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Exhibit 1.

**Bellingham School District No. 501
2021-2026 Capital Facilities Plan**

**BELLINGHAM SCHOOL DISTRICT NO. 501
CAPITAL FACILITIES PLAN
2021-2026**

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Board Adopted: June 9, 2021

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I. EXECUTIVE SUMMARY

This Capital Facilities Plan (the “Plan”) is the Bellingham School District No. 501’s (the District”) principal facility planning document, in compliance with the requirements of Washington’s Growth Management Act (“GMA”). It uses data available in April 2021.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all the District’s needs. The District also prepares interim long-range capital facilities plans. Such plans take into account longer and shorter time periods, other factors, and trends in the use of facilities, and other needs of the District, but are consistent with this Plan. Pursuant to the requirements of the GMA, this Plan and the fee schedule will be updated based on the City of Bellingham’s update of its Comprehensive Plan and fee ordinance or sooner as the District may deem appropriate.

The City of Bellingham and Whatcom County have adopted school impact fee ordinances. This updated Plan must be adopted by reference as a part of each jurisdiction’s Comprehensive Plan.

The Plan establishes a service standard in order to ascertain current and future capacity. Though the Office of the Superintendent of Public Instruction (“OSPI”) establishes square foot guidelines for use as capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act authorizes the District to make adjustments to the service standard based on the District’s specific needs. In general, the District’s current standard provides for the following average class sizes:

Grade Level	Class Size*
Elementary (PreK-5)^	19 Students
Middle School (6-8)	25 Students
High School (9-12)	26 Students

*May be reduced based on implementation of reduced class sizes. Future updates to this Plan will include updated information.

^Reflects average of class sizes for PreK, K, 1-3, 4-5

School capacity is based on the number of teaching stations or classrooms, class size, and the type of educational program provided by the school district. Existing inventory includes both permanent and relocatable classrooms. The District’s current permanent capacity is 10,275 (plus relocatable capacity of 610), and student enrollment on October 1, 2020 was 10,993, with updated enrollment in the 2020-21 school year at approximately 10,586. As a comparison, October 1, 2019 student enrollment was 11,150. The global pandemic and remote learning resulted in fluctuations in the District’s enrollment. However, the District expects with the recent return to in-person instruction that enrollment will begin to stabilize and return to expected demographer projections over the six year planning period. Based upon these projections, the District anticipates growth in enrollment at all three grade levels. The District is implementing previously funded elementary capacity projects during the next six years and is in planning stages for a future bond to include additional capacity additions for growth.

A financing plan is included in Section VII which demonstrates the District’s ability to implement this Plan.

II. ENROLLMENT PROJECTIONS

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. During the recession, enrollment growth in the District as a whole slowed. However, beginning in 2010 and through 2019, the District's enrollment increased steadily with growth at approximately 7.2%, and across all grade levels. The global pandemic and resulting effects on the delivery of in-person education resulted in a decline in enrollment between 2019 and 2020. However, as in-person learning returns, the District expects that enrollment will stabilize and enrollment projection prepared by a professional demographer in August 2020 show a resumption of growth projected over the next six year period. Applying the State Office of Management and Budget population data to the Bellingham School District population, the District can expect continued enrollment growth throughout the years of this Plan and through 2035, whether using low, medium, or high population forecasts.

Student enrollment projections were developed using two methods. The District first reviewed the Office of Superintendent of Public Instruction (OSPI) cohort survival enrollment projections. This method uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio, or survival rate, is used in conjunction with an estimate of kindergarten enrollment as a base for enrollment projections. Because the cohort survival method does not fully incorporate immigration, particularly from anticipated new development, these projections are considered highly conservative. In addition, the decline in October 2020 enrollment as a result of the pandemic skews the forward looking trend analysis. See Table 1-A.

The second forecast was prepared in August 2020 for the District by a professional demographer. These projections use recent trends, actual birth rates, and information about population growth (from the City of Bellingham and Whatcom County) within the District's boundary area. The demographer prepared low, medium, and high forecast ranges. The medium forecast was prepared with reference to numerous alternative forecast estimates. The District is using the medium forecast range as a basis for its enrollment projections. See Table 1-B. Using this methodology, the District anticipates growth at all grade levels over the six year planning period.

Looking beyond the six year planning period, the District estimates student population and capacity needs in 2035 as follows. The District's current student population is approximately 9.8% of the total District population. Assuming the District's student population percentage remains consistent with the current percentage, the District's student population would be approximately 13,306 in 2035. Adjusting for anticipated school-age demographics yields a medium range population projection of 13,171 in 2036. Note, however, that the District's demographer projects a more conservative enrollment of 12,021 FTE students in 2035. In either case, the District can expect continued growth and capacity related needs beyond the six-year planning period. Additional student enrollment is expected from students in pre-Kindergarten programs, which are provided at all District elementary schools.

The District will closely monitor population growth and incorporate planned projects to meet actual student needs in future updates to this Plan.

III. SERVICE STANDARDS

The District's service standard is used to ascertain its overall capacity. The service standard identifies the program year, the class size, and programs of special need. The service standard outlined below reflects only those programs and educational opportunities provided to students which directly affect the capacity of the school buildings.

The District operates basic educational programs under the following grade level configurations:

Elementary schools house pre-Kindergarten through grade five.¹

Middle schools house grades six through eight.

High schools house grades nine through twelve.

During the 2012-13 school year, the District engaged in a comprehensive review of its facilities, identifying the actual use of each school for regular classroom instruction, special programs, and other non-instructional needs. In preparation for this Plan, the District reviewed and updated that information.

Service Standard for Elementary Students

- In general, class size for grades K-5 should not exceed 19 students on average.²
- Special Education for students with disabilities is generally provided in both regular classrooms and self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and a special computer lab.

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

The District has fully implemented full-day Kindergarten at all elementary schools. Future updates to this Plan will address the District's implementation of reduced class sizes at all grade levels.

¹ Elementary schools also provide for pre-K instruction, with 15 students per classroom.

² The 19 student average reflects an average of different level of service across pre-Kindergarten, Kindergarten, Grades 1-3, and Grades 4-5. In addition, class sizes are lower at schools with a higher poverty factor (free/reduced lunch percentage).

Service Standard for Secondary Students

- In general, class size for grades 6-8 should not exceed 25 students on average.
- In general, class size for grades 9-12 should not exceed 26 students on average.
- Special Education for students with disabilities is generally provided in both regular classrooms and self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and special computer lab.

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

Currently, the Community Transitions Program, a special education high school program for students aged 18–21 years, is housed at Bellingham High School.

Future updates to this Plan will address the District’s implementation of reduced class sizes at all grade levels.

Room Utilization

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods.

New School Planning

When planning, designing, and constructing new schools, the school facilities are sized to accommodate the number of students shown below:

- Elementary schools – 450 students
- Middle schools – 650 to 700 students
- High schools – 1,200 students

When acquiring new school sites, the following standards are used, consistent with WAC 392-342-020:

- Elementary schools – 10 acres
- Middle schools – 20 acres
- High schools – 40 acres

IV. INVENTORY AND EVALUATION OF CURRENT FACILITIES

The District uses a comprehensive facility review which identifies the actual use of each school for regular classroom instruction, special programs, and other programmatic needs.

The District currently has permanent capacity to house 10,275 students and relocatable capacity to house 610 students. See Table 2-A. This capacity is based upon the District's service standard as set forth in Section III. The District's actual enrollment in October 2020 was 10,993 (October 2019, 11,149). See Table 1-A. Based upon the District's enrollment projections, the District's enrollment is projected to increase to 11,698 FTE students by the 2026-2027 school year (see Table 1-B).

Calculations of elementary, middle school, and high school capacities are set forth in Table 2-A.

Relocatables

The District inventory includes 45 relocatables (portable classrooms), with 26 available for regular classroom use.

Based on enrollment projections and planned permanent facilities, the District plans to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. The use and need for relocatables will be balanced against program needs.

Table 2-B contains an evaluation of District capacity in relation to the six-year enrollment projections.

Undeveloped Property

The District owns the following undeveloped property:

- 17.32 acres located on two parcels at 4160 Cougar Road in Bellingham. This property is intended for a future school site.
- 1.09 acres on West Maplewood Avenue, between McLeod Road and Bakerview Road. This property is constrained by wetlands and currently land-locked with no direct street access.

V. THE DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

During the next six years, new growth continues to require elementary capacity improvements and is creating need at the middle and high school levels. The 2013 Bond measure approved by the District's voters provided funding for increased capacity at the elementary level (Lowell/Happy Valley) and the high school level (new Options High School and reconstruction/expansion of Sehome High School). These projects are now complete. The voters approved a \$155M bond in 2018 to fund, among other things, the reconstruction (with additional capacity) of Alderwood, Parkview, and Sunnyland Elementary Schools as well as a variety of non-capacity projects. These projects are all currently in process. See Table 3 for more detailed information.

Preliminarily, the District is planning for a new elementary school (on the District's existing Cougar Road property), the replacement of three elementary schools (with added capacity as a part of each project), an addition at Kulshan Middle School, as well as various non-capacity projects across the District. The District's plans also include constructing a new facility for the Community Transitions Program. The new facility, in addition to providing a dedicated program space, would add 52 regular capacity seats at Bellingham High School (which houses the existing program) and help to address forecasted enrollment growth at the 9-12 level. The District's future planning is subject to further review, Board action, and future Bond approval. See Table 3 for more information.

The District also may add/relocate portables at various sites.

Table 3 shows the District's planned construction projects.

VI. SIX-YEAR CLASSROOM CAPACITIES: AVAILABILITY/DEFICIT PROJECTION

Table 2-B shows the District's classroom capacity forecast based on the District's enrollment forecast, current service standard, current inventory and capacity, and future planned classroom space.

To meet the needs associated with deficiencies or surpluses, the District will utilize a number of tools. These tools may include the addition or movement of portables, boundary changes, new construction, and modifications in the educational program. The District is planning for the following projects to address growth needs during the six year planning period: the completion of the Alderwood, Parkview, and Sunnyland rebuild/addition projects, planning for future bond projects to include a new elementary school and rebuild/additions at three elementary schools and Kulshan Middle School, a new Community Transitions Program facility, as well as the addition of portable facilities at various sites. Impact fees, state assistance, and/or future bond funds may be used to address such needs. Future updates to this Plan will include relevant information.

VII. FINANCE PLAN

The Finance Plan shown on Table 3 demonstrates how the District plans to finance improvements for the years 2021 through 2026. The financing components include secured and unsecured funding. The Finance Plan is based on secured and unsecured bond funding, anticipated State School Construction Assistance Program funds, and the collection of impact fees under the State Growth Management Act.

VIII. IMPACT FEES

New residential developments built within the District's boundaries will generate additional students. Specifically, the District's student generation rate indicates that 0.285 students will be generated from each new single family development in the District and 0.094 students will be generated from each new multi-family dwelling unit (both figures exclude pre-K students generated to District programs). (See Appendix B.)

The impact fee formula takes into account the cost of the growth-related capital improvements identified in this Plan for the next six years. It calculates the fiscal impact of each single-family or multi-family development in the District based on projected student generation rates for single-family and multi-family dwelling units. The formula also provides a credit for the property taxes that will be paid by these developments toward the same capacity projects and any funds anticipated to be provided by the State for construction of the projects. See Appendix A for the impact fee calculations.

The District's impact fees are based on the costs of new elementary capacity. School impact fees will be used to offset that portion of the cost to construct new elementary school capacity that is related to new growth, with the majority of the facility being funded by state and local funds. School impact fees may also be used to fund a portion of other identified growth projects listed in the Finance Plan. School impact fees will not be used to fund improvements necessary to correct existing needs.

School Impact Fee Schedule

Impact fee per single-family dwelling unit	\$4,133
Impact fee per multi-family dwelling unit	\$1,793



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

Table 1-A: OSPI Cohort Enrollment Projections

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---										AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---				
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		2025	2026			
Kindergarten	828	824	838	879	807	734	770	757	743	729	715	702				
Grade 1	842	856	845	857	904	776	744	781	768	754	739	725				
Grade 2	884	850	864	869	861	857	776	744	781	768	754	739				
Grade 3	773	876	869	859	866	822	850	770	738	775	762	748				
Grade 4	833	781	886	910	859	832	827	855	775	742	780	766				
Grade 5	844	868	784	906	898	847	839	834	862	781	748	786				
K-5 Sub-Total	5,004	5,055	5,086	5,280	5,195	4,868	4,806	4,741	4,667	4,549	4,498	4,466				
Grade 6	776	874	915	819	910	849	861	853	848	876	794	761				
Grade 7	826	809	896	906	798	897	852	864	856	851	879	797				
Grade 8	792	856	823	888	917	797	907	861	874	865	860	889				
6-8 Sub-Total	2,394	2,539	2,634	2,613	2,625	2,543	2,620	2,578	2,578	2,592	2,533	2,447				
Grade 9	915	893	960	911	984	973	881	1,002	951	966	956	950				
Grade 10	893	920	930	964	906	972	979	887	1,009	957	972	962				
Grade 11	898	805	838	844	906	808	885	891	807	918	871	885				
Grade 12	862	893	835	839	815	829	794	870	875	793	902	856				
9-12 Sub-Total	3,568	3,511	3,563	3,558	3,611	3,582	3,539	3,650	3,642	3,634	3,701	3,653				
DISTRICT K-12 TOTAL	10,966	11,105	11,283	11,451	11,431	10,993	10,965	10,969	10,887	10,775	10,732	10,566				

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

School Facilities and Organization

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**Table 1-B:
District Enrollment Projections**

Medium Range October Headcount Forecast Converted to October FTE Projection

Projection Converted to FTE		Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30	Oct31	Oct32	Oct33	Oct34	Oct35	Oct36	Oct37	Oct38	Oct39	Oct40
		856.8	827.0	797.1	796.0	798.5	802.0	809.6	813.3	817.1	820.9	824.9	832.6	836.2	840.0	843.7	847.6	847.9	882.9	860.8	863.9	869.2
		812.7	879.4	861.6	830.6	828.6	831.6	835.6	843.6	846.6	850.6	854.6	858.6	866.6	870.7	874.7	878.7	880.9	880.9	917.9	894.9	897.9
		897.7	810.7	890.1	872.1	841.0	839.0	842.0	846.0	854.0	857.0	861.1	865.1	869.1	878.1	882.1	886.1	888.4	890.4	890.4	927.4	904.4
		848.8	893.4	819.6	899.9	881.8	849.7	847.7	850.7	854.7	862.8	865.8	870.8	874.8	878.8	887.8	891.9	894.1	896.1	898.1	898.1	935.1
		869.4	858.0	917.1	840.9	924.1	905.0	872.0	870.0	873.0	877.0	886.0	889.0	894.0	898.0	902.0	911.1	913.2	916.2	918.2	920.3	920.3
		849.8	873.7	874.8	935.1	857.8	942.1	923.1	888.9	886.9	889.9	893.9	903.0	906.0	911.0	916.0	920.0	927.2	929.2	932.3	934.3	936.3
		908.1	858.7	896.8	897.8	959.9	879.7	967.0	946.9	911.8	909.8	912.8	916.8	926.8	929.9	934.9	939.9	943.9	951.9	953.9	956.9	958.9
		878.9	911.1	874.6	913.8	914.8	978.1	895.7	985.1	985.0	928.8	926.8	929.9	933.9	943.9	946.9	951.9	958.0	962.0	970.0	972.0	975.0
		782.9	876.7	923.0	885.9	926.0	927.0	991.0	908.0	998.0	978.0	941.0	939.0	942.0	946.0	956.0	959.0	964.0	971.0	975.0	983.0	985.0
		990.7	864.5	982.9	1035.0	992.9	1038.0	1039.0	1111.3	1018.0	1119.3	1096.2	1055.1	1053.1	1056.1	1060.1	1072.1	1073.0	1079.0	1086.0	1091.0	1100.0
		960.4	988.9	875.8	995.8	1048.8	1005.8	1051.8	1052.8	1125.8	1031.8	1133.8	1110.8	1068.8	1066.8	1069.8	1073.8	1084.7	1084.7	1091.6	1098.6	1103.6
		717.0	779.9	815.4	721.4	820.7	864.6	828.6	867.3	867.3	927.9	850.6	934.0	915.6	880.4	879.6	881.3	883.1	891.8	891.8	898.0	903.2
		<u>704.0</u>	<u>648.8</u>	<u>715.8</u>	<u>748.9</u>	<u>662.6</u>	<u>753.8</u>	<u>794.1</u>	<u>761.0</u>	<u>796.5</u>	<u>796.5</u>	<u>852.2</u>	<u>781.2</u>	<u>857.9</u>	<u>840.9</u>	<u>808.6</u>	<u>807.8</u>	<u>807.8</u>	<u>809.5</u>	<u>817.5</u>	<u>817.5</u>	<u>823.1</u>
		11077.1	11071.0	11244.7	11373.2	11457.4	11616.5	11697.2	11744.8	11814.7	11850.4	11899.7	11885.8	11944.8	11940.6	11962.3	12021.2	12066.2	12145.7	12203.7	12256.0	12312.3

Change	-30.3	-6.1	173.7	128.5	84.3	159.0	80.7	47.6	68.9	35.7	49.3	-13.9	59.0	-4.2	21.7	98.9	45.0	79.5	58.0	52.2	56.3	
Percent	-0.3%	-0.1%	1.6%	1.1%	0.7%	1.4%	0.7%	0.4%	0.6%	0.3%	0.4%	-0.1%	0.5%	0.0%	0.2%	0.5%	0.4%	0.7%	0.5%	0.4%	0.5%	
K-5	5135	5142	5160	5175	5132	5169	5130	5112	5132	5193	5186	5219	5247	5277	5306	5335	5362	5386	5418	5439	5463	
6-8	2570	2647	2694	2697	2801	2765	2854	2840	2875	2817	2781	2786	2833	2820	2838	2851	2865	2885	2885	2899	2912	2919
9-12	3372	3382	3390	3501	3525	3622	3714	3792	3808	3876	3833	3881	3885	3944	3918	3935	3949	3965	3987	3985	3985	3980

Table 2-A
Existing Facilities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
EXISTING ELEMENTARY SCHOOLS - CLASSROOM CAPACITIES (R: 2020-04-23)																						
1	SCHOOL #	Number of Classrooms	Assigned for Support Prog	Available for Basic Educ.	Class Size	Classroom Capacity	Oct 2019 Headcount Enrollment	Classroom Over/Under Capacity	Number of Portables	Assigned for Support Prog	Available for Basic Educ.	Class Size	Capacity of Portables	Grand Total Capacity	Grand Total Over/Under Capacity							
2	McKENWOOD	19	5	13	19	307	239	12	1	1	0	19	0	317	12							
3	Brookwood	20	3	17	19	303	345	22	3	2	1	19	19	342	3							
4	Carl Drake	19	5	14	19	295	326	30	3	2	1	19	19	305	41							
5	Columbia	13	2	11	19	299	300	91	5	4	1	19	19	228	72							
6	Carroll	24	6	18	19	342	363	21	2	2	0	19	0	342	21							
7	General	22	4	18	19	342	454	132	3	2	1	19	19	361	113							
8	Henry Taylor	23	4	19	19	361	434	73	1	0	1	19	19	360	56							
9	Larzone (Closed June 2014; Use for Family Partnership Program)	0	0	0	0,0	0	0	0	0	0	0	19	0	0	0							
10	Lowell	20	5	15	19	285	271	(14)	0	0	0	19	0	285	(14)							
11	Northern Heights	21	6	15	19	285	377	92	1	0	1	19	19	304	73							
12	Orchard	17	4	13	19	267	342	75	2	2	0	19	0	267	95							
13	Stonewall	22	6	16	19	304	430	126	3	2	1	19	19	323	87							
14	Shore Beach	21	4	17	19	303	482	179	0	0	0	19	0	323	159							
15	Sunnyland	14	3	11	19	269	295	26	5	4	1	19	19	228	67							
16	White Birch	24	6	18	19	342	396	54	0	0	0	19	0	342	56							
17	Summary Total	278	63	215	19	4,085	5,006	991	29	21	1	19	192	4,237	139							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
EXISTING MIDDLE/HIGH SCHOOLS - CLASSROOM CAPACITIES (R: 2020-04-23)															
1	SCHOOLS	Number of Classrooms	Assigned for Support Prog*	Available for Basic Educ.	Class Size	Classroom Capacity	Dec 2019 Headcount Enrollment	Classroom Over(Under) Capacity	Number of Portables	Assigned for Support Prog*	Available for Basic Educ.	Class Size	Capacity of Portables	Grand Total Capacity	Grand Total Over(Under) Capacity
2	Palmetto MS	30	5	25	25	625	586	(29)	2	0	1	25	50	675	(79)
3	Kulshan MS	28	3	25	25	625	619	(7)	5	0	5	25	125	750	(132)
4	Shoalam MS	35	9	25	25	650	653	33	4	1	3	25	75	725	(42)
5	Wyngroom MS	32	6	25	25	650	677	27	1	1	8	25	0	650	27
6	Middle School Total	125	23	102		2,500	2,574	24	8	2	16		268	2,806	(226)
7	Belmont HS	50	8	42	25	1092	1,102	10	3	0	3	25	75	1,170	(68)
8	Seaborn HS	50	9	41	25	1066	1,052	(14)	2	0	2	25	52	1,118	(66)
9	Speakeum HS	56	8	48	25	1248	1,157	(91)	3	0	3	25	75	1,326	(169)
10	Oxtons HS	19	5	12	25	312	189	(123)	0	0	0	25	0	312	(123)
11	High School Total	175	30	143		3,718	3,599	(218)	8	0	8		208	3,826	(426)
12	K-12 Summary	576	116	468		10,383	11,190	797	46	23	26		618	10,963	187
13	*Special Education, Computer Lab, Title, LAP, BELL, GRADs, etc.														

**Table 2-B
PROJECTED CAPACITY BY GRADE LEVEL: 2021-2026
(FTE Enrollment)**

ELEMENTARY SCHOOL FACILITIES	Actual Oct. 2020	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Permanent Capacity	4,085	4,085	4,399	4,601	4,601	4,601	5,136
Portables*	152	152	152	152	152	152	152
Capacity Additions		314	202			535	150
Enhanced Capacity (Perm + Portables)	4,237	4,551	4,753	4,753	4,753	5,288	5,438
Projected Enrollment	4,941	5,142	5,160	5,175	5,132	5,169	5,130
Permanent Capacity Surplus/(Deficit)	-856	-743	-559	-574	-531	-33	156
Enhanced Capacity Surplus/(Deficit)*	-704	-591	-407	-422	-379	119	308

Expanded capacity at Alderwood and Parkview – 2021; Expanded capacity at Sunnysland - 2022

Elementary No. 15; Expanded Capacity at Roosevelt - 2025; Expanded capacity at Carl Cozier - 2026

MIDDLE SCHOOL FACILITIES	Actual Oct. 2020	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Permanent Capacity	2,550	2,550	2,550	2,550	2,550	2,550	2,600
Portables	225	225	225	225	225	225	225
Capacity Additions						50	
Enhanced Capacity (Perm + Portables)	2,775	2,775	2,775	2,775	2,775	2,825	2,825
Projected Enrollment	2,415	2,647	2,694	2,697	2,801	2,785	2,854
Permanent Capacity Surplus/(Deficit)	135	-97	-144	-147	-251	-185	-254
Enhanced Capacity Surplus/(Deficit)	360	128	81	78	-26	40	-29

Expanded capacity at Kulshan - 2025

HIGH SCHOOL FACILITIES	Actual Oct. 2020	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Permanent Capacity	3,718	3,718	3,718	3,718	3,770	3,770	3,770
Portables	208	208	208	208	208	208	208
Capacity Additions				52			
Enhanced Capacity (Perm + Portables)	3,926	3,926	3,926	3,978	3,978	3,978	3,978
Projected Enrollment	3,230	3,282	3,390	3,501	3,525	3,662	3,714
Permanent Capacity Surplus/(Deficit)	488	436	328	269	245	108	56
Enhanced Capacity Surplus/(Deficit)	696	644	536	477	453	316	264

Includes expanded Capacity at Sehome High School (complete 2019)

Net add of seats at BHS with movement of Community Transitions Program (2023)

*Figures above do not include planned portable additions/relocations over the six year period.

TABLE 3 - Six Year Finance Plan

Capacity Projects

Facility	Planned Completion	Added Capacity	Growth Capacity	Anticipated Funding Source(s)	Site Cost	Est. Construction/ (Total Project Cost)
Sehome High School Replacement/Addition	2019	150	Yes	Bonds, State Match, Impact Fees	n/a	\$102.0M (\$93.8M)
Parkview Elementary Replacement/Addition	2021	157	Yes	State Match, Bonds, Impact Fees	\$355k*	\$21.8M (\$27.5M)
Alderwood Elementary Replacement/Addition	2021	157	Yes	State Match, Bonds, Impact Fees	n/a	\$23.8.3M (\$29.8M)
Sunnyland Elementary Replacement/Addition	2022	202	Yes	Bonds, Impact Fees	\$355k*	\$25M (\$31.8M)
Community Transitions Program	2023	100**	Yes	Bonds, Impact Fees	TBD	\$4.5M
New Elementary 15 (at Cougar Road Property)	2025	450	Yes	Bonds, State Match, Impact Fees	n/a	\$27M (\$35M)
Roosevelt Elementary Replacement/Addition	2025	85	Yes	Bonds, State Match, Impact Fees	n/a	\$28M (\$36M)
Kulshan Middle Addition	2025	50	Yes	Bonds, Impact Fees	n/a	\$2.5M (\$3.5M)
Carl Cozier Replacement/Addition	2026	150	Yes	Bonds, State Match, Impact Fees	n/a	\$29M (\$37M)
Columbia Elementary Replacement/Addition	2027	135	Yes	Bonds, State Match, Impact Fees	n/a	\$30M (\$38M)
Portables	various	various	Yes	Impact Fees	n/a	\$1.0M

*Property purchase to accommodate additional capacity.

**Constructing a new facility to house the Community Transitions Program will create added regular capacity at BHS.

Noncapacity Projects

Facility	Planned Completion Date	Anticipated Source of Funds	Site Cost	Estimated Project Cost
Shuksan Gym	2021	Bonds	n/a	\$4.2M
Turf Fields (Bellingham and Squalicum High Schools)	2022	Bonds	n/a	\$28.3m
District Office Renovation	2023	Bonds	n/a	\$26.0M
Safety and Security Upgrades	2023	Bonds	n/a	\$3.6.0M
Gordon Center Environmental Learning Center	2025	Bonds	n/a	\$4.5M
Elementary Fields (upgrades and improvements)	2026	Bonds	n/a	\$7M
\Community Transitions and Family Partnership Building Projects	2026	Bonds	n/a	\$6M
Technology	2026	Bonds	n/a	\$2.0M
Safety and Security Projects	2026	Bonds	n/a	\$2M
Middle School Fields (upgrades and improvements)	2027	Bonds	n/a	\$4M
Miscellaneous Maintenance and Energy Upgrades	2028	Bonds	n/a	\$4.5M

APPENDIX A
IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS				DISTRICT			
				Bellingham School District #501			
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	0.00	\$ -	450	0.145	0.057	\$0	\$0
Middle	0.00	\$ -	650	0.064	0.016	\$0	\$0
High	0.00	\$ -	1,200	0.076	0.021	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	96.80%	\$ 37,000,000	450	0.145	0.057	\$11,541	\$4,537
Middle	96.80%	\$ -	650	0.064	0.016	\$0	\$0
High	96.80%	\$ -	1,200	0.076	0.021	\$0	\$0
						\$11,541	\$4,537
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	3.20%		22	0.145	0.057	\$0	\$0
Middle	3.20%	\$ 250,000.00	25	0.064	0.016	\$20	\$5
High	3.20%	\$ 250,000.00	25	0.075	0.021	\$24	\$7
					TOTAL	\$44	\$12
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	41.24%	0.145	0.057	\$1,282	\$504
Junior	\$ 238.22	108	0.00%	0.064	0.016	\$0	\$0
Sr. High	\$ 238.22	130	0.00%	0.076	0.021	\$0	\$0
					TOTAL	\$1,282	\$504
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$412,738	\$142,451
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$3,623,535	\$1,250,615
Years Amortized						10	10
Property Tax Levy Rate						1.32	\$1.32
Present Value of Revenue Stream						\$4,793	\$1,654
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$11,541	\$4,537		
Temporary Facility Cost				\$44	\$12		
State Match Credit				(\$1,282)	(\$504)		
Tax Payment Credit				(\$4,793)	(\$1,654)		
CALCULATED FEE				\$5,510	\$2,390		
FINAL FEE (WITH 25% Adjustment)				\$4,133	\$1,793		

APPENDIX B
STUDENT GENERATION RATES

Student Generation Rates for Bellingham School District for Housing Built 2015-2019

January 2020 Grade Level	Single-Family Housing Units Built 2015-2019 (inc. Manuf. Home)	Students Living in These SF Units	Student Generation Rate Per Grade Level	Multi-Family Housing Units Built 2015-2019 (inc. Duplex)	Students Living in These MF Units	Student Generation Rate Per Grade Level
Pre-K		2	0.003		5	0.004
Elementary		105	0.145		77	0.057
Middle	724	46	0.064	1,342	22	0.016
High		55	0.076		28	0.021
Totals		208	0.287		132	0.098

Notes: Housing data and year-built from W.C. Assessor's Real Property Master File and Building Details File (Sept 2020) selecting units completed 2015, 2016, 2017, 2018, 2019. Multi-family housing units in the 154 unit Affinity and 80 unit Eleanor 55+ projects and the 248 unit Lark college student housing project have been excluded. Enrollment grade levels from January 24th 2020 Skyward database export. Housing and enrollment analysis includes entire Bellingham School District attendance area but excludes students living outside school district boundary. Geoprocessing and spatial analysis completed by City of Bellingham GIS staff.