

**GREEN MOUNTAIN SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN  
2015 - 2021**

**BOARD OF DIRECTORS**

Rick Syring, Chariman  
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**Adopted by the Green Mountain School District  
Board of Directors  
May, 2015**

**Green Mountain School District  
2015 CAPITAL FACILITY PLAN**

**A. Inventory of Current Facilities**

**1. Elementary School**

School	Location	Oct 2014 Enrollment	Capacity	Number of Temporary Portables
2 Story Main Building (K-3)	13105 NE Grinnell Rd Woodland, WA 98674	81	80	0

Elementary school students attend class in the main two-story building on the Green Mountain campus. There are four classrooms in the two story building. Elementary school capacity is based on the District's standard of service, which is a student teacher ratio of 20 students per regular classroom.

**2. Intermediate/Middle School**

School	Location	Oct 2014 Enrollment	Capacity	Number of Temporary Portables
Portable Buildings (4-8)	13105 NE Grinnell Rd Woodland, WA 98674	62	60	0

Intermediate and Middle school students attend classes in permanent portable buildings on the Green Mountain campus. There are three classrooms that are used as regular class rooms and one classroom that is used as a functional lab for science instruction. One of the three classrooms and the functional lab are in the portable that was added to the district facilities in 2015. Middle school capacity is based on the District's standard of service, which is a student teacher ratio of 20 students per regular classroom.

**3. High School**

The Green Mountain District does not have a high school. High school students attend school in other school districts.

**4. Inventory of Non-Instructional Facilities**

Type	Location
Administrative Building and Library / 1568 sq ft	13105 NE Grinnell Rd Woodland, WA 98674
Cottage Building/ 854 sq. ft.	Same as above
Gymnasium/Cafeteria/Stage / 5903 sq ft	Same as above
Transportation Facility / 1970 sq ft	Same as above

**B. Enrollment Forecast**

The District's enrollment in October, 2014 was 143 students. Given the small size of the district and its location in the unincorporated rural area in Clark County, miles from urban areas, the growth in the district has been consistent but slow. In 2009 the enrollment was 137, it increased to 159 in 2012 and dropped down to 143 students by 2014.

Studies show that there are .667 students on average that live in new single family homes that are built in the district. With the economic recovery and an increase in residential development activities in Clark County, the District anticipates slow but consistent growth over the next six years. Assuming 5% growth, which may be low, the District will need to serve an additional 7 students. If 12 new houses are built in the District over the next six years, and the demographics the District has seen in the past continue, the District will need to serve 8 students from new housing.

**C. Needs Forecast**

The forecast growth in the District over the next six years of somewhere between 10 and 20 students, will be served in existing facilities. In 2015 the District added a two classroom portable building. The addition of this portable increased the District capacity to serve forecast growth. Until such time as the District enrollment reaches 160 or more, and there are sufficient funds to increase capacity, the increased enrollment will be served by the capacity that was provided with the addition of a permanent portable that was added in 2015.

As reflected in the District's prior CFPs, there is a need to expand and improve the fields and play area. The other facility improvements have been constructed. The cost for the playground and field improvements and possible covered play shed will add capacity to serve forecasted growth, are shown below.

<b>Project Description</b>	<b>Cost Estimate</b>	<b>Added Capacity</b>
Additional Classrooms / Portable (Project completed in May 2015)	\$340,000	40
Playground and field Improvements (Future Project)	\$70,000	40
Covered Playshed (Future Project)	\$150,000	40
<b>TOTAL (approximately)</b>	<b>\$560,000</b>	<b>40</b>

**D. Finance Plan**

In May 2013 district voters passed a 4-year capital levy in the amount of \$280,000. These capital project funds, along with existing capital funds, and school impact fees, were used to pay for the \$340,000 in improvements for the new portable buildings that are necessary to serve our current student body and for future growth. It is the intent of the district to continue to utilize the impact fees and possible capital levy funds to pay for the future improvements as the enrollment increases over the next several years.

## **Green Mountain School District 2015 CAPITAL FACILITY PLAN**

Over the next six-years, the district will continue to collect school impact fees from new housing in the amount of \$3,387 per single family home. The amount the district will receive is based on the number of houses that are built. If 12 houses are built as described in the enrollment forecast, it will generate \$40,644. The revenue that is generated from new housing will only cover a portion of the cost for the classrooms that were added and the fields and playground that need to be improved.

Impact fees will be spent on improvements identified in this CFP to address facility needs that serve students from new housing.

### **E. Narrative and Explanation Regarding Impact Fees**

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the local jurisdictions' formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County. The resulting figures, in the attached Appendix A, are based on the District's cost per dwelling unit for the improvements that were made to serve new development. Credits were applied to account for projected property taxes that are paid by homeowners.

### **F. Impact Fees**

There are not any multi-family dwelling units or multi-family zoning in the District. Therefore, the District's impact fees are limited to single family dwellings. The single family fee amount that has been collected since 2007, which the Board is asking the County to continue collecting, is \$3,387.

**Green Mountain  
2015 Impact Fee Calculation**

**APPENDIX A**

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

**Single Family Residence:**

School Improvements	Formula
\$410,000.00	Facility Cost
40	Additional Capacity
\$10,250.00	Cost per Student (CS)
0.667	Student Factor (SF)
<b>\$6,836.75</b>	<b>CS x SF</b>
\$200.40	Boeck Index
130.00	OSPI Sq Ft
57.77%	State Match Eligibility %
\$0.00	State Match Credit (SM)
<b>\$0.00</b>	<b>CS x SF - SM</b>
<hr/> <b>\$6,836.75</b>	<b>Cost per Single Family Residence</b>
0.00356	Average Interest Rate
0.03617576	Tax Credit Numerator
0.003688786	Tax Credit Denominator
9.806956251	Tax Credit Multiplier (TCM)
\$86,266.00	Average Assessed Value (AAV)
846006.89	TCM x AAV
0.00067	Tax Levy Rate (TLR)
\$566.82	<b>TCM x AAV x TLR = (TC)</b>
<hr/> <b>\$6,269.93</b>	<b>Cost per Single Family Residence - Tax Credit</b>
\$940.49	15% reduction (A)
<b>\$5,329.44</b>	<b>Calculated Single Family Fee Amount</b>
<b>\$3,387</b>	<b>Recommended Fee Amount</b>