 1,611 | 1,662 |
| Total | 5,149 | 5,066 | 4,964 | 4,899 | 4,869 | 4,833 | 4,857 |

Source: OSPI data: Report dates 1/18/08, *Actual FTE Student Enrollment (October 1, 2007)

Two enrollment forecasts were conducted for the Stanwood-Camano School District: The first is an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment using a modified cohort survival method. This method estimates how many

students in one year will attend the next grade in the following year. The methodology is explained in Appendix D.

The second method is an estimate based upon Snohomish and Island County population estimates as provided by the State Office of Financial Management (OFM). These projections were developed to comply with the Growth Management Act and each Snohomish and Island County rules requiring that capital facility plans be consistent with the respective County's comprehensive plan which utilizes OFM population ranges". Section 11 of ESHB 2929 (The Growth Management Act) requires that planning for public facilities be based on the 20-year population projections developed by the OFM. OFM population based enrollment projections have been estimated using the revised Draft Population Forecast by School District prepared by the Snohomish County Department of Planning and Development Services, and OFM population forecasts for Snohomish and Island Counties. The State of Washington has interpreted this to mean the OFM population forecasts are minimums, which must be accommodated.

The ratio method traces the ratio of student enrollment to total population and assumes what this ratio will be in future years. On average, for the period 2000-2007, 17.57% of the population in the Stanwood-Camano School District was students.

Combining the OSPI enrollment projections with the OFM population forecasts, the average student to population ratio through 2013 is 14.64%. The District finds that this is a reasonable assumption and therefore assumes that the OSPI and OFM ratio methods are comparable methods of projecting enrollment. See *Appendix C – Enrollment Data, Table C-3* for historical trends in enrollment/population ratios.

OSPI estimates that enrollment will total 4,857 student FTEs in 2013. This is a 5.67% decrease over 2007. The Ratio Method estimates that enrollment will total 5,234 student FTEs in 2013, which is a 1.65% increase over 2007.

The OSPI enrollment forecast has been used to determine facility needs inasmuch as it is the most conservative of the two and most closely relates to the District's internal projections used primarily for budgeting purposes.

### *2025 Enrollment Projections*

Although student enrollment projections beyond 2013 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

OSPI does not project student enrollments beyond 2013; therefore, the OFM ratio method was used. The Ratio Method student enrollment projections for the year 2014 are based on the Snohomish and Island County population distribution, by school district, of the OFM 2013/2025 population projections. The OFM countywide forecast goes through a periodic allocation and reconciliation process conducted by each Snohomish and Island County. The OFM-based projections indicate a 2025 student population of 6,356 FTEs. This would equate to a student-to-population ratio of 14.64% through the year 2025. This is a 23.44% increase over existing 2007 enrollment levels. See *Appendix C – Enrollment Data Table C-3* for calculations.

The total 2025 enrollment projection was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle and high school levels.

Projected enrollment by grade span for the year 2025 is provided in Table 6. Again, these estimates are highly speculative and are used only for general planning purposes.

**Table 6 – Projected 2025 Enrollment (Ratio Method - OFM)**

| Grade Span | Projected FTE Student Enrollment 2025 |
|---|---|
| Elementary (K-5) | 2,518 |
| Middle School (6-8) | 1,504 |
| High School (9-12) | 2,334 |
| ***District Total (K-12)*** | ***6,356*** |

Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

# SECTION 6: CAPITAL FACILITIES PLAN

## *Facility Needs (2007 – 2013)*

**Existing Deficiencies**

Current enrollment at each grade level is identified in Appendix C-2. The District is currently under capacity at the elementary level by 517 students, over capacity at the middle school level by 63 students and over capacity at the high school level by 61 students.

The District expects that .594 student will be generated from each new single family home in the District, excluding Camano Island, and .344 on Camano Island; that .276 student will be generated from each new two-plus bedroom multi-family unit, excluding Camano Island, with none being generated on Camano Island; and .288 student will be generated from each new two bedroom multi-family unit, excluding Camano Island, and none will be generated on Camano Island. These numbers are based upon the District's student generation rates.

The District's enrollment projections, in Table 5, have been applied to the existing capacity and the District will be under capacity at the elementary level by 527 students, over capacity at the middle school level by 56 students and under capacity at the high school level by 131 students if no capacity improvements are made by the year 2013

The District's six-year capital improvement plan, Table 8, includes the capacity projects to address existing and future needs.

Projected available student capacity was derived by subtracting projected FTE student enrollment from existing permanent school capacity, (excluding portables) for each of the six years in the forecast period (2008-2013).

Capacity needs are expressed in terms of "un-housed students". Un-housed students are defined as students expected to be housed in portable classrooms, or classrooms where class size exceeds State standards or contractually negotiated agreements within the local school district.

The method used to define future capacity needs assumes no new construction. For this reason planned construction projects are not included at this point. This factor is added later (see Table 8).

Projected future capacity needs are depicted on Table 7. This number was derived by applying the projected number of students to building capacity existing in 2007. The table shows actual space needs and the portion of those needs that are "growth related". RCW 82.02 and SCC 30.66C mandate that new developments cannot be assessed impact fees to correct existing deficiencies. The year 2007 is set as the base year for calculating growth related deficiencies. No permanent student housing has been constructed since 2001 to accommodate un-housed students.

**Table 7 - Projected Additional Capacity Needs 2007-2013 & 2025**

| Grade Span | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2025 | 08-13 Pct. Growth Related |
|---|---|---|---|---|---|---|---|---|---|
| **Elementary (K-5)** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | 0 | |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** | 0 | |
| **Growth Related** | | | | | | | | | 0.0% |
| **Middle School (6-8)** | | | | | | | | | |
| | 91 | 63 | 84 | 106 | 80 | 99 | 56 | 377 | |
| **Growth Related** | | 0 | 0 | 15 | 0 | 8 | 0 | 286 | 0.0% |
| **High School (9-12)** | | | | | | | | | |
| | 98 | 61 | 0 | 0 | 0 | 0 | 0 | 541 | |
| **Growth Related** | | | | | | | | 443 | 0.0% |

Additional permanent student capacity will be needed at the Middle School level through 2013 using the OSPI projections (Table 7). Using the OFM student to population ratio, additional permanent capacity will be needed at both the middle and high school levels by 2025. The District's internal enrollment projections more closely mirror OSPI forecasts.

Based on the very conservative OSPI enrollment projection, the middle school level will have un-housed students through 2013; using the less conservative ratio approach, there will be 918 un-housed secondary students by 2025. This is a reduction in classroom deficiencies from the 2006 Capital Facilities Plan because of lower projected enrollment forecasts by each OSPI and the District. (It should be noted that new housing developments are being constructed in the District at this time.)

### *Planned Improvements (2008 – 2013)*

The following is a brief outline of those projects scheduled for completion to accommodate student housing in the Stanwood-Camano School District through 2013.

Elementary Schools: District facilities will accommodate elementary school enrollment needs through 2013.

Middle Schools: A May 2006 bond issue included an addition to Port Susan Middle School to accommodate increased enrollment. The middle school level continues to have unhoused students and based on the most conservative enrollment projection will continue to have unhoused students through 2013. There is no plan at this time to put the bond issue back on the ballot. It may be necessary to purchase additional portables to provide interim student housing until permanent facilities can be constructed. (Based on the ratio method, there will be 111 unhoused students at this level by 2013 and 377 by 2025 if no permanent additions are constructed.)

High Schools: There are currently unhoused students at the high school level. Using OSPI's conservative projections, there will be no unhoused high school students by 2013. Using the OFM population based projection, there will be 129 unhoused students at 2013 and 541 in 2025

if no permanent space is added for student housing. (Expansion of the high school was included in 2 May 2006 bond issue that failed. At this time the District hasn't made plans to put the bond issue back on the ballot.)

Support Facilities: The District moved its administration to a newly renovated building in April 2006. A new Transportation Center was earlier constructed and has been occupied since June 2003.

Interim Classroom Facilities (Portables): The District will purchase portables, as needed, to handle upswings in student enrollment. However, it remains a District goal to house all students in permanent facilities.

## CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail 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. Bonds are then retired through collection of property taxes.

The Stanwood-Camano School District voters approved a $22 million bond levy in 1995 for construction of the new middle school. Voters approved a $25 million bond proposal in September 1998 for construction of two elementary schools, for capacity improvements to the high school and for conversion of Church Creek Elementary to a freshman campus. The growth related projects were completed.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet the State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects. The State contribution for eligible projects can range from less than half to more than 70% of the project's cost.[4]

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because

[4] Paying for Growth's Impacts – A Guide to Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992, Pg. 30.

availability of State Match Funds has not been able to keep 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 after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

### *Six Year Finance Plan*

The Six-Year Financing Plan shown on Table 8 demonstrates how the Stanwood-Camano School District intends to fund new construction and improvements to school facilities for the years 2008 through 2013. The financing components include funding from capital project bonds, secured funding from other sources (proceeds from property sales, development impact fees collected under GMA and State Match Funds) and unsecured future funding. (In the event legislative changes resulted in no development impact fees, capital project bonds would have to be increased to offset this student growth related loss of revenue.)

The District placed on the May 2006 ballot a two-proposition bond issue and a technology levy. The bond issue, which failed, included: 1) Major renovation and expansion of Stanwood High School (14 additional classrooms), the addition of a wing to Port Susan Middle School (7 additional classrooms and core space), updated HVAC and safety improvements to Stanwood Middle, Stanwood Elementary and Twin City Elementary; and 2) Stanwood High School stadium replacement/modernization. Table 8 reflects the potential completion of these additions by 2013. This is all dependent upon successful passage of a bond issue. (The District is currently forming a volunteer committee to review facility needs and begin the planning for a possible bond issue to be run in 2010 to enable completion of the listed projects.)

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 impact fee calculation formula 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*

The GMA 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 on the date of Plan adoption. Fees may only be assessed in relation to the new capacity needs created by new development.

Impact Fees in Snohomish County

The State Environmental Policy Act (SEPA) and the Growth Management Act (GMA) authorizes jurisdictions to condition development approval upon mitigation for impacts directly related to a proposed development. Title 26.6 SCC, the County's school impact mitigation regulation, first became effective on May 1, 1991 and authorized collection of standardized impact mitigation payments from new residential developments in unincorporated Snohomish

County. Under "old" Title 30.66C, school districts could use mitigation payments for improvements to district-wide student housing and transportation.

In November 1997, Snohomish County substantially modified Title 26C to provide an impact fee program meeting new requirements of GMA and changes to Chapter 82.02 RCW, the State law authorizing impact fees. "New" Title 26C requires school districts to prepare and adopt capital facilities plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula in new Title would become effective following County Council adoption of the District's Plan. Generally, impact fee ordinances adopted by cities in Snohomish County that require compliance with the County's criteria and which adopt the County-approved CFP by reference, will comply with GMA. Local governments, of course, have the ability to adopt their own approach to school impact fee assessment and/or mitigation, provided the approach meets the requirements of SEPA, GMA and Chapter 82.02 RCW.

During 1999 further amendments were made to the County's impact fee ordinance based on recommendations of a citizens' committee and the Planning Commission. Under these amendments a prior "cap" on fees was removed, although a 50% discount on calculated fees was retained.

In 2003, Snohomish County re-structured its development codes under a single "Unified Development Code" which placed the school impact fee program under Title 30.66C SCC. School districts may use impact fees for improvements to District wide student housing. Impact fees identified in the Capital Facilities Plan approved by the School Board and Snohomish County under Title 30.66C for the Stanwood-Camano School District are summarized in Table 12.

Impact fees for the Camano Island portion of the Stanwood-Camano School District are summarized in Table 13.

### *Methodology and Variables Used to Calculate School Impact Fees*

The 2008 impact fees for the Stanwood-Camano School District are summarized on Tables 12 and 13 at the end of this section. These fees were calculated according to a formula outlined on Table 1 of Snohomish County Ordinance 97-095 adapted from RCW 82.02. The fees represent the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase or install temporary facilities (portables). The costs or projects that *do not* add capacity or which address existing deficiencies[5] have been eliminated from the variables used in the cost calculations.

As required under GMA and RCW 82.02, credits have been applied in the formula to account for State Match and projected future property taxes to be paid by the owner of a dwelling unit. Credits are also provided in the form of fee discounts adopted as part of Ordinance 97-095.

[5] An "existing deficiency" is based on "un-housed" students as of October 2005.

### *Calculation Criteria*

## 1. Site Acquisition Cost Element

Site Size: The site size given the optimum acreage for each school type based on studies of existing school sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors. See Table 12.

The Stanwood-Camano School District is currently looking for 20 to 30 acres suitable for a middle school.

## Table 8 – Capital Facilities Plan 2008 - 2013

| | Estimated Project Cost by Year - in $millions | | | | | | Total | Bond/ | State |
|---|---|---|---|---|---|---|---|---|---|
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Cost | Local | Match |
| **Improvements Adding Student Capacity** | | | | | | | (All Amounts in $ millions) | | |
| **Elementary** | | | | | | | | | |
| **Middle** | | | | | | | | | |
| Port Susan Middle School Addition/core space | | | | | | $8.69 | $8.69 | 8.69 | |
| **Senior High** | | | | | | | | | |
| High School renovation & expansion | | | | | | $104 | $104.00 | 96.00 | 8.00 |
| **Improvements Not Adding Student Capacity** | | | | | | | Cost | Bond | Match |
| Elementary | | | | | | | | | |
| Stanwood | | | | | | .82 | .82 | .82 | |
| Twin City | | | | | | 1.88 | 1.88 | 1.88 | |
| Middle School | | | | | | | | | |
| Stanwood | | | | | | 3.37 | 3.37 | 3.37 | |
| High School | | | | | | | | | |
| Stadium | | | | | | 8.80 | 8.80 | 8.80 | |
| District-wide Improvements | | | | | | | | | |
| Technology | | | | | | 5.00 | 5.00 | 5.00 | |
| Totals | | | | | | | Total | Bond | Match |
| Elementary School | | | | | | 2.70 | 2.70 | 2.70 | |
| Middle School | | | | | | 12.06 | 12.06 | 12.06 | |
| Senior High | | | | | | 112.80 | 112.80 | 104.80 | 8.00 |
| District Wide | | | | | | 5.00 | 5.00 | 5.00 | |
| Annual Total | | | | | | 132.56 | 132.56 | 124.56 | 8.00 |
| Cumulative Total | | | | | | 132.56 | 132.56 | 124.56 | 8.00 |

**Table 9 – Projected Capacity Surplus (Deficit) After Programmed Improvements**

| | Elementary | Middle | Senior High |
|---|---|---|---|
| **2008** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 2,022 | 1,190 | 1,854 |
| Surplus (Deficit) After Improvement* | 517 | (63) | (61) |
| **2009** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 2,025 | 1,211 | 1,728 |
| Surplus (Deficit) After Improvement* | 514 | (84) | 65 |
| **2010** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 1,997 | 1,233 | 1,669 |
| Surplus (Deficit) After Improvement* | 542 | (106) | 124 |
| **2011** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 2,011 | 1,207 | 1,651 |
| Surplus (Deficit) After Improvement* | 528 | (80) | 142 |
| **2012** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 1,996 | 1,226 | 1,611 |
| Surplus (Deficit) After Improvement* | 543 | (99) | 182 |
| **2013** | | | |
| Existing Capacity | 2,539 | 1,325 | 1,793 |
| Programmed Improvement Capacity | 0 | 0 | 0 |
| Capacity After Improvement | 2,539 | 1,325 | 1,793 |
| Projected Enrollment | 2,012 | 1,183 | 1,662 |
| Surplus (Deficit) After Improvement* | 527 | (56) | 131 |

**Student Factor**: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units.

Pursuant to a requirement of Snohomish County Ordinance 97-095, each school district was required to conduct student generation studies within their jurisdictions. This was done to "localize" generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix D.

The student generation rates for the Stanwood-Camano School District are shown on Table 10.

**Table 10 – Student Generation Rates (Excluding Camano Island)**

| | Elementary | Middle | High | Total |
|---|---|---|---|---|
| Single Family | 0.272 | 0.139 | 0.183 | .594 |
| Multiple Family, 1 Bdrm | 0.000 | 0.000 | 0.000 | .000 |
| Multiple Family, 2+ Bdrm | 0.120 | 0.068 | 0.089 | .276 |

**Table 11 – Student Generation Rates (Camano Island Only)**

| | Elementary | Middle | High | Total |
|---|---|---|---|---|
| Single Family | 0.147 | 0.075 | 0.100 | .322 |
| Multiple Family, 1 Bdrm | 0.000 | 0.000 | 0.000 | .000 |
| Multiple Family, 2+ Bdrm | 1.000 | 1.000 | 1.000 | 3.00 |

## 2. School Construction Cost Variables

Additional Building Capacity: Building capacities reflect the District's optimum number of students each school type is designated to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Stanwood-Camano School District designs new elementary schools to accommodate 500 students, new middle schools 675 students and new high schools 1,200 students. The Stanwood High School expansion project would have brought the facility's capacity to 1,800 students.

Estimated Facility Construction Cost: The estimated facility construction cost is based on architect projections received in 2005. Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary, and can represent 10% or more of the total building construction cost.

## 3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 2.

New Facilities Required Through 2013: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation, but does not include furnishing of the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the "growth-related" factor.

For districts, such as Stanwood, that do not credit any portable capacity to the permanent capacity total (see Table 1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables, however the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

Where districts do allow a certain amount of portable space to be credited to permanent capacity, that amount would be adjusted by the "growth-related" factor, because it is considered to be permanent space.

## 4. Fee Credit Variables

BOECKH Index: This number is generated by the E.H. Boeckh Company and is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State, and is adjusted every two months for inflation. The current BOECKH Index is $168.79 (July 2008).

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. It should be noted that while the stated OSPI match is 42.16%, the effective state match is less than 20.00%.

**Recent Project History – State Match**

| | Total Cost | State Match | State % |
|---|---|---|---|
| Utsalady Elementary | $10,115,722 | $2,871,434 | 28.4% |
| Elger Bay Elementary | $10,072,621 | $ 931,016 | 9.2% |
| Stanwood HS Addition | $ 6,083,041 | $1,391,423 | 22.9% |
| **Totals** | **$26,271,384** | **$5,193,873** | **19.8%** |

## 5. Tax Credit Variables

Under Ordinance 97-095, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 4.60% for Snohomish County School Districts.

Levy Rate: The capital construction levy rate is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Stanwood-Camano School District is 0.97641069 per $1,000 assessed valuation.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple-family). The averaged assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value is $298,248 for single-family detached residential dwellings, $107,818 for one-bedroom multi-family units, and $161,031 for two or more bedroom multi-family units (Snohomish County).

The current average assessed value is $387,793 for single-family detached residential dwellings on Camano Island, per the Island County Assessor's Office.

Time Remaining on Bonds: This is the average amount of time remaining on Capital Projects/General Obligation Bonds issued by the school districts within Snohomish County. The Snohomish County average time remaining on school district bonds is 10 years.

## 6. Adjustments

Growth Related Capacity Percentage: This is explained in preceding sections.

Discount: In accordance with Snohomish County Ordinance 97-095, all fees calculated using the above factors are to be reduced by 50%. In addition, the District may apply its own discount to maintain the fee at no higher than the 1998 levels.

**Proposed Stanwood-Camano School District Impact Fee Schedule**

Impact fees proposed for the Stanwood-Camano School District are summarized in Tables 12 and 13(refer to Appendix A for worksheets). As noted, no impact fee will be assessed.

Without the Snohomish County Discount and the elective District Discount, the fee amounts for the Snohomish County section of the District would have been as follows:

| | |
|---|---|
| **Single Family Detached** | **$0** |
| **One Bedroom Apartment** | **$0** |
| **Two + Bedroom Apartment** | **$0** |
| **Duplex/Townhouse Unit** | **$0** |

**Table 12 – Calculated Impact Fees**
**Stanwood-Camano School District (County (50%), District Elective)**

| Housing Type | Impact Fee Per Unit |
|---|---|
| Single Family Detached | $0 |
| One Bedroom Apartment | $0 |
| Two + Bedroom Apartment | $0 |
| Duplex/Townhouse Unit | $0 |

Without a fifty percent discount (required in Snohomish County) and an elective District discount, the fee amounts for the Island County section of the District would have been as follows:

**Table 13(a) – Calculated Impact Fees**
**Stanwood-Camano School District**

| Housing Type | Impact Fee Per Unit |
|---|---|
| Single Family Detached | $0 |
| One Bedroom Apartment | $0 |
| Two + Bedroom Apartment | $0 |
| Duplex/Townhouse Unit | $0 |

**Table 13(b) – Calculated Impact Fees**
**Stanwood-Camano School District (No Local Discount)**

| Housing Type | Impact Fee Per Unit |
|---|---|
| Single Family Detached | $0 |
| One Bedroom Apartment | $0 |
| Two + Bedroom Apartment | $0 |
| Duplex/Townhouse Unit | $0 |

## Appendix A
## Impact Fee Calculation

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT
**SINGLE-FAMILY**
**RESIDENTIAL**

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**SITE ACQUISITION COST**

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.272 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.139 | = | $0 | (middle school) |
| acres needed | 0.00 | x | Acre | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.183 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

**SCHOOL CONSTRUCTION COST**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.272 | = | $0 | (elementary) |
| total const. Cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.139 | = | $0 | (middle school) |
| total const. Cost | $11,250,000 | / | | capacity (# students) | 600 | x | student factor | 0.183 | = | $3431 | (high school) |
| | | | | | | | Subtotal | | | $0 | |

| | | | | |
|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities (000) | 644,447 | = 94.32% |

TOTAL FACILITY CONSTRUCTION COST = $3,236

**RELOCATABLE FACILITIES COST (PORTABLES)**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $0 | / | 25 | facility size x student factor | 0.272 | = | $0 | (elementary) |
| Portable Cost | $75,000 | / | 27 | facility size x student factor | 0.139 | = | $386 | (middle school) |
| Portable Cost | $0 | / | 30 | facility size x student factor | 0.183 | = | $0 | (high school) |
| | | | | | Subtotal | | $386 | |

| | | | | |
|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,643 | / Total Square Feet of School Facilities (000) | 644,447 | = 5.69% |

TOTAL RELOCATABLE COST ELEMENT = $22

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 20% | x | student factor | 0.272 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 20% | x | student factor | 0.139 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 20% | x | student factor | 0.183 | = | $803 | (high school) |

TOTAL STATE MATCH CREDIT = $803

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.50% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 capital levy rate x

assessed value $298,248 = $2,304 (tax payment credit

## IMPACT FEE CALCULATION

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $3,236 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $22 |
| (LESS STATE MATCH CREDIT) | ($803) |
| (LESS TAX PAYMENT CREDIT) | ($2,304) |
| (LESS COUNTY DISCOUNT) | ($75) |
| (LESS DISTRICT DISCOUNT) | ($38) |
| **FINAL IMPACT FEE PER UNIT** | **$0** |

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT

**MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS**

---

**SITE ACQUISITION COST**

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (middle school) |
| acres needed | 0.00 | x | acre | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

**SCHOOL CONSTRUCTION COST**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (elementary) |
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (middle school) |
| total const. cost | $11,250,000 | / | | capacity (# students) | 300 | x | student factor | 0.000 | = | $0 | (high school) |
| | | | | | | | | Subtotal | | $0 | |

| | | | | |
|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities | 644,447 | = 94.31% |

TOTAL FACILITY CONSTRUCTION COST = $0

**RELOCATABLE FACILITIES COST (PORTABLES)**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $75,000 | / | 25 | facility size x student factor | 0.000 | | = | $0 | (elementary) |
| Portable Cost | $75,000 | / | 30 | facility size x student factor | 0.000 | | = | $0 | (middle school) |
| Portable Cost | $75,000 | / | 31 | facility size x student factor | 0.000 | | = | $0 | (high school) |
| | | | | | | Subtotal | | $0 | |

| | | | | |
|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,613 | / Total Square Feet of School Facilities | 644,447 | = 5.69% |

TOTAL RELOCATABLE COST ELEMENT = $0

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 0% | x | student factor | 0.000 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 0% | x | student factor | 0.000 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 0% | x | student factor | 0.000 | = | $0 | (high school) |

TOTAL STATE MATCH CREDIT = $0

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.60% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 levy rate x

assessed value $107,818 = $870 (tax payment credit

**IMPACT FEE CALCULATION**

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $0 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $0 |
| (LESS STATE MATCH CREDIT) | ($0) |
| (LESS TAX PAYMENT CREDIT) | ($870) |
| (LESS COUNTY DISCOUNT) | ($0) |
| (LESS DISTRICT DISCOUNT) | $0 |
| **FINAL IMPACT FEE PER UNIT** | **$0** |

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT

## MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

### SITE ACQUISITION COST

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.120 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.068 | = | $0 | (middle school) |
| acres needed | 0.00 | x | acre | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.089 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

### SCHOOL CONSTRUCTION COST

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.120 | = | $0 | (elementary) |
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.068 | = | $0 | (middle school) |
| total const. cost | $11,250,000 | / | | capacity (# students) | 600 | x | student factor | 0.089 | = | $1,669 | (high school) |
| | | | | | | | | Subtotal | | $1,669 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities | 644,447 | = | 94.32% |

TOTAL FACILITY CONSTRUCTION COST = $1,574

### RELOCATABLE FACILITIES COST (PORTABLES)

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $0 | / | 25 | facility size x student factor | 0.120 | | | = | $0 | (elementary) |
| Portable Cost | $0 | / | 28 | facility size x student factor | 0.068 | | | = | $189 | (middle school) |
| Portable Cost | $0 | / | 31 | facility size x student factor | 0.089 | | | = | $0 | (high school) |
| | | | | | | Subtotal | | | $189 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,643 | / Total Square Feet of School Facilities | 644,447 | = | 5.69% |

TOTAL RELOCATABLE FACILITY COST = $11

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 0% | x | student factor | 0.120 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 0% | x | student factor | 0.068 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 0% | x | student factor | 0.089 | = | $391 | (high school) |
| TOTAL STATE MATCH CREDIT | | | | | | | | | | = | $391 | |

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.50% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 levy rate x

assessed value $161,031 = $1244 (tax payment credit

**IMPACT FEE CALCULATION**

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $1,574 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $11 |
| (LESS STATE MATCH CREDIT) | ($391) |
| (LESS TAX PAYMENT CREDIT) | ($1,244) |
| (LESS COUNTY DISCOUNT) | ($25) |
| (LESS DISTRICT DISCOUNT) | ($13) |

| | |
|---|---|
| **FINAL IMPACT FEE PER UNIT** | **$0** |

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT

**SINGLE-FAMILY RESIDENTIAL (Camano Island only)**

**SITE ACQUISITION COST**

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.147 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.075 | = | $0 | (middle school) |
| acres needed | 0.00 | x | Acre | $60,000 | / | capacity (# students) | 181 | x | student factor | 0.100 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

**SCHOOL CONSTRUCTION COST**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.147 | = | $0 | (elementary) |
| total const. Cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.075 | = | $0 | (middle school) |
| total const. Cost | $11,250,000 | / | | capacity (# students) | 600 | x | student factor | 0.100 | = | $1,875 | (high school) |
| | | | | | | | Subtotal | | | $1,875 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities (000) | 644,447 | = | 94.31% |

TOTAL FACILITY CONSTRUCTION COST = $1,768

**RELOCATABLE FACILITIES COST (PORTABLES)**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $0 | / | 25 | facility size x student factor | 0.177 | = | $0 | (elementary) |
| Portable Cost | $0 | / | 28 | facility size x student factor | 0.086 | = | $208 | (middle school) |
| Portable Cost | $0 | / | 31 | facility size x student factor | 0.087 | = | $0 | (high school) |
| | | | | | Subtotal | | $208 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,643 | / Total Square Feet of School Facilities (000) | 644,447 | = | 5.69% |

TOTAL RELOCATABLE COST ELEMENT = $12

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 0% | x | student factor | 0.147 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 0% | x | student factor | 0.075 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 20% | x | student factor | 0.100 | = | $439 | (high school) |

TOTAL STATE MATCH CREDIT = $439

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.50% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 capital levy rate x

assessed value $387793 = $2,996 (tax payment credit

## IMPACT FEE CALCULATION

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $1,768 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $10 |
| (LESS STATE MATCH CREDIT) | ($439) |
| (LESS TAX PAYMENT CREDIT) | (2,996) |
| (LESS 50% DISCOUNT) | ($827 |
| (LESS DISTRICT DISCOUNT) | ($414) |

| | |
|---|---|
| **FINAL IMPACT FEE PER UNIT** | **$0** |

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT

**MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS-Camano Island Only**

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**SITE ACQUISITION COST**

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (middle school) |
| acres needed | 0.00 | x | acre | $60,000 | / | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

**SCHOOL CONSTRUCTION COST**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (elementary) |
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (middle school) |
| total const. cost | $11,250,000 | / | | capacity (# students) | 0 | x | student factor | 0.000 | = | $0 | (high school) |
| | | | | | | | | Subtotal | | $0 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities | 644,447 | = | 94.31 % |

TOTAL FACILITY CONSTRUCTION COST = $0

**RELOCATABLE FACILITIES COST (PORTABLES)**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $75,000 | / | 25 | facility size x student factor | 0.000 | | | = | $0 | (elementary) |
| Portable Cost | $75,000 | / | 30 | facility size x student factor | 0.000 | | | = | $0 | (middle school) |
| Portable Cost | $75,000 | / | 31 | facility size x student factor | 0.000 | | | = | $0 | (high school) |
| | | | | | | | Subtotal | | $0 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,613 | / Total Square Feet of School Facilities | 644,447 | = | 5.69% |

TOTAL RELOCATABLE COST ELEMENT = $0

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 0% | x | student factor | 0.0 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 0% | x | student factor | 0.0 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 0% | x | student factor | 0.0 | = | $0 | (high school) |

TOTAL STATE MATCH CREDIT = $0

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.50% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 levy rate x

assessed value $77,591 = $870 (tax payment credit

**IMPACT FEE CALCULATION**

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $0 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $0 |
| (LESS STATE MATCH CREDIT) | ($0) |
| (LESS TAX PAYMENT CREDIT) | (870) |
| (LESS COUNTY DISCOUNT) | $0 |
| (LESS DISTRICT DISCOUNT) | $0 |
| **FINAL IMPACT FEE PER UNIT** | **$0** |

IMPACT FEE WORKSHEET
STANWOOD-CAMANO SCHOOL DISTRICT

**MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE – Camano Island Only**

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**SITE ACQUISITION COST**

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| acres needed | 0.00 | x | Growth related | $60,000 | / | capacity (# students) | 0 | x | student factor | 1.000 | = | $0 | (elementary) |
| acres needed | 0.00 | x | cost per | $60,000 | / | capacity (# students) | 0 | x | student factor | 1.000 | = | $0 | (middle school) |
| acres needed | 0.00 | x | acre | $60,000 | / | capacity (# students) | 0 | x | student factor | 1.000 | = | $0 | (high school) |

TOTAL SITE ACQUISITION COST = $0

**SCHOOL CONSTRUCTION COST**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 1.000 | = | $0 | (elementary) |
| total const. cost | $0 | / | | capacity (# students) | 0 | x | student factor | 1.000 | = | $0 | (middle school) |
| total const. cost | $11,250,000 | / | | capacity (# students) | 600 | x | student factor | 1.000 | = | $0 | (high school) |
| | | | | | | | | Subtotal | | $0 | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Permanent Space (District ) | 607,834 | / Total Square Feet of School Facilities | 644,447 | = | 94.32% |

TOTAL FACILITY CONSTRUCTION COST = $0

**RELOCATABLE FACILITIES COST (PORTABLES)**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Portable Cost | $0 | / | 25 | facility size x student factor | 1.000 | | | = | $0 | (elementary) |
| Portable Cost | $75,000 | / | 28 | facility size x student factor | 1.000 | | | = | $0 | (middle school) |
| Portable Cost | $0 | / | 31 | facility size x student factor | 1.000 | | | = | $0 | (high school) |
| | | | | | | | Subtotal | | | |

| | | | | | |
|---|---|---|---|---|---|
| Total Square Feet of Portable Space (District ) | 36,613 | / Total Square Feet of School Facilities | 644,447 | = | 5.68% |

TOTAL RELOCATABLE FACILITY COST = $0

**CREDIT AGAINST COST CALCULATION -- MANDATORY**

**STATE MATCH CREDIT**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOECKH Index | $168.79 | x OSPI Allowance | 90 | x | State Match % | 0% | x | student factor | 1.000 | = | $0 | (elementary) |
| BOECKH Index | $168.79 | x OSPI Allowance | 117 | x | State Match % | 0% | x | student factor | 1.000 | = | $0 | (middle school) |
| BOECKH Index | $168.79 | x OSPI Allowance | 130 | x | State Match % | 0% | x | student factor | 1.000 | = | $0 | (high school) |
| TOTAL STATE MATCH CREDIT | | | | | | | | | | = | $0 | |

**TAX PAYMENT CREDIT**

[((1+ interest rate 4.50% ) ^ 10 years to pay off bond) - 1] / [ interest rate 4.50% x

(1 + interest rate 4.50% )^ 10 years to pay off bond ] x .000976411 levy rate x

assessed value $114,024 = $1,279 (tax payment credit

**IMPACT FEE CALCULATION**

| | |
|---|---|
| SITE ACQUISITION COST | $0 |
| FACILITY CONSTRUCTION COST | $0 |
| RELOCATABLE FACILITIES COST (PORTABLES) | $0 |
| (LESS STATE MATCH CREDIT) | ($0) |
| (LESS TAX PAYMENT CREDIT) | ($877) |
| (LESS COUNTY DISCOUNT) | ($0) |
| (LESS DISTRICT DISCOUNT) | ($0) |
| **FINAL IMPACT FEE PER UNIT** | **$0** |

# Appendix B
# OSPI Enrollment Forecasting Methodology

# OSPI PROJECTION OF ENROLLMENT DATA
## Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year.

The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be 80/75, or 106.7%. If the actual enrollment on October 1, 1965 in grade three had further increased to 100 pupils, the percent of survival to grade three would be 100/80, or 125%.)

   Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".

   In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
4. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*<u>Kindergarten students are projected based on a regression line.</u>

# Appendix C
# Enrollment Data

## Table C-1
## STANWOOD- CAMANO SCHOOL DISTRICT
## STUDENT ENROLLMENT, BY GRADE SPAN 1998-2005

**(**Based on actual student enrollment on October 1 of each year)

| School Type | Grade Level | School Year | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | **2000** | **2001** | **2002** | **2003** | **2004** | **2005** | **2006** | **2007** |
| **Elementary** | K | 307 | 316 | 331 | 321 | 335 | 330 | 346 | 320 |
| | 1 | 367 | 339 | 361 | 342 | 331 | 375 | 337 | 364 |
| | 2 | 392 | 389 | 362 | 372 | 352 | 343 | 383 | 346 |
| | 3 | 419 | 407 | 413 | 356 | 371 | 372 | 359 | 395 |
| | 4 | 437 | 427 | 424 | 416 | 369 | 393 | 379 | 377 |
| | 5 | 422 | 444 | 450 | 418 | 413 | 383 | 398 | 398 |
| **Middle** | 6 | 428 | 431 | 469 | 459 | 436 | 427 | 374 | 399 |
| | 7 | 428 | 449 | 451 | 476 | 485 | 444 | 425 | 375 |
| | 8 | 411 | 446 | 453 | 438 | 485 | 493 | 448 | 444 |
| **Sr. High** | 9 | 553 | 484 | 557 | 521 | 485 | 505 | 505 | 472 |
| | 10 | 475 | 497 | 416 | 526 | 507 | 480 | 506 | 497 |
| | 11 | 426 | 436 | 471 | 374 | 447 | 474 | 444 | 486 |
| | 12 | 266 | 356 | 378 | 386 | 380 | 424 | 461 | 436 |
| Grades K-5 Headcount | | 2,305 | 2,305 | 2,322 | 2,341 | 2,225 | 2,171 | 2,201 | 2,200 |
| *Grades K-5 FTE (2)* | | *2,138* | *2,138* | *2,164* | *2,176* | *2,065* | *2,004* | *2,029* | *2,040* |
| Grades 6-8 Headcount | | 1,251 | 1,251 | 1,326 | 1,373 | 1,373 | 1,406 | 1,247 | 1,218 |
| Grades 9-12 Headcount | | 1,477 | 1,477 | 1,773 | 1,822 | 1,807 | 1,819 | 1,916 | 1,891 |
| Grades K-12 | Headcount | 5,331 | 5,421 | 5,536 | 5,405 | 5,396 | 5,443 | 5,365 | 5,309 |
| *Grades K-12* | *F. T. E.* | *5,178* | 5,263 | | *5,245* | *5,229* | *5,278* | *5,192* | *5,149* |

Source: Stanwood-Camano School District, OSPI

**TABLE C-2**
**STANWOOD CAMANO SCHOOL DISTRICT**
**PROJECTED STUDENT ENROLLMENT 2008-2013**
**(District and OSPI Estimate)**

| School Type | Grade Level | School Year: 2007 | SPR | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|---|
| **Elementary** | K | 320 | | 332 | 332 | 333 | 333 | 334 | 334 |
| | 1 | 364 | | 336 | 349 | 349 | 350 | 350 | 351 |
| | 2 | 346 | | 374 | 346 | 359 | 359 | 360 | 360 |
| | 3 | 395 | | 354 | 383 | 354 | 367 | 367 | 368 |
| | 4 | 377 | | 409 | 366 | 396 | 366 | 380 | 380 |
| | 5 | 398 | | 383 | 415 | 372 | 402 | 372 | 386 |
| **Middle** | 6 | 399 | | 404 | 389 | 421 | 378 | 408 | 378 |
| | 7 | 375 | | 406 | 411 | 396 | 428 | 385 | 415 |
| | 8 | 444 | | 380 | 411 | 416 | 401 | 433 | 390 |
| **Sr. High** | 9 | 472 | | 477 | 409 | 442 | 447 | 431 | 466 |
| | 10 | 497 | | 462 | 467 | 400 | 433 | 437 | 422 |
| | 11 | 486 | | 454 | 422 | 427 | 366 | 396 | 399 |
| | 12 | 436 | | 461 | 430 | 400 | 405 | 347 | 375 |
| Grades K-5 Headcount | | 2,196 | | 2,188 | 2,191 | 2,163 | 2,177 | 2,163 | 2,179 |
| *Grades K-5 FTE (2)* | | *2,031* | *39.62%* | *2,022* | *2,025* | *1,997* | *2,011* | *1,996* | *2,012* |
| Grades 6-8 Headcount | | 1,364 | 23.66% | 1,190 | 1,211 | 1,233 | 1,207 | 1,226 | 1,183 |
| Grades 9-12 Headcount | | 1,883 | 36.72% | 1,854 | 1728 | 1,669 | 1,651 | 1,611 | 1,662 |
| | Grades K-12 Headcount | 5,309 | 100% | 5,232 | 5,130 | 5,065 | 5,035 | 5,000 | 5,024 |
| | *Grades K-12 FTE (2)* | *5,149* | | 5,066 | 4,964 | 4,899 | 4,869 | 4,833 | 4,857 |

Source: Stanwood Camano School District,OSPI

Notes:
(1) Actual student enrollment as of October 1, 2007.
*(2) Assumes half-day attendance for kindergarten students.*
SPR = Student Population Ratio

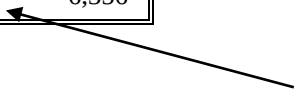
| School Type | Grade Level | 2007 | SPR | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|
| **Elementary** | K | 320 | | 308 | 314 | 319 | 325 |
| | 1 | 364 | | 350 | 357 | 363 | 370 |
| | 2 | 346 | | 333 | 339 | 345 | 352 |
| | 3 | 395 | | 380 | 387 | 394 | 402 |
| | 4 | 377 | | 363 | 369 | 376 | 383 |
| | 5 | 398 | | 383 | 390 | 397 | 405 |
| **Middle** | 6 | 399 | | 384 | 391 | 398 | 406 |
| | 7 | 375 | | 361 | 368 | 374 | 381 |
| | 8 | 444 | | 427 | 435 | 443 | 451 |
| **Sr. High** | 9 | 472 | | 454 | 463 | 471 | 480 |
| | 10 | 497 | | 478 | 487 | 496 | 505 |
| | 11 | 486 | | 467 | 476 | 485 | 494 |
| | 12 | 436 | | 419 | 427 | 435 | 443 |
| Grades K-5 Headcount | | 2,200 | | 2,116 | 2,156 | 2,196 | 2,236 |
| *Grades K-5 FTE (2)* | | *2,040* | *39.62%* | *1,962* | *1,999* | *2,036* | *2,074* |
| Grades 6-8 Headcount | | 1,218 | 23.66% | 1,172 | 1,194 | 1,216 | 1,238 |
| Grades 9-12 Headcount | | 1,891 | 36.72% | 1,819 | 1,853 | 1,888 | 1,922 |
| | Grades K-12 Headcount | 5,309 | 100% | 5,107 | 5,203 | 5,300 | 5,397 |
| | *Grades K-12 FTE (2)* | *5,149* | | 4,953 | 5,046 | 5,140 | 5,234 |

**Historical Ratio**

| | 2000 | 2001 | 2002 | 2004 | 2005 | 2006 | 2007 |
|---|---|---|---|---|---|---|---|
| Population | 27,830 | 28,485 | 29,194 | 30,244 | 30,769 | 31,342 | 31,957 |
| FTE Student Enrollment | 5,178 | 5,263 | 5,371 | 5,229 | 5,278 | 5,192 | 5,149 |
| Student/Population Ratio | 18.61% | 18.48% | 18.40% | 17.29% | 17.15% | 16.57% | 16.11% |

| **Projected Enrollment Total** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Office of Public Instruction (OSPI)** | | | | | | | |
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2025 |
| Population | 32,597 | 33,237 | 33,877 | 34,517 | 35,157 | 35,797 | 43,477 |
| FTE Student Enrollment | 5,066 | 4,964 | 4,899 | 4,869 | 4,833 | 4,857 | N.A. |
| Student/Population Ratio | 15.54% | 14.94% | 14.94% | 14.11% | 13.75% | 13.57% | |

| **Projected Enrollment Total** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **(Ratio Method)** | | | | | | | |
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2025 |
| Population | 32,597 | 33,237 | 33,877 | 34,517 | 35,157 | 35,797 | 43,477 |
| FTE Student Enrollment | 4,766 | 4,859 | 4,953 | 5,046 | 5,140 | 5,234 | 6,356 |



| | 2000-2007 Actual | 2008-2013 Assumed | OSPI '08-'13 | DISTRICT 2025 |
|---|---|---|---|---|
| FTE Student:Population Ratio | (See Above) | | | |
| Average | 17.57% | 14.64% | 14.64% | 14.64% |
| Grade Span (Avg. Distribution) | | | | |
| Elementary (K-5) | 39.62% | 39.62% | 39.62% | 39.62% |
| Middle School (6-8) | 23.66% | 23.66% | 23.66% | 23.66% |
| High School (9-12) | 36.72% | 36.72% | 36.72% | 36.72% |
| Total | 100.00% | 100.00% | 100.00% | 100.00% |

Assumed Enrollment

Resulting Ratio

Resulting Distribution

Assumed Distribution

# APPENDIX D

# STUDENT GENERATE RATE

DOYLE CONSULTING

*ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA*

# Student Generation Rate Study
# For the
# Stanwood School District

4/7/2008

This document describes the methodology used to calculate student generation rates (SGRs) for the Stanwood School District, and provides a listing of rates to be used in the districts Capital Facilities Plan. This document and the methodology used are based on the methodology developed by the Everett School District and documented in the District's SGR study dated 7/20/00.

SGRs were calculated for three types of residential construction: Single family detached, multi-family with 2 or more bedrooms, and multi-family with 0-1 bedroom. Condominiums, townhouses and duplexes are included in the multi-family classification, and modular homes are included in the single family classification.

Using data files from the Metroscan database, Snohomish County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 2000 to 2006 within the Stanwood school district boundaries. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing site address) to generate a match from the student record data.

Using data files from the Stanwood student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of April 2008. The student addresses were cleaned up and reformatted to be consistent with the Metroscan method of storing addresses.

Data from the two sources were electronically matched to obtain the following student generation rates:

Single Family Rates: The records of 966 single family units were compared with 5,567 registered students in the District, and the following count of matches and calculated rates were found*:

| GRADE(S) | COUNT OF MATCHES | CALCULATED RATE |
|---|---|---|
| K | 45 | 0.047 |
| 1 | 49 | 0.051 |
| 2 | 34 | 0.035 |
| 3 | 50 | 0.052 |
| 4 | 43 | 0.045 |
| 5 | 42 | 0.043 |
| 6 | 47 | 0.049 |
| 7 | 40 | 0.041 |
| 8 | 47 | 0.049 |
| 9 | 39 | 0.040 |
| 10 | 44 | 0.046 |
| 11 | 50 | 0.052 |
| 12 | 44 | 0.046 |
| | | |
| K-5 | 263 | 0.272 |
| 6-8 | 134 | 0.139 |
| 9-12 | 177 | 0.183 |
| K-12 | 574 | 0.594 |

*Calculated rates for individual grades may not equal overall totals due to rounding.

Multifamily Rates (2-plus Bedrooms): The records of 192 2-plus bedroom units were compared with 5,567 registered students in the District, and the following count of matches and calculated rates were found*:

| GRADE(S) | COUNT OF MATCHES | CALCULATED RATE |
|---|---|---|
| K | 4 | 0.021 |
| 1 | 5 | 0.026 |
| 2 | 3 | 0.016 |
| 3 | 2 | 0.010 |
| 4 | 3 | 0.016 |
| 5 | 6 | 0.031 |
| 6 | 3 | 0.016 |
| 7 | 5 | 0.026 |
| 8 | 5 | 0.026 |
| 9 | 4 | 0.021 |
| 10 | 3 | 0.016 |
| 11 | 5 | 0.026 |
| 12 | 5 | 0.026 |
| | | |
| K-5 | 23 | 0.120 |
| 6-8 | 13 | 0.068 |
| 9-12 | 17 | 0.089 |
| K-12 | 53 | 0.276 |

*Calculated rates for individual grades may not equal overall totals due to rounding.

Multifamily Rates (0-1 Bedroom): The records of 24 0-1 bedroom units were compared with 5,567 registered students in the District and no matches were found.

# Appendix D

**5/30/08**

## Student Generation Rate – Stanwood-Camano School District
## Island County

This document describes the methodology used to calculate student generation rates (SGRs) for the Stanwood Camano School District, and provides a listing of rates to be used in the districts Capital Facilities Plan.

SGR's were calculated for three types of residential construction: Single family detached, multi-family with 2 or more bedrooms, and multi-family with 0-1 bedroom. Condominiums, townhouses and duplexes are included in the multi-family classification, and modular homes are included in the single family classification.

Island County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 2000 to 2006 within the Stanwood Camano school district boundaries. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing site address) to generate a match from the student record data.

Using data files from the Stanwood-Camano student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of April 2008. The student addresses were cleaned up and reformatted to be consistent with the Island County planning method of storing addresses.

Data from the two sources were electronically matched to obtain the following student generation rates:

**Single Family Rates:** The records of 1,440 single family detached units were compared with 5,453 registered students in the District, and the following count of matches and calculated rates were found*:

| GRADE(S) | COUNT OF MATCHES | CALCULATED RATE |
|---|---|---|
| **K** | 33 | 0.023 |
| **1** | 37 | 0.026 |
| **2** | 39 | 0.027 |
| **3** | 38 | 0.026 |
| **4** | 37 | 0.026 |
| **5** | 27 | 0.019 |
| **6** | 38 | 0.026 |
| **7** | 26 | 0.018 |
| **8** | 44 | 0.031 |
| **9** | 32 | 0.022 |
| **10** | 41 | 0.028 |
| **11** | 38 | 0.026 |
| **12** | 33 | 0.023 |
| | | |
| **K-5** | 211 | 0.147 |
| **6-8** | 108 | 0.075 |
| **9-12** | 144 | 0.100 |
| **K-12** | 463 | 0.322 |

***Calculated rates for individual grades may not equal overall totals due to rounding.**

**Multifamily Rates (0-1 Bedroom):** There were no records of 0-1 bedroom units built during the study period.

**Multifamily Rates (2-plus Bedrooms):** The records of six (6) 2-plus bedroom units were compared with 5,567 registered students in the District. There were matches with two (2) 2nd grade students, three (3) 6th grade students, and one (1) l0th grade student. The small sample size should be factored in making any conclusions about the data, but given that all six 2-plus bedroom multifamily units had matches the SGR would be 1.00.

# APPENDIX E
# Board Resolution No. XX-08

# Appendix F
# Snohomish County General Policy Plan
# (Review)

# Appendix G
# Determination of Non-Significance and Environmental Checklist

# Appendix H
# Minimum Standards Verification

## Education Program Standards Verification

| School | #Classrooms | Grade Span | Exceeding Class Size Guidelines |
|---|---|---|---|
| Cedarhome | 24 | K-5 | 11 |
| Elger Bay | 24 | K-5 | 1 |
| Stanwood Ele | 27 | K-5 | 1 |
| Utsalady | 24 | K-5 | 3 |
| Port Susan | 31 | 6-8 | 11 |
| Stanwood Middle | 35 | 6-8 | 5 |
| Stanwood High | 53 | 9-12 | 9 |
| Total | 266 | | 41 |

(Note: Information provided by the Stanwood-Camano School District. Reflects classroom information on October 1, 2007)

The District meets its minimum educational service standards with approximately 85% of its classes having enrollment at or below its established guidelines. (Refer to Minimum Educational Service Standards, pages 3-2 and 3-3.)