



**Signature Report**

**November 9, 2011**

**Ordinance 17220**

**Proposed No. 2011-0407.1**

**Sponsors Patterson**

1 AN ORDINANCE relating to school impact fees; adopting  
2 the capital facilities plans of the Tahoma, Federal Way,  
3 Riverview, Issaquah, Snoqualmie Valley, Lake  
4 Washington, Kent, Northshore, Enumclaw, Fife, Auburn  
5 and Renton school districts as subelements of the capital  
6 facilities element of the King County Comprehensive Plan  
7 for purposes of implementing the school impact fee  
8 program; establishing school impact fees to be collected by  
9 King County on behalf of the districts; authorizing the  
10 executive to enter into an interlocal agreement with Renton  
11 School District; amending Ordinance 10122, Section 3, as  
12 amended, and K.C.C. 20.12.460, Ordinance 10470, Section  
13 2, as amended, and K.C.C. 20.12.461, Ordinance 10472,  
14 Section 2, as amended, and K.C.C. 20.12.462, Ordinance  
15 10633, Section 2, as amended, and K.C.C. 20.12.463,  
16 Ordinance 10722, Section 2, as amended, and K.C.C.  
17 20.12.464, Ordinance 10790, Section 2, as amended, and  
18 K.C.C. 20.12.466, Ordinance 10982, Section 2, as  
19 amended, and K.C.C. 20.12.467, Ordinance 11148, Section

20 2, as amended, and K.C.C. 20.12.468, Ordinance 12063,  
21 Section 11, as amended, and K.C.C. 20.12.469, Ordinance  
22 12532, Section 12, as amended, and K.C.C. 20.12.470,  
23 Ordinance 13338, Section 13, as amended, and K.C.C.  
24 20.12.471 and Ordinance 10122, Section 2, as amended,  
25 and K.C.C. 27.44.010 and adding a new section to K.C.C.  
26 chapter 20.12.

27 STATEMENT OF FACTS:

- 28 1. Chapter 36.70A RCW (the Growth Management Act) and chapter  
29 82.02 RCW (the "Act"), authorize the collection of impact fees for new  
30 development to provide public school facilities to serve the new  
31 development.
- 32 2. The Act requires that impact fees may only be collected for public  
33 facilities that are addressed in a capital facilities element of a  
34 comprehensive land use plan.
- 35 3. King County has adopted Ordinances 9785 and 10162 for the purposes  
36 of implementing the Act.
- 37 4. The Tahoma School District, Federal Way School District, Riverview  
38 School District, Issaquah School District, Snoqualmie Valley School  
39 District, Lake Washington School District, Kent School District,  
40 Northshore School District, Enumclaw School District, Fife School  
41 District and Auburn School District have previously entered into interlocal  
42 agreements with King County for the collection and distribution of school

43 impact fees. Each of these school districts, through this ordinance, seeks  
44 to renew its capital facilities plan for adoption as a subelement of the  
45 capital facilities element of the King County Comprehensive Plan.

46 5. The Renton School District No. 403 desires to enter into an agreement  
47 with King County for the collection and distribution of school impact fees  
48 and has prepared a capital facilities plan in compliance with the Act and  
49 Ordinance 10162 that by this ordinance is adopted by King County as a  
50 subelement of the capital facilities element of the King County  
51 Comprehensive Plan.

52 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

53 SECTION 1. This ordinance is adopted to implement King County  
54 Comprehensive Plan policies, Washington State Growth Management Act and King  
55 County Ordinance 10162, with respect to the Tahoma School District, Federal Way  
56 School District, Riverview School District, Issaquah School District, Snoqualmie Valley  
57 School District, Lake Washington School District, Kent School District, Northshore  
58 School District, Enumclaw School District, Fife School District, Auburn School District  
59 and Renton School District. This ordinance is necessary to address identified impacts of  
60 development on the districts to protect the public health, safety and welfare, and to  
61 implement King County's authority to impose school impact fees under RCW 82.02.050  
62 through 82.02.080.

63 SECTION 2. Ordinance 10122, Section 3, as amended, and K.C.C. 20.12.460 are  
64 each hereby amended to read as follows:

65           The Tahoma School District No. 409 Capital Facilities Plan, (~~2010 to 2015,~~  
66 ~~adopted July 27, 2010~~) 2011 to 2016, adopted July 26, 2011, which is included in  
67 Attachment A to (~~Ordinance 16963~~) this ordinance and is incorporated herein by  
68 reference, is adopted as a subelement of the capital facilities element of the King County  
69 Comprehensive Plan.

70           SECTION 3. Ordinance 10470, Section 2, as amended, and K.C.C. 20.12.461 are  
71 each hereby amended to read as follows:

72           The Federal Way Public Schools (~~2011~~) 2012 Capital Facilities Plan, undated,  
73 which is included in Attachment B to (~~Ordinance 16963~~) this ordinance and is  
74 incorporated herein by reference, is adopted as a subelement of the capital facilities  
75 element of the King County Comprehensive Plan.

76           SECTION 4. Ordinance 10472, Section 2, as amended, and K.C.C. 20.12.462 are  
77 each hereby amended to read as follows:

78           The Riverview School District No. 407 (~~2010~~) 2011 Capital Facilities Plan,  
79 adopted (~~May 25, 2010~~) June 28, 2011, which is included in Attachment C to  
80 (~~Ordinance 16963~~) this ordinance and is incorporated herein by reference, is adopted as  
81 a subelement of the capital facilities element of the King County Comprehensive Plan.

82           SECTION 5. Ordinance 10633, Section 2, as amended, and K.C.C. 20.12.463 are  
83 each hereby amended to read as follows:

84           The Issaquah School District No. 411 (~~2010~~) 2011 Capital Facilities Plan,  
85 adopted (~~July 14, 2010~~) June 22, 2011, which is included in Attachment D to  
86 (~~Ordinance 16963~~) this ordinance and is incorporated herein by reference, is adopted as  
87 a subelement of the capital facilities element of the King County Comprehensive Plan.

88            SECTION 6. Ordinance 10722, Section 2, as amended, and K.C.C. 20.12.464 are  
89 each hereby amended to read as follows:

90            The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~adopted~~  
91 ~~June 24, 2010~~) 2011 adopted June 23, 2011, which is included in Attachment E to  
92 (~~Ordinance 16963~~) this ordinance and is incorporated herein by reference, is adopted as  
93 a subelement of the capital facilities element of the King County Comprehensive Plan.

94            SECTION 7. Ordinance 10790, Section 2, as amended, and K.C.C. 20.12.466 are  
95 each hereby amended to read as follows:

96            The Lake Washington School District No. 414 Six-Year Capital Facility Plan  
97 (~~2010-2015, adopted August 23, 2010~~) 2011-2016, adopted May 16, 2011, which is  
98 included in Attachment F to (~~Ordinance 16963~~) this ordinance and is incorporated  
99 herein by reference, is adopted as a subelement of the capital facilities element of the  
100 King County Comprehensive Plan.

101            SECTION 8. Ordinance 10982, Section 2, as amended, and K.C.C. 20.12.467 are  
102 each hereby amended to read as follows:

103            The Kent School District No. 415 Capital Facilities Plan (~~2010-2011-2015-~~  
104 ~~2016~~) 2011-2012 - 2016-2017, dated April (~~2010~~) 2011, which is included in  
105 Attachment G to (~~Ordinance 16963~~) this ordinance and is incorporated herein by  
106 reference, is adopted as a subelement of the capital facilities element of the King County  
107 Comprehensive Plan.

108            SECTION 9. Ordinance 11148, Section 2, as amended, and K.C.C. 20.12.468 are  
109 each hereby amended to read as follows:

110 The Northshore School District No. 417 ~~((2010))~~ 2011 Capital Facilities Plan,  
111 adopted ~~((May 11, 2010))~~ May 10, 2011, which is included in Attachment H to  
112 ~~((Ordinance 16963))~~ this ordinance and is incorporated herein by reference, is adopted as  
113 a subelement of the capital facilities element of the King County Comprehensive Plan.

114 SECTION 10. Ordinance 12063, Section 11, as amended, and K.C.C. 20.12.469  
115 are each hereby amended to read as follows:

116 The Enumclaw School District No. 216 Capital Facilities Plan ~~((2010-2015, dated~~  
117 ~~July 19, 2010))~~ 2011-2016, adopted July 25, 2011, which is included in Attachment I to  
118 ~~((Ordinance 16963))~~ this ordinance and is incorporated herein by reference, is adopted as  
119 a subelement of the capital facilities element of the King County Comprehensive Plan.

120 SECTION 11. Ordinance 12532, Section 12, as amended, and K.C.C. 20.12.470  
121 are each hereby amended to read as follows:

122 The Fife School District No. 417 Capital Facilities Plan ~~((2010-2015))~~ 2011-2017,  
123 adopted ~~((June 21, 2010))~~ June 22, 2011, which is included in Attachment J to  
124 ~~((Ordinance 16963))~~ this ordinance and is incorporated herein by reference, is adopted as  
125 a subelement of the capital facilities element of the King County Comprehensive Plan.

126 SECTION 12. Ordinance 13338, Section 13, as amended, and K.C.C. 20.12.471  
127 are each hereby amended to read as follows:

128 The Auburn School District No. 408 Capital Facilities Plan ~~((2010))~~ 2011 through  
129 ~~((2016))~~ 2017, adopted ~~((May 10, 2010))~~ May 9, 2011, which is included in Attachment  
130 K to ~~((Ordinance 16963))~~ this ordinance and is incorporated herein by reference, is  
131 adopted as a subelement of the capital facilities element of the King County  
132 Comprehensive Plan.

133            NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter 20.12  
 134 a new section to read as follows:

135            The Renton School District No. 403 Capital Facilities Plan 2011-2017, dated  
 136 March 2011, which is included as Attachment L to this ordinance and is incorporated  
 137 herein by reference, is adopted as a subelement of the King County Comprehensive Plan.

138            SECTION 14. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010  
 139 are each hereby amended to read as follows:

140            A. The following school impact fees shall be assessed for the indicated types of  
 141 development:

142 SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
	per dwelling unit	per dwelling unit
144 Auburn, No. 408	(( <del>\$5,226</del> )) <u>\$5,557</u>	(( <del>\$1,518</del> )) <u>\$2,305</u>
145 Enumclaw, No. 216	(( <del>7,847</del> )) <u>7,295</u>	(( <del>3,268</del> )) <u>2,565</u>
146 Federal Way, No. 210	4,014	(( <del>2,172</del> )) <u>1,253</u>
147 Fife, No. 417	(( <del>2,969</del> )) <u>2,945</u>	(( <del>1,612</del> )) <u>1,632</u>
148 Highline, No. 401	0	0
149 Issaquah, No. 411	(( <del>3,808</del> )) <u>3,568</u>	0
150 Kent, No. 415	5,486	3,378
151 Lake Washington, No. 414	(( <del>6,250</del> )) <u>7,090</u>	(( <del>1,732</del> )) <u>433</u>
152 Northshore, No. 417	0	0
153 <u>Renton, No. 403</u>	<u>6,392</u>	<u>1,274</u>
154 Riverview, No. 407	(( <del>5,628</del> )) <u>0</u>	(( <del>2,169</del> )) <u>0</u>
155 Snoqualmie Valley, No. 410	(( <del>8,140</del> )) <u>8,504</u>	(( <del>3,252</del> )) <u>2,743</u>

156   Tahoma, No. 409                                    (~~(7,791)~~) 7,896                                    (~~(2,920)~~) 3,063

157                B. The county's administrative costs of administering the school impact fee  
158 program shall be sixty-five dollars per dwelling unit and shall be paid by the applicant to  
159 the county as part of the development application fee.

160                C. The school impact fees established in subsection A. of this section take effect  
161 January 1, (~~(2011)~~) 2012.

162                SECTION 15. The county executive is hereby authorized to enter into an  
163 interlocal agreement, substantially in the form of Attachment M to this ordinance, with  
164 Renton School District No. 403 to provide for the collection and distribution of school  
165 impacts fees.

166                SECTION 16. If any provision of this ordinance or its application to any person  
167 or circumstance is held invalid, the remainder of the ordinance or the application of the



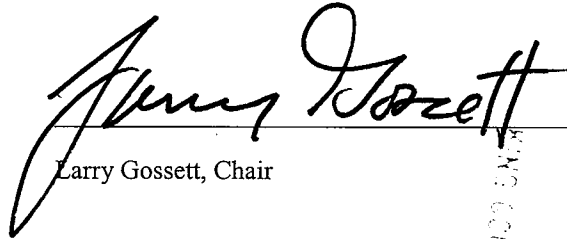
168 provision to other persons or circumstances is not affected.

169

Ordinance 17220 was introduced on and passed by the Metropolitan King County Council on 11/9/2011, by the following vote:

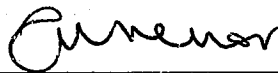
Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Patterson, Mr. Ferguson, Mr. Dunn and Mr. McDermott  
No: 0  
Excused: 1 - Ms. Lambert

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

RECEIVED  
2011 NOV 18 PM 4:08  
KING COUNTY COUNCIL

APPROVED this 18 day of NOVEMBER, 2011.



Dow Constantine, County Executive

**Attachments:** A. C.F. Plan 2011 to 2016--Tahoma S.D., B. Federal Way Public Schools 2012 C.F. Plan, C. Riverview S.D.--2011 C.F. Plan, D. 2011 C.F. Plan--Issaquah S.D., E. Snoqualmie Valley S.D.--C.F. Plan 2011, F. Six-Year C.F. Plan 2011 - 2016--Lake Washington S.D., G. Kent S.D. 2011-2012 -- 2016-2017 C.F. Plan, H. 2011 C.F. Plan--Northshore S.D., I. C.F. Plan 2011-2016--Enumclaw S.D., J. Fife S.D.--C.F. Plan 2011-2017, K. Auburn S.D.--C.F. Plan--2011 through 2017, L. Six-Year C.F. Plan 2011-2017--Renton S.D., M. Interlocal Agreement for the Collection, Distribution, and Expenditure of School Impact Fees

Attachment A

# **CAPITAL FACILITIES PLAN**

**2011 to 2016**

**Tahoma School District  
No. 409**

**Adopted: July 26, 2011**

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**TAHOMA SCHOOL DISTRICT NO. 409**  
**2011**  
**CAPITAL FACILITIES PLAN - UPDATE**

**Summary:**

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 9100 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." An ongoing Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District has recently experienced healthy enrollment gains in each of the last six years. In 2005, the total student headcount was 6,731 and in October 2010 the count is 7,394 (7,142 FTE), an increase of 9.8 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. A large development is planned in the Summit Pit area of the District, which is currently located in unincorporated King County but planned for annexation by City of Maple Valley in the near future. It has been the District's recent experience that new houses being built in the District tend to yield the largest number of students five or six years after the initial occupancy.

Over the past several years, the District has completed a number of activities to accommodate capacity needs throughout the District. At the elementary level, the completion of Rock Creek Elementary School provided 25 new classrooms and the expansion of Cedar River added 3 additional specialized classrooms. In addition, Glacier Park Elementary School was complete in the fall of 1994, with 12 additional classrooms added in 1997. With the successful passage of the bond issue in 1997 and the construction of an addition at the High School and a new secondary school, Glacier Park was reconfigured to serve grades K through 6 for the 2000-2001 school year. The middle school students at Glacier Park were then moved to Cedar River. Then, following the reopening of Tahoma Junior High School, the District reconfigured grade levels and moved all sixth graders to the middle schools, creating additional elementary school capacity at existing schools. Some students are housed in relocatable facilities, which will continue to be used until permanent facilities are constructed.

Even with these actions, the District must construct additional capacity at all grade levels in order provide adequate space to accommodate the six-year projected enrollment. This Plan includes the capacity projects planned by the District during this planning period.

## SIX-YEAR ENROLLMENT PROJECTION

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI). The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2010 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,142 (October 2010 FTE) is projected to increase to 7,836 (FTE) in 2016.— an increase of 9.7 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, substantial enrollment increases will occur due to the development of approximately 1,500 dwelling units in the Summit Pit area. Again, the Summit Pit area development will only add to the enrollment projections contained in this Plan. The impacts of this development on the District are likely to begin around the 2015 school year. The District intends to monitor this development as it proceeds and will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six year enrollment projections.

## STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 9100 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size. Enrollment and spaces occupied by the Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

### Standards of Service for Elementary School Students:

1. Class size for grades K-5 averages 23.
2. With the exception of Lake Wilderness, which has integrated special education students into the regular program classrooms, special education instruction is provided in self contained classrooms.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Shadow Lake Elementary.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

### Standards of Service for Senior and Middle/Junior High School Students:

1. Class sizes for both the middle/junior high school average 26 and class sizes for the senior high average 27.
2. Self contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

<b>Lake Wilderness</b>	K-5	Is over capacity by 114 students in permanent facilities and 22 students over capacity when considering relocatable facilities.
<b>Shadow Lake</b>	K-5	Is over capacity by 18 students in permanent facilities and 28 students under capacity when considering relocatable facilities.
<b>Rock Creek</b>	K-5	Is over capacity by 130 students in permanent facilities and 31 under capacity when considering relocatable facilities
<b>Glacier Park</b>	K-5	Is over capacity by 77 students in permanent facilities and 107 students under capacity when considering relocatable facilities.
<b>Cedar River</b>	6-7	Is over capacity by 19 students in permanent facilities and is 33 students under capacity when considering relocatable facilities.
<b>Tahoma Middle</b>	6-7	Is under capacity by 52 students in permanent facilities.
<b>Tahoma Junior High</b>	8-9	Is over capacity by 76 students in permanent facilities and under capacity by 2 students when considering relocatable facilities.
<b>High School</b>	10-12	Is over capacity by 223 students in permanent facilities and under capacity by 128 students when considering relocatable facilities.

The District also operates an alternative school, Russell Ridge Center (K-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 50 for Russell Ridge Center. Because of these District limits, neither the enrollment nor capacity of Russell Ridge Center are considered in the calculations and conclusions in this document.

## INVENTORY OF PERMANENT FACILITIES

<u>Instructional Facilities</u>			Permanent Capacity	Temporary Capacity	October 10 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	850
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	522
Rock Creek Elementary	K-5	25700 SR 169 Maple Valley, 98038	708	161	838
Glacier Park Elementary	K-5	23700 SE 280 <sup>th</sup> Maple Valley, 98038	708	184	785
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	532
Tahoma Middle School	6-7	24425 S.E. 216 <sup>th</sup> Maple Valley, 98038	629	0	577
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1219
Tahoma High School	10-12	18200 SE 240 <sup>th</sup> Kent, 98042	1,413	351	1636
Russell Ridge (Alternative School)	K-12	24425 SE 216 <sup>th</sup> Way Maple Valley, 98038	50		78

### Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

**NOTE:** Russell Ridge Center is not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.



## PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. Note that the District uses relocatable capacity as a temporary remedy only.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. It is anticipated that the continued building of single family residences in the District will cause the need to build a new 5<sup>th</sup> elementary school and replace (with additional new capacity) the existing Lake Wilderness Elementary School. The District will also need to expand Cedar River Middle School, Tahoma Junior High School and Tahoma High School. Relocatable capacity may also be added at all grade levels. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that will be necessary to serve development in the Summit Pit area.

**PROJECTED ENROLLMENT AND CAPACITY**

Elementary (K-5)	2010	2011	2012	2013	2014	2015	2016
Permanent Program Capacity	2,656	2,656	2,656	2,656	2656	3552	3552
Elementary No. 5					792		
Lake Wilderness Renovation (additional capacity)					104		
Total Permanent Capacity	2,656	2,656	2,656	2,656	3552	3552	3552
Additional Relocatables		46					
Total Relocatable Capacity	299	345	345	345	345	345	345
Total Capacity	2955	3,001	3001	3,001	3,897	3,897	3,897
Projected Enrollment	**3,052	*3,095	*3,124	*3,158	*3,165	*3,245	*3,254
Available Capacity (Temp. & Perm. Facilities)	(97)	(94)	(123)	(157)	732	652	643
Available Capacity (Permanent Facilities)	(396)	(439)	(468)	(502)	387	307	298

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1 2010 FTE enrollment - OSPI

Middle/Junior High School (6-9)	2010	2011	2012	2013	2014	2015	2016
Permanent Program Capacity	2,285	2,285	2,285	2,285	2,285	2,285	2,285
Middle/Junior High Addition							75
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,285	2,285	2,360
Additional Relocatables		52					
Total Relocatable Capacity	329	381	381	381	381	381	381
Total Capacity	2,614	2,666	2,666	2,666	2,666	2,666	2,741
Projected Enrollment	**2,382	*2,462	*2,479	*2,554	*2,648	*2,628	*2,670
Available Capacity (Temp. & Perm. Facilities)	232	204	187	112	18	38	71
Available Capacity (Permanent Facilities)	(97)	(177)	(194)	(269)	(363)	(343)	(310)

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1 2010 FTE enrollment - OSPI

High School (10-12)	2010	2011	2012	2013	2014	2015	2016
Permanent Program Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,413
High School Addition							265
Total Permanent Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,678
Additional Relocatables							
Total Relocatable Capacity	162	162	162	162	162	162	162
Total Capacity	1,575	1,575	1,575	1,575	1,575	1,575	1,840
Projected Enrollment	**1,708	*1,703	*1,810	*1,790	*1,820	*1,835	*1,912
Available Capacity (Temp. & Perm. Facilities)	(133)	(128)	(235)	(215)	(245)	(260)	(72)
Available Capacity (Permanent Facilities)	(295)	(290)	(397)	(377)	(407)	(422)	(234)

\*Projected FTE Enrollment - OSPI

\*\*Actual Oct. 1 2010 FTE enrollment - OSPI

## FACILITY NEEDS AND FINANCIAL PLAN

### Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facilities needs, the District is planning, pending voter approval of bond funding, the following projects: a new elementary school (Elementary No. 5), replacement and expansion of Lake Wilderness Elementary School, a capacity addition at Tahoma Junior High School, and a capacity addition at Tahoma High School. In addition, the District plans to reconfigure portables across District schools to relieve interim growth needs. Additional portables may be added in the District during the six years of this Plan. The District also plans a future capacity addition at Cedar River Middle School; however, that project is outside of the six years of this planning period. More details will be included in future Plan updates. Portables may be added at schools in the District during the six years of this Plan.

The District also plans noncapacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Glacier Park Elementary: miscellaneous building upgrades.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Cedar River Middle School: improvements to athletic fields; new drama classroom; covered outdoor eating area; replacement of roofing and exterior siding; miscellaneous building upgrades.
- Tahoma Middle School: construct outdoor covered eating area; auditorium improvements (seating and lighting); removal of hall lockers; upgrades to gym; athletic field improvements; locker room renovations; minor building repairs.
- Tahoma Junior High School: add teacher planning areas, resources rooms, and instruction rooms; lecture hall; drama classroom; enlarged commons and athletic storage; covered outdoor eating area; minor building repairs.
- Tahoma High School: add teacher planning areas and small group instruction rooms; improve site vehicular circulation; replace concession stand/restroom building at baseball field; enlarge commons area.

These projects would be completed over the course of the six years of this Plan. The Financial Plan reflects costs based on current architectural projections and revenue based on the present District match ratio and impact fees projections.

**FINANCE PLAN**

**Capacity Projects**

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement (Net New Seats)	2012	2014	24216 Witte Road SE	104	100%	State Match, Bonds, Impact Fees	Previously purchased	\$4,118,550
New Elementary School No. 5	2012	2014	Adjacent to Tahoma Junior High	792	100%	State Match, Bonds, Impact Fees	Previously purchased	\$34,915,918
Cedar River Middle School Addition	2015	2017	22516 Sweeney Road SE	62	100%	State Match, Bonds, Impact Fees	Previously purchased	\$1,513,070
Tahoma Junior High Addition	2014	2016	25600 SE Summit-Landsburg Rd	75	100%	State Match, Bonds, Impact Fees	Previously purchased	\$4,714,310
Tahoma High School Addition	2014	2016	18200 SE 240th	265	100%	State Match, Bonds, Impact Fees	Previously purchased	\$10,264,980
<b>TOTAL</b>								<b>\$55,526,828</b>

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Wilderness Elementary Replacement	2012	2014	24216 Wille Road SE	State Match, Bonds	Previously purchased	\$29,146,659
Shadow Lake Elementary Improvements	2012	2014	22620 Sweeney Road SE	Bonds	Previously purchased	\$708,949
Rock Creek Elementary Improvements	2014	2016	25700 MV-Bik Diamond Rd SE	Bonds	Previously purchased	\$4,538,695
Glacier Park Elementary Improvements	2014	2016	23700 SE 280 <sup>th</sup>	Bonds	Previously purchased	\$3,892,885
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	\$11,319,494
Tahoma Middle School Improvements	2015	2016	24425 SE 216 <sup>th</sup>	Bonds	\$655,000	\$4,732,850
Tahoma Junior High Improvements	2014	2016	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$7,616,644
Tahoma High School Improvements	2014	2016	18200 SE 240 <sup>th</sup>	State Match, Bonds	Previously purchased	\$28,276,281
Transitions Program	2013	2014		State Match, Bonds	Previously purchased	3,141,300
<b>TOTAL</b>						<b>\$93,373,757</b>

\* Previously purchased property paid from earlier bond issues  
 \*\* The District anticipates presenting a bond proposal to the voters to fund the stated projects  
 \*\*\* Site and Building cost estimates provided by DLR Group

## FEE CALCULATIONS

### **School Impact Fees Under the Washington State Growth Management Act**

The Growth Management Act (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 existing service demands.

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

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). For this year's calculation, because the District is adding capacity to existing schools and is not required to purchase new land, the District's costs are related only to the cost per dwelling unit to construct schools. As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2011.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need. For the 2011 Plan, the Tahoma School District has voluntarily increased this discount rate to 58%.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,896 and multi-family housing will yield a fee of \$3,063.

## STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts.

### STUDENT FACTOR RATES

**Single Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.313	0.470	0.486	0.455	0.431
Middle	0.154	0.151	0.130	0.106	0.135
High	0.165	0.134	0.250	0.085	0.159
Total	0.632	0.755	0.866	0.646	0.725

**Multi-Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.124	0.073	0.331	0.062	0.148
Middle	0.056	0.025	0.067	0.019	0.042
High	0.052	0.042	0.124	0.016	0.059
Total	0.232	0.140	0.522	0.097	0.249



# APPENDIX A - ENROLLMENT PROJECTIONS

STATE OF WASHINGTON  
SUPERINTENDENT OF PUBLIC INSTRUCTION  
OLYMPIA

REPORT NO. 1009  
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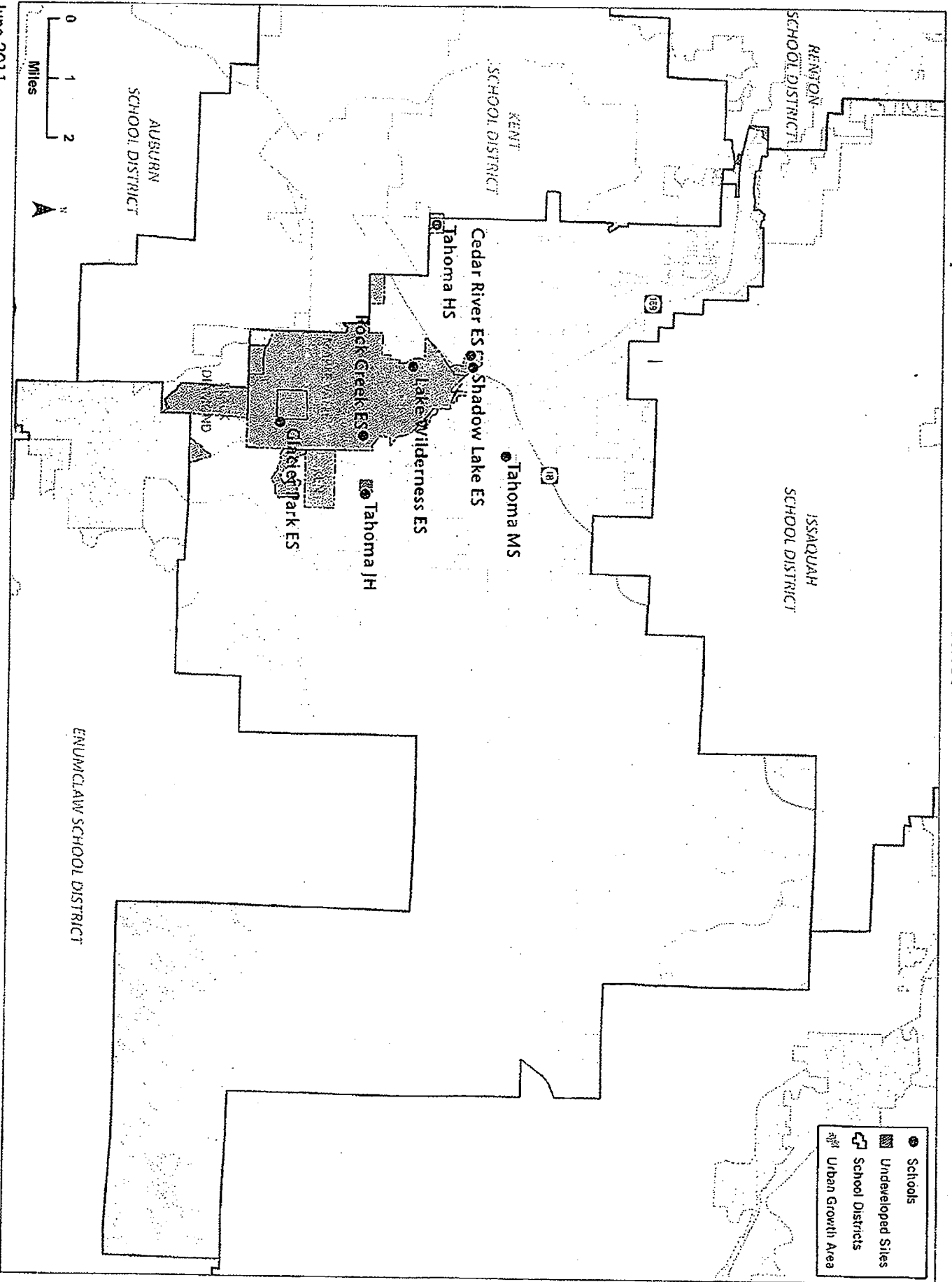
## DETERMINATION OF PROJECTED ENROLLMENTS BY COHORT SURVIVAL K-12 NEAR PROJECTION

GRADE	DISTRICT NO.	400	KING	COUNTY NO.	17	ACTUAL ENROLLMENTS ON OCTOBER FIRST...		AVER. % SURVIVAL	PROJECTED ENROLLMENTS				
						2005	2006		2007	2008	2009	2010	2011
KINDERGARTEN	478	470	471	408	455	504		485	499	503	507	511	515
GRADE 1	488	481	485	520	553	495	111.32	501	551	595	568	584	569
GRADE 2	472	520	504	547	570	570	109.16	511	579	588	572	578	582
GRADE 3	549	493	551	506	571	561	104.23	594	533	603	552	565	602
GRADE 4	516	574	510	563	568	500	102.83	579	610	547	619	600	612
GRADE 5	520	548	507	539	561	591	103.83	602	601	633	568	643	631
GRADE 6	502	671	555	605	558	565	102.95	608	620	619	652	583	602
K-6 HEADCOUNT	3,634	3,713	3,703	3,840	3,821	3,600		3,850	3,993	3,928	4,070	4,085	4,173
K-6 K/K @ 1/2	3,295	3,478	3,428	3,591	3,589	3,617		3,703	3,714	3,777	3,817	3,830	3,816
GRADE 7	505	546	581	563	618	589	103.49	584	620	641	610	674	695
GRADE 8	613	611	565	601	580	647	104.48	504	610	657	670	608	704
7-8 HEADCOUNT	1,190	1,167	1,147	1,164	1,199	1,210		1,170	1,238	1,298	1,310	1,343	1,308
GRADE 9	564	562	614	375	645	601	104.44	676	690	637	680	790	688
GRADE 10	617	555	508	587	553	627	97.05	507	680	605	622	670	694
GRADE 11	556	531	542	553	582	594	97.70	613	673	645	591	690	655
GRADE 12	452	498	491	528	531	537	94.17	503	577	540	607	557	573
9-12 HEADCOUNT	2,080	2,106	2,245	2,324	2,312	2,308		2,379	2,430	2,427	2,509	2,535	2,611
K-12 HEADCOUNT	6,751	7,059	7,155	7,250	7,329	7,394		7,507	7,662	7,753	7,886	7,963	8,083

## APPENDIX B - IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tahama SD #439						
YEAR	2011						
<b>School Site Acquisition Cost:</b>							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acres	Acre	Capacity	Factor	Factor	SFR	MFR
Elementary	50.00	\$	600	0.431	0.148	\$0	\$0
Middle	35.00	\$	800	0.135	0.042	\$0	\$0
High	26.00	\$	1,200	0.159	0.059	\$0	\$0
						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Permanent / Total Sq Ft)							
	Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
Elementary	91.40%	\$ 34,915,928	792	0.431	0.148	\$17,267	\$5,962
Middle	91.40%	\$ 4,714,310	75	0.135	0.042	\$7,756	\$2,413
High	91.40%	\$ 10,264,980	265	0.159	0.059	\$5,625	\$2,089
						\$30,752	\$10,465
<b>Temporary Facility Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Size	Factor	Factor	SFR	MFR
Elementary	8.60%	\$	23	0.431	0.148	\$0	\$0
Middle	8.60%	\$	26	0.135	0.042	\$0	\$0
High	8.60%	\$	27	0.159	0.059	\$0	\$0
						\$0	\$0
					TOTAL	\$0	\$0
<b>State Matching Credit:</b>							
Boeckh Index X SPT Square Footage X District Match % X Student Factor							
	Boeckh	SPT	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	Factor	Factor	SFR	MFR
Elementary	\$ 180.17	90	59.59%	0.431	0.148	\$4,165	\$1,430
Junior	\$ 180.17	114	59.59%	0.135	0.042	\$1,652	\$514
Sr. High	\$ 180.17	130	59.59%	0.159	0.059	\$2,219	\$832
					TOTAL	\$8,036	\$2,768
<b>Tax Payment Credit:</b>							
						SFR	MFR
Average Assessed Value						\$320,540	\$158,257
Capital Bond Interest Rate						4.91%	4.91%
Net Present Value of Average Dwelling						\$2,485,979	\$1,227,377
Years Amortized						10	10
Property Tax Levy Rate						\$1.28	\$1.28
Present Value of Revenue Stream						\$3,162	\$1,571
<b>Fee Summary:</b>							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$30,752	\$10,465		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$8,036)	(\$2,768)		
Tax Payment Credit				(\$3,162)	(\$1,571)		
FEE (AS CALCULATED)				\$19,534	\$6,127		
FEE (AS DISCOUNTED)				\$9,766.95	\$3,063		
FEE (AS ADJUSTED BY DISTRICT)				\$7,896	\$3,063		
FINAL FEE				\$7,896	\$3,063		

# Schools and Undeveloped Site in the Tahoma School District



June 2011

**FEDERAL WAY PUBLIC SCHOOLS  
2012  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

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FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB)2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.3260 effective March 1996, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its 2012 Capital Facilities Plan as of May 2011.

This Plan is scheduled for adoption by King County, the City of Kent, City of Federal Way and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is also included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council four Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction, which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently, the District plans to replace Federal Way High School and to increase capacity by approximately 200 students. Federal Way High School was built in 1938. It has been added onto at least 10 times and currently has an almost maze-like layout. Based on a 2006 bond estimated construction cost, the estimated cost to rebuild Federal Way High School is \$81 million. Final construction costs are under consideration by the Board for the February 2012 bond election. Plans to replace Decatur High School and to increase capacity by approximately 200 students are planned in a later phase. None of the cost to replace Decatur High School is included in the Impact Fee calculation in this Plan.

The non-instructional projects included in the plan will consolidate support services operations at a single location. The current Transportation and Maintenance facility cannot continue to meet the District needs in the future. Nutrition services and other administrative functions will also relocate to this centralized location.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools. One such factor is SHB 2776, which will phase in full-day kindergarten for all students and decrease K-3 class size from 20 to 17. This is proposed to be fully funded by 2017-18. Using current enrollment, the decrease in class size would create the need for an additional 69 classes for K-3 students. This number would

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

significantly increase by 2017-18. The District will follow this bill as it progresses and assess the facility impact this bill will create. Another factor would be the inclusion of a Program of Early Learning for at risk children within the overall Program of Basic Education. The District will also continue to follow the changes in legislation surrounding the Running Start program. Changes in availability and cost to parents of this program could result in the return of high school students to our schools.

We will also continue to study school boundaries as new housing and fluctuating populations impact specific schools. Some shifts in boundaries may be required in the coming years. We currently have three areas under review for boundary changes. The maps included in this Plan reflect our current boundaries.

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.



**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**  
**INVENTORY OF EDUCATIONAL FACILITIES**

**ELEMENTARY SCHOOLS**

Adelaide	1635 SW 304 <sup>th</sup> St	Federal Way	98023
Brigadoon	3601 SW 336 <sup>th</sup> St	Federal Way	98023
Camelot	4041 S 298 <sup>th</sup> St	Auburn	98001
Enterprise	35101 5 <sup>th</sup> Ave SW	Federal Way	98023
Green Gables	32607 47 <sup>th</sup> Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308 <sup>th</sup> St	Auburn	98001
Lake Grove	303 SW 308 <sup>th</sup> St	Federal Way	98023
Lakeland	35827 32 <sup>nd</sup> Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300 <sup>th</sup> St	Auburn	98001
Mirror Lake	625 S 314 <sup>th</sup> St	Federal Way	98003
Nautilus (K-8)	1000 S 289 <sup>th</sup> St	Federal Way	98003
Olympic View	2626 SW 327 <sup>th</sup> St	Federal Way	98023
Panther Lake	34424 1 <sup>st</sup> Ave S	Federal Way	98003
Rainier View	3015 S 368 <sup>th</sup> St	Federal Way	98003
Sherwood Forest	34600 12 <sup>th</sup> Ave SW	Federal Way	98023
Silver Lake	1310 SW 325 <sup>th</sup> Pl	Federal Way	98023
Star Lake	4014 S 270 <sup>th</sup> St	Kent	98032
Sunnycrest	24629 42 <sup>nd</sup> Ave S	Kent	98032
Twin Lakes	4400 SW 320 <sup>th</sup> St	Federal Way	98023
Valhalla	27847 42 <sup>nd</sup> Ave S	Auburn	98001
Wildwood	2405 S 300 <sup>th</sup> St	Federal Way	98003
Woodmont (K-8)	26454 16 <sup>th</sup> Ave S	Des Moines	98198

**MIDDLE SCHOOLS**

Federal Way Public Academy (6-10)	34620 9 <sup>th</sup> Ave S	Federal Way	98003
Illahee	36001 1 <sup>st</sup> Ave S	Federal Way	98003
Kilo	4400 S 308 <sup>th</sup> St	Auburn	98001
Lakota	1415 SW 314 <sup>th</sup> St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Saghalie	33914 19 <sup>th</sup> Ave SW	Federal Way	98023
Sequoyah	3450 S 360 <sup>th</sup> ST	Auburn	98001
Totem	26630 40 <sup>th</sup> Ave S	Kent	98032
TAF Academy (6-12)	26630 40 <sup>th</sup> Ave S	Kent	98032

**HIGH SCHOOLS**

Decatur	2800 SW 320 <sup>th</sup> St	Federal Way	98023
Federal Way	30611 16 <sup>th</sup> Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288 <sup>th</sup> St	Auburn	98001
Todd Beamer	35999 16 <sup>th</sup> Ave S	Federal Way	98003
Career Academy at Truman	31455 28 <sup>th</sup> Ave S	Federal Way	98003

**ALTERNATIVE SCHOOLS**

Merit School	36001 1 <sup>st</sup> Ave S	Federal Way	98003
Internet Academy	31455 28 <sup>th</sup> Ave S	Federal Way	98003
Employment Transition Program	33250 21 <sup>st</sup> Ave SW	Federal Way	98023

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES**

**Developed Property**

Administrative Building	31405 18 <sup>th</sup> Ave S	Federal Way	98003
MOT Site	1066 S 320 <sup>th</sup> St	Federal Way	98003
Central Kitchen	1344 S 308 <sup>th</sup> St	Federal Way	98003
Federal Way Memorial Field	1300 S 308 <sup>th</sup> St	Federal Way	98003
Northwest Center	33330 8 <sup>th</sup> Ave S	Federal Way	98003

**Leased Space**

Community Resource Center	1813 S Commons	Federal Way	98003
Student Support Annex	32020 1 <sup>st</sup> Ave S	Federal Way	98003

**Notes:**

In November 2011, the Administrative Building, Community Resource Center, and Student Support Annex will be relocated to the Northwest Corporate Center. The leases for the Community Resource Center and the Student Support Annex will end in November 2011. In 2010, construction began on Site 81. The MOT Site & Central Kitchen will be relocated to this site in late 2011. The Administration Building and MOT Site have been surplusped and will be marketed for sale.

**Undeveloped Property**

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335 <sup>th</sup> Streets - 10.04 Acres
73	N of SW 320 <sup>th</sup> and east of 45 <sup>th</sup> PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 <sup>st</sup> Way S and S 342 <sup>nd</sup> St – Minimal acreage
96	S 308 <sup>th</sup> St and 14 <sup>th</sup> Ave S – .36 Acres
81	S 332 <sup>nd</sup> St and 9 <sup>th</sup> Ave S – 20 Acres

**Notes:**

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

NEEDS FORECAST - EXISTING FACILITIES

EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
Federal Way High School	Replace Existing Building, Increase Capacity	Future bond authorization
Decatur High School	Replace Existing Building, Increase Capacity	Future bond authorization.

The District is also replacing some non-instructional facilities. The District has purchased 20 acres (Site #81) for construction of consolidated facilities for support services functions. Transportation, Nutrition Services, Maintenance and other non-instructional functions will be housed at this centralized location.

As part of the multi-phase plan, the District intends to increase capacity for high school students with expansion at the Federal Way High School site. Increased capacity at Federal Way High and Decatur High in later phases supplant the need for construction of a fifth comprehensive high school.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS
--------------	----------	--------------------------------

No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$357,360
Land Sale Funds (2)	(\$6,582,427)
Bond Funds (3)	\$53,685,554
State Match (4)	\$5,622,215
<b>TOTAL</b>	<b>\$53,082,702</b>

Projected Revenue

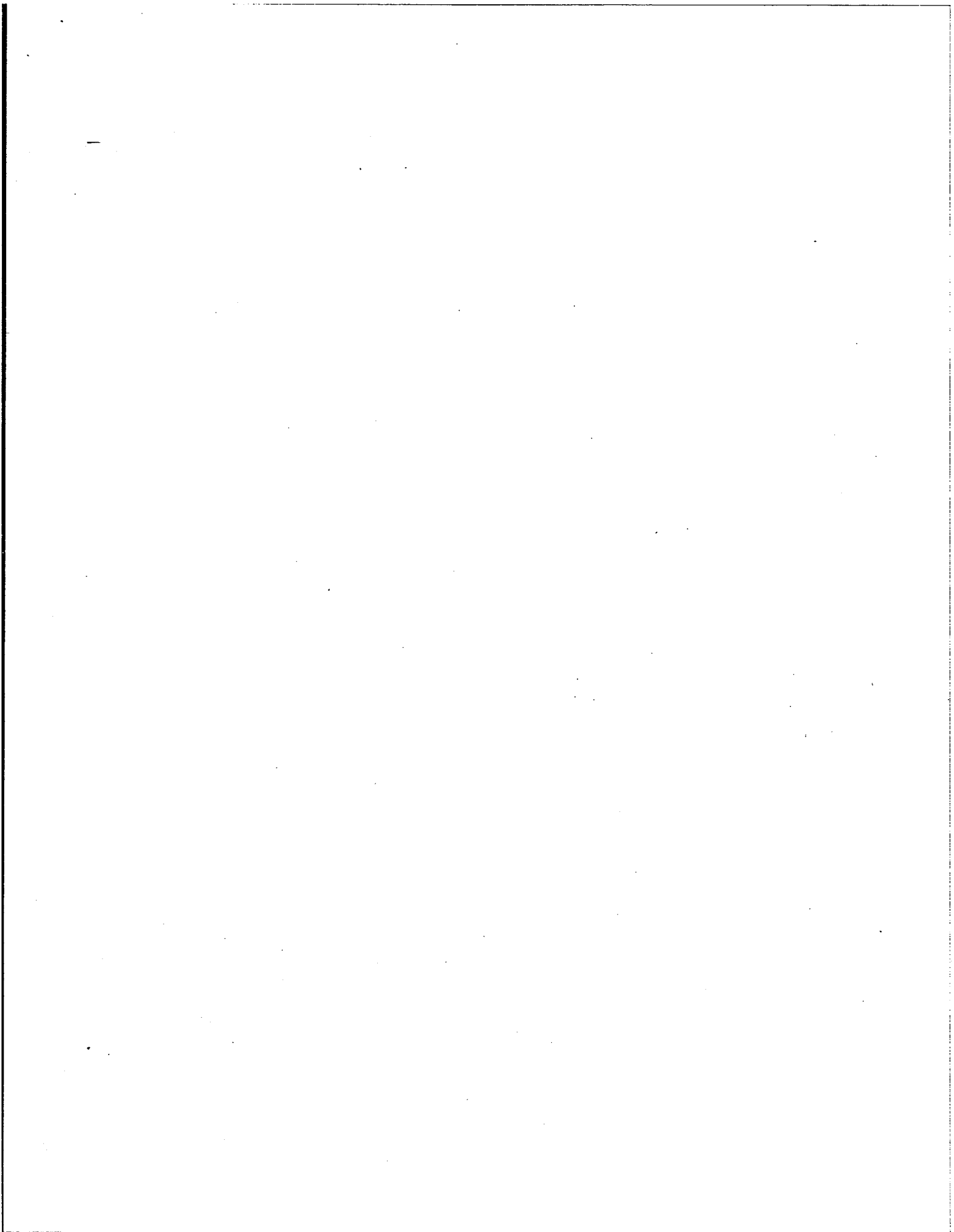
Sources	
State Match (5)	\$20,000,000
Bond or Levy Funds (6)	\$103,000,000
Land Fund Sales (7)	\$10,000,000
Impact Fees (8)	\$800,000
<b>TOTAL</b>	<b>\$133,800,000</b>

Actual and Planned Expenditures

NEW SCHOOLS	Current and Prior Years	Budget						2015	2016	2017	Total	Total Cost
		2011-12	2012-13	2013-14	2014-15	2015-16	2016-17					
MODERNIZATION AND EXPANSION												
Federal Way High School (9)			\$26,625,000	36,250,000	18,135,000						\$81,000,000	
SITE ACQUISITION												
Norman Center (Employment Transition Program) (10)	\$190,000	\$195,000	200,000	200,000	205,000	215,000	220,000	225,000			\$1,460,000	
TEMPORARY FACILITIES												
Portables (11)		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$800,000	\$800,000
<b>TOTAL</b>	\$190,000	\$395,000	\$27,025,000	\$36,650,000	\$18,530,000	\$215,000	\$220,000	\$225,000	\$225,000	\$225,000	\$83,260,000	\$83,450,000

NOTES:

- These fees are currently being held in a King County, City of Federal Way and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/10.
- These funds are expected to come from the sale of the current ESC and MOT sites. This is year end balance on 12/31/10.
- This is the 12/31/10 balance of bond funds. This figure includes interest earnings.
- This represents the balance of State Match Funds for Valhalla, Panther Lake, Latchford, and Sunnyside Elementary and Lakota Middle School. Work on specific building upgrades is occurring. This is the balance on 12/31/10.
- This is anticipated State Match for projects attached to current bond issues. This is based on December 2010 OSPI approved awards. State Match funds are being used for high priority repairs, upgrades and system improvements to existing buildings. These improvements include HVAC, and other structural improvements are not related to capacity increase.
- These include \$22m of voter approved, but not issued and \$81m scheduled for voter approval in February 2012.
- Projected sale of surplus properties. These funds will be used to retire debt incurred for the acquisition of a replacement Educational Support Center.
- These are projected fees based upon known residential developments in the District over the next six years. This figure assumes \$25,000 per month for the next six years. This figure has been adjusted to reflect the current economy.
- Pending Board approval and voter authorization in February 2012.
- Norman Center was purchased in 2010 to house the Employment Transition Program. The \$2.1m purchase has been financed through a state approved local program through 2020.
- These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.



**SECTION 2 - MAPS OF DISTRICT BOUNDARIES**

Federal Way Public Schools has twenty-one elementary schools (grades K-5), two schools with a K-8 grade configuration, seven middle school schools (grades 6-8), four high schools (grades 9-12) and three small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The TAF Academy serves students in grades 6-12 who reside in the Totem Middle School service area. The Career Academy at Truman High School serves students in grades 9-12. The Internet Academy serves grades K-12.

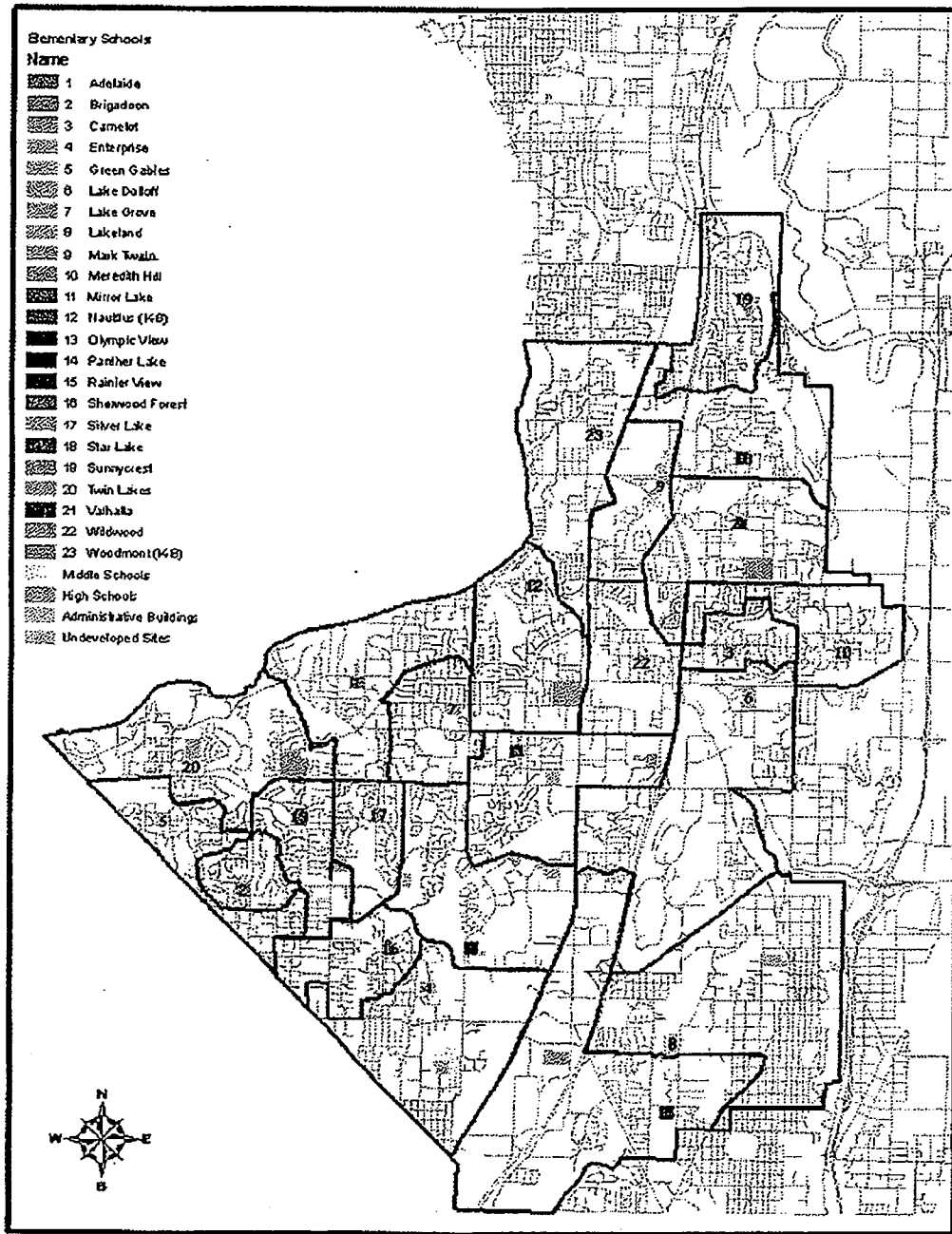
The following maps show the service area boundaries for each school, by school type. (Career Academy at Truman High School, Merit School, Internet Academy and Federal Way Public Academy serve students from throughout the District). The identified boundaries are reviewed annually. Any change in grade configuration or adoption of programs that affect school populations may necessitate a change in school service areas.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to that development. School Districts are different. If the District does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

Adjusting boundaries requires careful consideration by the District and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school. We currently have 3 areas under consideration for boundary changes.

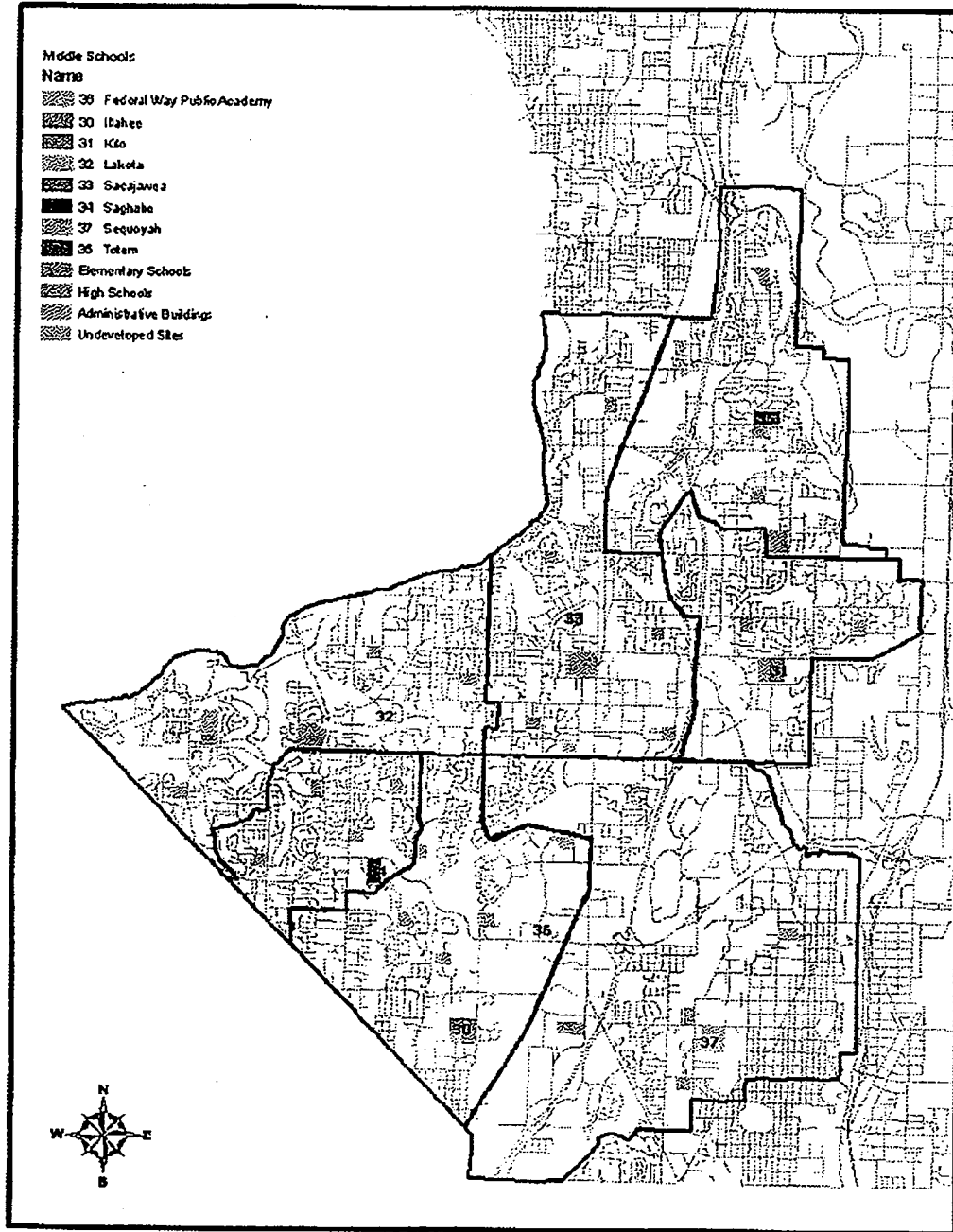
It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

# ELEMENTARY SCHOOL BOUNDARIES

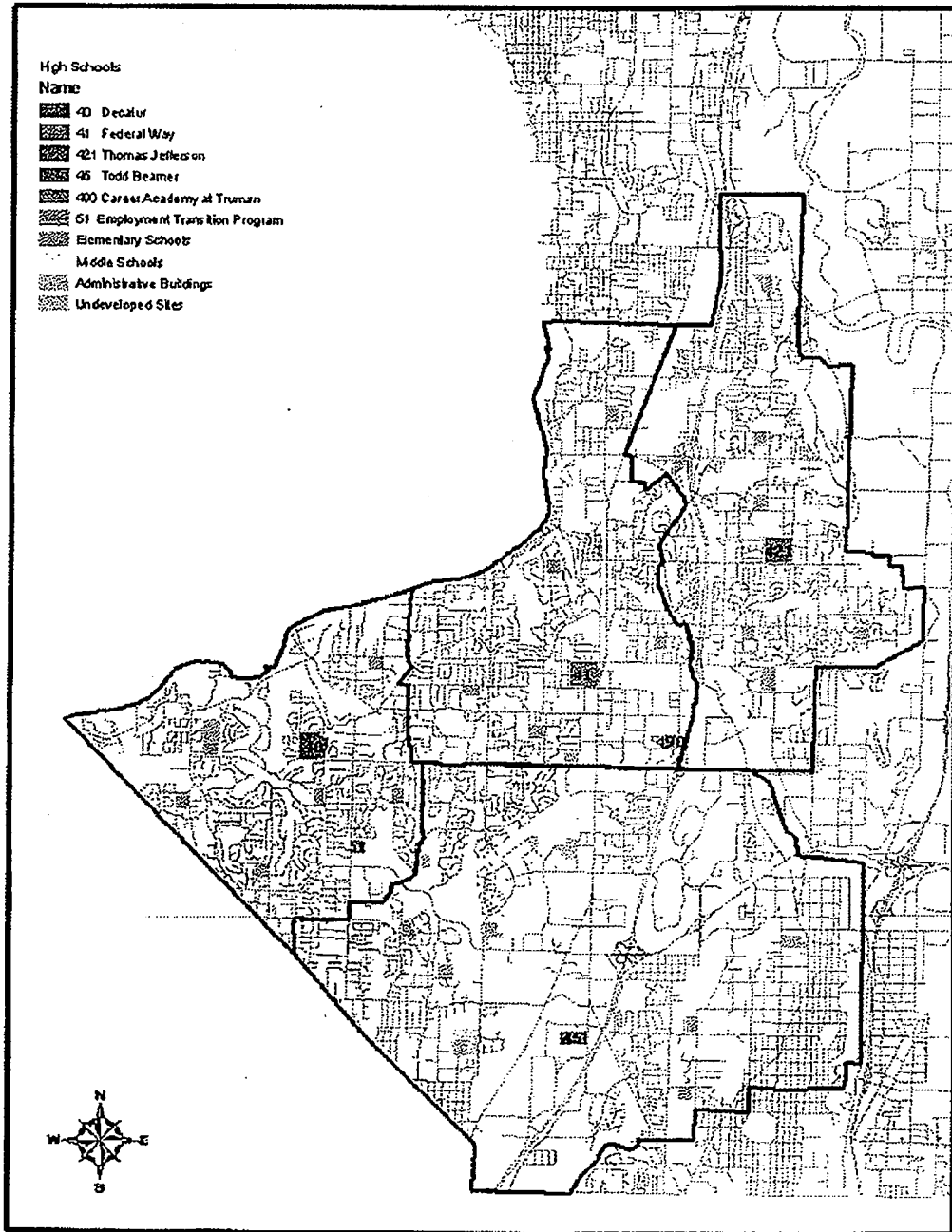




## MIDDLE SCHOOL BOUNDARIES



## HIGH SCHOOL BOUNDARIES



**SECTION 3 - SUPPORT DOCUMENTATION**

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2012 through 2018

Capacity Summaries

King County Impact Fees - Single and Multi-Family Units

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### Building Capacities

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 2 should be 20 students. In grades 3-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Using the OSPI square footage calculation as a base line, the District has calculated a program capacity for all schools. A recent Study & Survey was the basis for changes to the OSPI building report. The following list clarifies the adjustments to the OSPI calculation.

#### **Music Rooms:**

Each elementary school requires a standard classroom for music instruction.

#### **All Day Kindergarten:**

Every elementary school operates at least one all day Kindergarten program. These all day Kindergarten programs require additional capacity because the standard classroom is available for one all day session rather than two half day sessions. The District will operate 52 sections of all day Kindergarten in 2011-12.

#### **Special Education Resource Rooms:**

Each elementary and middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

#### **English as a Second Language Programs:**

Each elementary, middle school and high school requires the use of a standard classroom for students learning English as a second language.

#### **Middle School Computer Labs:**

Each middle school has computer labs, except Totem Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

#### **High School Career Development and Learning Center (Resource) Room:**

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

#### **Preschool/ECEAP/Headstart:**

Our district currently offers preschool programs for both special needs & typically developing students at 8 elementary schools. We also have the ECEAP and Headstart program at 6 schools (3 elementary & 3 high schools). These programs decrease capacity at those sites.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**BUILDING PROGRAM CAPACITIES**

**ELEMENTARY BUILDING  
PROGRAM CAPACITY**

School Name	Headcount
Adelaide	372
Brigadoon	319
Camelot	269
Enterprise	458
Green Gables	437
Lake Dolloff	433
Lake Grove	323
Lakeland	406
Mark Twain	287
Meredith Hill	453
Mirror Lake	325
Nautilus (K-8)	367
Olympic View	348
Panther Lake	434
Rainier View	432
Sherwood Forest	423
Silver Lake	410
Star Lake	361
Sunnycrest	382
Twin Lakes	297
Valhalla	442
Wildwood	297
Woodmont (K-8)	346
<b>2011 TOTAL</b>	<b>8,621</b>

<b>Elementary Average</b>	<b>375</b>
---------------------------	------------

**MIDDLE SCHOOL BUILDING  
PROGRAM CAPACITY**

School Name	Headcount	FTE
Illahee	855	864
Kiko	829	837
Lakota	707	714
Sacajawea	655	662
Sagehale	804	812
Sequoyah	569	575
Totem	739	746
Federal Way Public Academy	209	211
Technology Access Foundation Academy**		
<b>2011 TOTAL</b>	<b>5,367</b>	<b>5,421</b>

<b>*Middle School Average</b>	<b>737</b>	<b>744</b>
-------------------------------	------------	------------

**HIGH SCHOOL BUILDING  
PROGRAM CAPACITY**

School Name	Headcount	FTE
Decatur	1249	1,336
Federal Way	1538	1,645
Thomas Jefferson	1349	1,443
Todd Beamer	1123	1,201
Career Academy at Trunton	163	174
Federal Way Public Academy	109	117
Employment Transition Program	48	51
Technology Access Foundation Academy**		
<b>2011 TOTAL</b>	<b>5,579</b>	<b>5,967</b>

<b>*High School Average</b>	<b>1,315</b>	<b>1,406</b>
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Notes:

\* Federal Way Public Academy, Career Academy at Trunton High School and Employment Transition Program are non-boundary schools. These schools are not used in the calculated averages.

\*\* Technology Access Foundation Academy is housed entirely in portables on the Totem Middle School site.

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### Portable Locations

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as temporary facilities or interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide temporary housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or child care programs, or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables. It is the practice and philosophy of Federal Way Public Schools that portables are not acceptable as permanent facilities.

The following page provides a list of the location of the portable facilities, used for temporary educational facilities by Federal Way Public Schools.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**PORTABLE LOCATIONS**

**PORTABLES LOCATED AT ELEMENTARY SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Adelaide	1	2
Brigadoon		1
Camelot	1	
Enterprise	2	1
Green Gables		1
Lake Dolloff	1	1
Lake Grove	1	1
Lakeland		
Mark Twain	2	1
Meredith Hill	1	2
Mirror Lake	4	
Nautilus	1	
Olympic View	1	1
Panther Lake		
Rainier View	1	2
Sherwood Forest	3	1
Silver Lake	1	3
Star Lake	4	
Sunnycrest		
Twin Lakes		3
Valhalla		
Wildwood	4	
Woodmont	3	
<b>TOTAL</b>	<b>31</b>	<b>20</b>

**PORTABLES LOCATED AT HIGH SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	9	
Federal Way	2	1
Thomas Jefferson	10	
Todd Beamer	9	
TAF Academy	8	1
<b>TOTAL</b>	<b>38</b>	<b>2</b>

**PORTABLES LOCATED AT SUPPORT FACILITIES**

MOT	1
TDC	5
<b>TOTAL</b>	<b>6</b>

**HEAD START PORTABLES AT DISTRICT SITES**

Sherwood Forest	1
<b>Total</b>	<b>1</b>

**PORTABLES LOCATED AT MIDDLE SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Hilahee		3
Kilo	7	
Lakota		
Sacajawea	7	
Saghalie	2	2
Sequoyah	1	1
Totem		
Merit	3	
TAF Academy	8	1
<b>TOTAL</b>	<b>28</b>	<b>7</b>

## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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### Student Forecast

Student enrollment projections are a basic component of budget development. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made on the basis of projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts, and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

The first method is a statistical cohort analysis that produces ten distinct forecasts. These are forecast of enrollment for one year. The projections vary depending on the number of years of historical information and how they are weighted.

A second method is a projection using an enrollment projection software package that allows the user to project independently at school or grade level and to aggregate these projections for the district level. The Enrollment Master™ software provides statistical methods including trend line, standard grade progression (cohort) and combinations of these methods. This software produces a five-year projection of school enrollment.

In December 2006, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in January 2007. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County. Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of



## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2017. This model produces a projection that is between 23,000 and 24,000 when applied to the low, medium and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. Current economic conditions do appear to be affecting enrollment. This is reflected in the District's projections. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

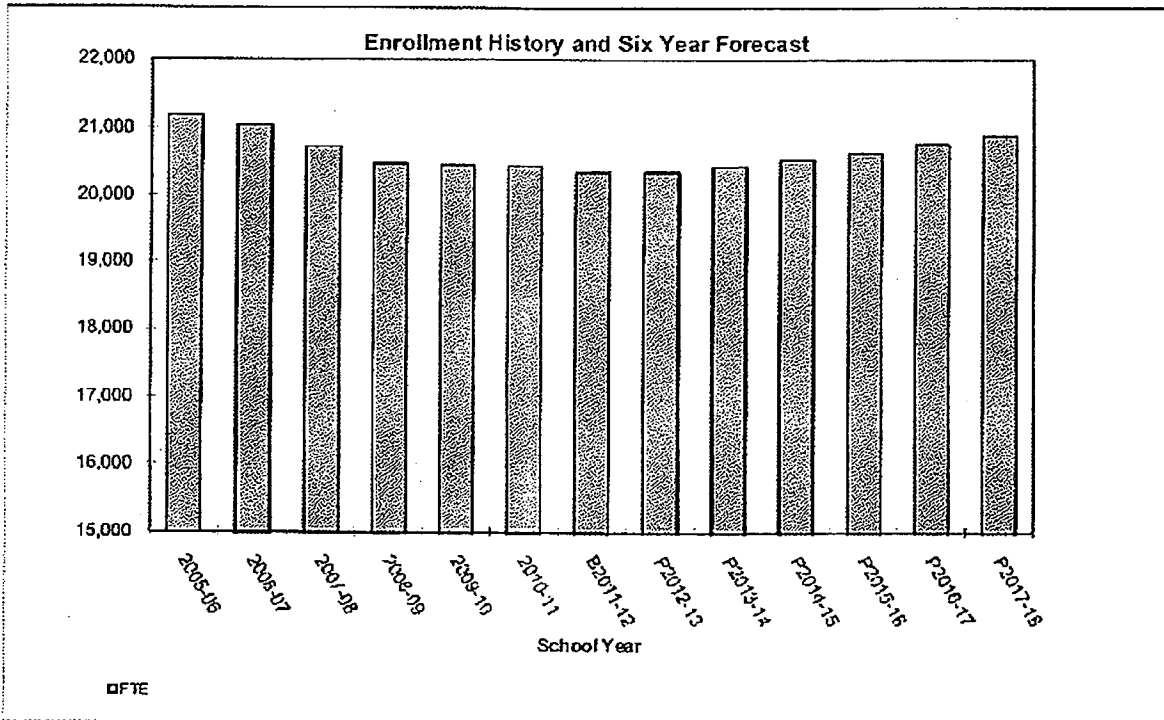
**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**Full Time Equivalent Enrollment History and Projections**

Simplified FTE (K Headcount = .5 FTE; Middle School FTE=.99 Headcount; High School FTE = .935 Headcount)

Calendar Yr	School Year	Elementary	Middle School	High School	Total K-12 FTE	Percent Change
2006	2005-06	9,105	5,309	6,770	21,184	
2007	2006-07	9,022	5,261	6,754	21,037	-0.7%
2008	2007-08	8,912	5,167	6,637	20,716	-1.5%
2009	2008-09	8,865	5,155	6,456	20,476	-1.2%
2010	2009-10	8,738	5,119	6,594	20,451	-0.1%
2011	2010-11	8,753	5,142	6,544	20,439	-0.1%
2012	B2011-12	8,759	5,166	6,425	20,350	-0.4%
2013	P2012-13	8,848	5,118	6,385	20,351	0.0%
2014	P2013-14	8,948	5,093	6,396	20,437	0.4%
2015	P2014-15	9,034	5,138	6,363	20,535	0.5%
2016	P2015-16	9,111	5,215	6,320	20,646	0.5%
2017	P2016-17	9,215	5,258	6,284	20,757	0.5%
2018	P2017-18	9,310	5,286	6,294	20,890	0.6%

*Elementary K-5 Middle School 6-8 High School 9-12*



## FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

### Capacity Summaries

#### All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

— The information is organized in spreadsheet format, with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ALL GRADES**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
BUILDING PROGRAM HEADCOUNT CAPACITY	19,567	19,667	19,667	19,667	19,867	19,867	19,867	19,867
FTE CAPACITY	20,009	20,109	20,109	20,109	20,309	20,309	20,309	20,309
Add or subtract changes to capacity								
Increase Capacity - Lakeland and Sunnycrest	100							
Increase Capacity at Federal Way HS				200				
Adjusted Program Headcount Capacity	19,667	19,667	19,667	19,867	19,867	19,867	19,867	19,867
Adjusted Program FTE Capacity	20,109	20,109	20,109	20,309	20,309	20,309	20,309	20,309

**ENROLLMENT**

Basic FTE Enrollment	20,350	20,351	20,437	20,535	20,646	20,757	20,890
Internet Academy Enrollment (AAFTE)	(315)	(315)	(315)	(315)	(315)	(315)	(315)
Basic FTE Enrollment without Internet Academy	20,035	20,036	20,122	20,220	20,331	20,442	20,575

SURPLUS OR (UNHOUSED)							
PROGRAM FTE CAPACITY	74	73	(13)	89	(22)	(133)	(266)

**RELOCATABLE CAPACITY**

Current Portable Capacity	2,300	2,325	2,325	2,325	2,275	2,275	2,275
Deduct Portable Capacity	(25)			(50)			
Add New Portable Capacity	50						
Adjusted Portable Capacity	2,325	2,325	2,325	2,275	2,275	2,275	2,275

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE CAPACITY	2,399	2,398	2,312	2,364	2,253	2,142	2,009

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ELEMENTARY SCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
BUILDING PROGRAM								
HEAD COUNT CAPACITY	8,621	8,721	8,721	8,721	8,721	8,721	8,721	8,721
FIRE CAPACITY	8,621	8,721	8,721	8,721	8,721	8,721	8,721	8,721
1. Increase Capacity Lakeland and Sunnycrest	100							
Adjusted Program Headcount Capacity	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721
Adjusted Program Fire Capacity	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721

**ENROLLMENT**

Basic FTE Enrollment	8,759	8,848	8,948	9,034	9,111	9,215	9,310
2. Internet Academy (AAFTE)	(36)	(36)	(36)	(36)	(36)	(36)	(36)
Basic FTE Enrollment without Internet Academy	8,723	8,812	8,912	8,998	9,075	9,179	9,274

SURPLUS OR (UNHOUSED)							
PROGRAM CAPACITY	(2)	(91)	(191)	(277)	(354)	(458)	(553)

**RELOCATABLE CAPACITY 3.**

Current Portable Capacity	775	800	800	800	800	800	800
Subtract single portable from Mirror Lake	(25)						
Add double portable to Mirror Lake	50						
Adjusted Portable Capacity	800	800	800	800	800	800	800

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE CAPACITY	798	709	609	523	446	342	247

**NOTES:**

- Increase Capacity at Lakeland, and Sunnycrest
- Internet Academy students are included in projections but do not require full time use of school facilities.
- Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - MIDDLESCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
BUILDING PROGRAM								
HEADCOUNT CAPACITY	5,367	5,367	5,367	5,367	5,367	5,367	5,367	5,367
FTE CAPACITY	5,421	5,421	5,421	5,421	5,421	5,421	5,421	5,421
Add or subtract changes in capacity								
Adjusted Program Headcount Capacity	5,367	5,367	5,367	5,367	5,367	5,367	5,367	5,367
Adjusted Program FTE Capacity	5,421	5,421	5,421	5,421	5,421	5,421	5,421	5,421

**ENROLLMENT**

Basic FTE Enrollment	5,166	5,118	5,093	5,138	5,215	5,258	5,286
1. Internet Academy (AAFTE)	(74)	(74)	(74)	(74)	(74)	(74)	(74)
Basic FTE Enrollment without Internet Academy	5,092	5,044	5,019	5,064	5,141	5,184	5,212

SURPLUS OR (UNHOUSED)							
PROGRAM CAPACITY	329	377	402	357	280	237	209

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	575	575	575	575	575	575	575
Add/Subtract portable capacity							
Adjusted Portable Capacity	575	575	575	575	575	575	575

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE CAPACITY	904	952	977	932	855	812	784

**NOTES:**

1. Internet Academy students are included in projections but do not require full time use of school facilities.
2. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - HIGH SCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2012	2013	2014	2015	2016	2017	2018
	School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>BUILDING PROGRAM</b>								
HEADCOUNT CAPACITY	5,579	5,579	5,579	5,579	5,779	5,779	5,779	
FTE CAPACITY	5,967	5,967	5,967	5,967	6,167	6,167	6,167	
Add or subtract changes in capacity								
Add capacity to Federal Way HS				200				
Adjusted Program Headcount Capacity	5,579	5,579	5,579	5,779	5,779	5,779	5,779	
Adjusted Program FTE Capacity	5,967	5,967	5,967	6,167	6,167	6,167	6,167	

**ENROLLMENT**

Basic FTE Enrollment	6,425	6,385	6,396	6,363	6,320	6,284	6,294
I. Internet Academy (AAFTE)	(205)	(205)	(205)	(205)	(205)	(205)	(205)
Basic Ed without Internet Academy	6,220	6,180	6,191	6,158	6,115	6,079	6,089

SURPLUS OR (UNHOUSED)							
PROGRAM CAPACITY	(253)	(213)	(224)	0	52	88	78

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	950	950	950	950	900	900	900
Add/Subtract portable capacity							
Subtract portable capacity at Federal Way HS				(50)			
Adjusted Portable Capacity	950	950	950	900	900	900	900

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE							
3. CAPACITY	697	737	726	909	952	988	978

**NOTES:**

1. Internet Academy students are included in projections but do not require full time use of school facilities.
2. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.
3. Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

King County, the City of Federal Way, and the City of Kent Impact Fee Calculations

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.

To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Federal Way and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

- STUDENT GENERATION FACTOR ANALYSIS

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2012 Capital Facilities Plan were derived using actual generation factors from single-family units that were constructed in the last five (5) years.

- IMPACT FEE CALCULATION

Following the calculations for the student generation factor is a copy of the Impact Fee Calculation for single family and multi-family units based on King County Code 21A and the Growth Management Act.

- Temporary Facility Cost is the average cost of a portable purchased within the last 12 months.

	Plan Year 2012	<i>Plan Year 2011</i>
Single Family Units*	\$4,014	<i>\$4,014</i>
Multi-Family Units	\$1,253	<i>\$2,172</i>

\*Due to current economic conditions, Federal Way Public Schools has made the decision to retain the impact fee for Single Family Units at the 2011 rate instead of the updated 2012 rate of \$4,461.



FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

STUDENT GENERATION  
NEW CONSTRUCTION IN PRIOR 5 YEARS

Single Family Student Generation

DEVELOPMENT	Number of Single Family Dwellings	Number of Multi-Family Dwellings	Number of Elementary Students	Number of Middle School Students	Number of High School Students	Elementary Student Factor	Middle School Student Factor	High School Student Factor	Total Student Factor
(11) Brighton Park	15	0	9	2	2	0.6000	0.1333	0.1333	0.8666
(11) The Green	13	0	8	3	1	0.6154	0.2308	0.0769	0.9231
(10) Creekside Lane	34	0	10	3	8	0.2941	0.0882	0.2353	0.6176
(10) Grand Vista	27	0	12	9	6	0.4444	0.3333	0.2222	0.9999
(09) Lakota Crest	43	0	12	7	3	0.2791	0.1628	0.0698	0.5117
(09) Tuscan	22	0	9	3	3	0.4091	0.1364	0.1364	0.6819
(08) Northlake Ridge IV	92	0	28	14	20	0.3043	0.1522	0.2174	0.6739
(08) Collingtree Park	41	0	21	9	7	0.5122	0.2195	0.1707	0.9024
(07) Colella Estates	87	0	33	14	23	0.3793	0.1609	0.2644	0.8046
(07) Woodbrook	175	0	40	27	42	0.2286	0.1543	0.2400	0.6229
<b>Total</b>	<b>549</b>	<b>0</b>	<b>182</b>	<b>91</b>	<b>115</b>	<b>0.3315</b>	<b>0.1658</b>	<b>0.2095</b>	<b>0.7067</b>
<b>Student Generation*</b>									

\* Student Generation rate is based on totals.

Multi-Family Student Generation

	Elementary	Middle School	High School	Total
Auburn	0.124	0.056	0.052	0.232
Issaquah	0.073	0.025	0.042	0.140
Kent	0.331	0.067	0.124	0.522
Lake Washington	0.062	0.019	0.016	0.097
<b>Average</b>	<b>0.148</b>	<b>0.042</b>	<b>0.059</b>	<b>0.248</b>

**FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN**

**IMPACT FEE**

**School Site Acquisition Cost:**

	Facility Acreage	Cost / Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary				0.3315	0.1480	\$0	\$0
Middle School				0.1658	0.0420	\$0	\$0
High School	4.85	\$216,718	51	0.2095	0.0590	\$4,313	\$1,215
<b>TOTAL</b>						<b>\$4,313</b>	<b>\$1,215</b>

**School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.90%			0.3315	0.1480	\$0	\$0
Middle School	94.76%			0.1658	0.0420	\$0	\$0
High School	96.53%	\$10,530,000	200	0.2095	0.0590	\$10,647	\$2,999
<b>TOTAL</b>						<b>\$10,647</b>	<b>\$2,999</b>

**Temporary Facility Cost:**

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.10%	\$199,832	25	0.3315	0.1480	\$109	\$49
Middle School	5.24%			0.1658	0.0420		
High School	3.47%			0.2095	0.0590		
<b>TOTAL</b>						<b>\$109</b>	<b>\$49</b>

**State Matching Credit Calculation:**

	Construction Cost Allocation/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$180.17			0.3315	0.1480	\$0	\$0
Middle School	\$180.17			0.1658	0.0420	\$0	\$0
High School	\$180.17	130	62.53%	0.2095	0.0590	\$3,068	\$864
<b>Total</b>						<b>\$3,068</b>	<b>\$864</b>

**Tax Payment Credit Calculation**

Average Assessed Value (March 2011)  
 Capital Bond Interest Rate (March 2011)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate  
 Present Value of Revenue Stream

	SFR	MFR
Average Assessed Value (March 2011)	\$257,849	\$74,692
Capital Bond Interest Rate (March 2011)	4.91%	4.91%
Net Present Value of Average Dwelling	\$1,999,773	\$579,281
Years Amortized	10	10
Property Tax Levy Rate	\$1.54	\$1.54
Present Value of Revenue Stream	\$3,079	\$892

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 4,313	\$ 1,215
Permanent Facility Cost	\$ 10,647	\$ 2,999
Temporary Facility Cost	\$ 109	\$ 49
State Match Credit	\$ (3,068)	\$ (864)
Tax Payment Credit	\$ (3,079)	\$ (892)
Sub-Total	\$ 8,922	\$ 2,506
50% Local Share	\$ 4,461	\$ 1,253
<b>Calculated Impact Fee</b>	<b>\$ 4,461</b>	<b>\$ 1,253</b>
<b>2012 Impact Fee</b>	<b>\$ 4,014</b>	<b>\$ 1,253</b>

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**SECTION 4  
SUMMARY OF CHANGES FROM THE 2011 CAPITAL FACILITIES PLAN**

The 2012 Capital Facilities Plan is an updated document, based on the 2011 Capital Facilities Plan. The changes between the 2011 Plan and the 2012 Plan are listed below.

**SECTION I - THE CAPITAL FACILITIES PLAN**

**SIX-YEAR FINANCE PLAN**

The Six Year Finance Plan has been rolled forward to reflect 2012-2018

**SECTION III - SUPPORT DOCUMENTATION**

**CAPACITY**

Elementary capacity includes space for All Day Kindergarten programs at every elementary school. Changes to the Building Program Capacities calculation are found on page 17.

**PORTABLES**

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on page 19.

**STUDENT FORECAST**

The Student Forecast now covers 2012 through 2018 Enrollment history and projections are found on page 22.

**CAPACITY SUMMARY**

The changes in the Capacity Summary are a reflection of the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 24-27.

**IMPACT FEE CALCULATION - KING COUNTY CODE 21A**

The Impact Fee Calculations have changed due to changes in several factors. The adjustment made in the Impact Fee Calculation, causing a change in the Impact Fee between the 2011 Capital Facilities Plan and the 2012 Capital Facilities Plan can be found on page 32 and 33.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

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**IMPACT FEE CALCULATION CHANGES FROM 2011 TO 2012**

STUDENT GENERATION FACTORS

Student Generation factors are based on rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation. The changes in student Generation factors between the 2011 Capital Facilities Plan and the 2012 Capital Facilities Plan are due to developments that were deleted or added based upon the age of the developments and the year placed in the survey. The Student Generation worksheet is found on page 29.

SCHOOL CONSTRUCTION COSTS

*The anticipated cost based on 2006 estimates for replacing Federal Way High is \$81,000,000. The replacement will add 200 additional seats. The current capacity of Federal Way High is 1538. The addition of 200 seats will increase capacity by 13%.*

*Total Cost* *\$81,000,000 x .13 = \$10,533,000*

SCHOOL ACQUISITION COSTS

*The district purchased the Norman Center to house the Employment Transition Program and at a later date the ECEAP program. The purchase and use of this site increased our high school capacity by 51 students.*

*Total Cost* *\$2,100,000 / 2 = \$1,050,000*

The District will use the above formulas created as a base for the 2012 Capital Facilities Plan. The capacity of Federal Way High may vary from year to year as programs are added or changed and construction cost may increase over time.

FEDERAL WAY PUBLIC SCHOOLS 2012 CAPITAL FACILITIES PLAN

**IMPACT FEE CALCULATION CHANGES FROM 2011 TO 2012**

IMPACT FEE

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	95.71% to 95.16%	Report #3 OSPI
Percent Temporary Facilities	4.29% to 4.84%	Updated portable inventory
Average Cost of Portable Classroom	\$183,996 to \$199,832	Updated average of portables purchased and placed in 2010
Construction Cost Allocation	\$180.17 to \$180.17	Change effective July 2010
State Match	61.86% to 62.53%	Change effective July 2011
Average Assessed Value	SFR – \$267,668 to \$257,849 MFR – \$84,429 to \$74,692	Per Puget Sound Educational Service District (ESD 121)
Capital Bond Interest Rate	4.33% to 4.91%	Market Rate
Property Tax Levy Rate	\$1.72 to \$1.54	King County Treasury Division
Single Family Student Yield		Updated Housing Inventory
Elementary	.3507 to .3315	
Middle School	.1701 to .1658	
High School	.2236 to .2095	
Multi-Family Student Yield		Updated County-Wide Average
Elementary	.1650 to .148	
Middle School	.0530 to .042	
High School	.0640 to .059	
Impact Fee	SFR – \$4,014 to \$4,014 (Calculated 2012 SFR \$4,461) MFR – \$2,172 to \$1,253	Due to current economic conditions, SFR retained at 2011 rate.  MFR based on the updated calculation

Adopted  
June 28, 2011  
RIVERVIEW SCHOOL DISTRICT NO. 407  
2011  
CAPITAL FACILITIES PLAN



BOARD OF DIRECTORS

Lori Oviatt	President
Greg Bawden	Vice-President
Dan Pflugrath	Director
Carol Van Noy	Director
Danny L. Edwards	Director

Conrad Robertson, Superintendent

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## **SECTION 1 -- INTRODUCTION**

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

Presented herein, in conformance with the Growth Management Act and local county and municipal codes is the Capital Facilities Plan (CFP) of the Riverview School District.

This Capital Facilities Plan is intended to provide the City of Carnation, the City of Duvall, King County, other jurisdictions, and our own community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next six years (2011 – 2017).

The Growth Management Act also requires reassessment of the land use element of local comprehensive plans if probable funding falls short of meeting existing needs, and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the school district's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.

The role of impact fees in funding school construction is addressed in Section 8 of this report.

### **Overview of the Riverview School District**

The Riverview School District services three jurisdictions: King County, the City of Carnation, and the City of Duvall. The district is 250 square miles and is located in northeast King County serving the Snoqualmie River valley from the King/Snohomish County line south approximately 16 miles, and from the western ridge of the valley to the cascade foothills. The district currently serves an enrollment of approximately 3,148 (headcount enrollment) students, with three elementary schools, one middle school, one high school, two alternative high school programs, and two alternative elementary school programs. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. Three of the alternative programs are housed at the Riverview Learning Center in Carnation.



## SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

### Projected Student Enrollment 2011-2017

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, housing trends, and other demographic changes are useful yearly activities in evaluating and adjusting projections. This year's plan anticipates a 1% growth in student enrollment which is based on recent enrollment trends. Some of the trends are as a result of: 1) transfers from private schools, 2) increases in preschool age children from the district's existing population, and 3) significant decreases students attending school outside the district. Although housing starts have decreased from recent years, the district will experience enrollment growth. The new sewer system in Carnation has freed up large tracts of developable land within the incorporated city limits. 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.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method. This method tracks groups of students through the K-12 system, and notes and adjusts the projections to account for year-to-year changes, including local population growth. For example, this year's fifth grade is adjusted based on average past enrollment trends in order to estimate next year's sixth grade enrollment.

Since the yearly figures for each grade are dependent on the previous years' grades, kindergarten projections are treated differently. Riverview projects its kindergarten enrollment based on historical kindergarten enrollment patterns and district enrollment growth patterns.

Table 2.1  
Riverview School District Headcount Enrollment Projection

Grade	10-11 Actual*	11-12	12-13	13-14	14-15	15-16	16-17
K	256	264	272	280	288	297	306
1	238	259	267	275	283	291	300
2	259	240	262	270	278	286	294
3	246	262	242	265	273	281	289
4	261	248	265	244	268	276	284
5	257	264	250	268	246	271	279
<b>K-5</b>	<b>1,517</b>	<b>1,537</b>	<b>1,558</b>	<b>1,602</b>	<b>1,636</b>	<b>1,702</b>	<b>1,752</b>
6	254	253	260	246	264	242	267
7	250	257	256	263	248	267	244
8	241	253	260	259	266	250	270
<b>6-8</b>	<b>745</b>	<b>763</b>	<b>776</b>	<b>768</b>	<b>778</b>	<b>759</b>	<b>781</b>
9	215	243	256	263	262	269	253
10	232	212	239	252	259	258	265
11	218	224	205	231	243	250	249
12	221	199	205	188	211	222	229
<b>9-12</b>	<b>886</b>	<b>878</b>	<b>905</b>	<b>934</b>	<b>975</b>	<b>999</b>	<b>996</b>
<b>Total</b>	<b>3,148</b>	<b>3,178</b>	<b>3,239</b>	<b>3,304</b>	<b>3,389</b>	<b>3,460</b>	<b>3,529</b>

\* thru 5-1-11

Growth rate of 1%, with assumptions for variations at grades 6, 10, 11, and 12.

### SECTION 3 -- DISTRICT STANDARD OF SERVICE

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 which typically drive facility space needs include grade configuration, optimal facility size, optimal school enrollment size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates, contractual requirements, 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, preschool and daycare programs, home school, computer labs, music programs, movement programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special teaching stations and programs offered by the Riverview School District at specific school sites include:

#### Elementary:

- Computer Labs
- Classroom Computers
- Group Activities Rooms
- Program for Academically Talented (Gifted/PAT)
- Special Education (The District attempts to integrate special education students and regular education students to as great an extent as possible. Most special education students are served both in a regular education classroom and a special education classroom.)
- Learning Assistance Program (LAP)
- English Language Learners (ELL)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)
- Multi-Age (Eagle Rock /ERMA)

#### Secondary:

- Computer Labs
- Alternative (CLIP & CHOICE high school program)
- Special Education
- Learning Assistance Program (LAP)
- English Language Learners (ELL)
- Career and Technical Education (CTE)
- School-to-Work

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 classrooms for a short period of time to receive instruction in these special programs. Schools often require space modifications to accommodate special programs, and in some

circumstances, these modifications may reduce the overall classroom capacities of the buildings.

The current Standard of Service data for Riverview, in terms of teaching station loading, is identified on Table 3.1. Class sizes are averages based on actual utilization as influenced by state funding and collective bargaining restrictions.

Riverview's Standard of Service also considers the different educational functions when considering student capacity needs. Those functions are as follows:

**Elementary classrooms –**

- regular, grades K-5
- self-contained learning center (special education)
- learning support classrooms (special education pullout, LAP, Title I, etc.)

**Secondary –**

- regular, grades 6-8
- special education, grades 6-8
- learning support, grades 6-8
- regular, grades 9-12
- learning support, grades 9-12 (special education pullout, LAP, Title I, etc.)

Involuntarily transferring students to a school with excess capacity is done rarely as a last resort and with Board of Directors' authorization. Involuntarily transferring of students can result in difficulties in the community, with staffing, and with transportation.

**Table 3.1**

**Riverview School District Standard of Service**

**CLASS SIZE**

**Elementary**

Regular, alternative, gifted	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average

**Middle School**

Regular	24	students/classroom, average
Regular (portables)	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average

**High School**

Regular	24	students/classroom, average
Regular (portables)	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average
Vocational education	24	students/classroom, average

## SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, public entities are required to inventory existing capital facilities. Capital facilities are defined as any structure, improvement, piece of equipment or other major asset, including land, which 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 student enrollment in the future at established levels of service. This section provides an inventory of capital facilities of the Riverview School District including site-built schools, portable classrooms, developed school sites, undeveloped land and support facilities. School facility capacity figures are based on the inventory of current facilities and the district's adopted educational program standards as presented in the previous section.

### Schools

The Riverview School District currently operates 3 elementary schools (grades K-5), one middle school (grades 6-8), and one high school (grades 9-12). The district also provides the Eagle Rock Multi-age Program, an elementary alternative program, sited adjacent to the Cedarcrest High School campus. In addition, the district supports the following alternative programs housed in the Riverview Learning Center facility: CLIP alternative high school; CHOICE alternative high school; and PARADE, a home school support program. ECEAP, a pre-school program, is housed again in yet another separate facility.

Individual school capacity has been determined using the number of teaching stations within each building and the space requirements of the district's adopted educational program. This capacity calculation is used to establish the district's baseline capacity and determine future capacity needs when considering projected student enrollment.

Classroom capacities have been determined for each school according to their usage. For the purpose of this Plan, classroom uses are: regular education, self-contained special-education, and learning support. The school facility inventory is summarized on Table 4.1. The current inventory of facilities indicates a permanent capacity of 3,300 students, with an additional 624 student capacity available in interim facilities.

The School Board of the Riverview School District is committed to serving students at small schools. Evidence suggests that this practice has a significantly beneficial affect on student learning. Further, there are significant benefits to school culture and climate.

Table 4.1

Riverview School District Facility Inventory and Capacity Calculations 2011

School	Grade Levels Served	Site Size (acres)	Permanent Teaching Stations	Self-Contained Special Education Classrooms	Stations Used for Learning Support Purposes*	Permanent Student Capacity	Interim Teaching Stations	Self-Contained Special Education Classrooms	Interim Stations Used for Learning Support Purposes*	Total Student Capacity	Year Built	Last Remodel
Carnation Elementary	K-5	8.91	21	1	3	444	4	0	0	96	1960	2011
Cherry Valley Elementary	K-5	12	23	0	2	504	2	0	0	48	1953	2011
Stillwater Elementary	K-5	19	22	1	2	492	4	0	2	48	1988	n/a
Multiage Program	K-5	@ CHS Site	0	0	0	0	5	0	0	120	n/a	n/a
<b>Subtotal K-5</b>		<b>39.81</b>	<b>56</b>	<b>2</b>	<b>7</b>	<b>1,440</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>312</b>		
<b>Total Middle School</b>	<b>6-8</b>	<b>40</b>	<b>85,157</b>	<b>2</b>	<b>3</b>	<b>720</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>1964</b>	<b>2009</b>
<b>Subtotal 6-8</b>		<b>40</b>	<b>85,157</b>	<b>2</b>	<b>3</b>	<b>720</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>144</b>		
<b>Cedarcrest High School</b>	<b>9-12</b>	<b>78</b>	<b>108,946</b>	<b>1</b>	<b>3</b>	<b>972</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>1993</b>	<b>2009</b>
<b>Subtotal 9-12</b>		<b>78</b>	<b>108,946</b>	<b>1</b>	<b>3</b>	<b>972</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>168</b>		
<b>Riverview Learning Center</b>	<b>K-12</b>	<b>2.08</b>	<b>14,545</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2011</b>	<b>n/a</b>
<b>Subtotal 9-12</b>		<b>2.08</b>	<b>14,545</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total K-12</b>		<b>159.89</b>	<b>365,055</b>	<b>5</b>	<b>13</b>	<b>3,300</b>	<b>28</b>	<b>0</b>	<b>2</b>	<b>624</b>		<b>3,924</b>

<b>Support Facilities</b>	<b>Building Area (Sq. Ft.)</b>	<b>Site Size (acres)</b>	<b>Support Facilities</b>	<b>Building Area (Sq. Ft.)</b>	<b>Site Size (acres)</b>	<b>Support Facilities</b>	<b>Building Area (Sq. Ft.)</b>	<b>Site Size (acres)</b>	<b>Support Facilities</b>	<b>Building Area (Sq. Ft.)</b>	<b>Site Size (acres)</b>	
Main/Trans Facility	6,800	adj. to Toll MS	Stepping Stones (portable)	adj. to Carn. ES	1,500	Dietet Omico portables	7,200	adj. to Carn. ES	Extended day	7,200	adj. to CV. ES	1,910

\*Some teaching stations are used for purposes that do not allow them to be used as regular classrooms. E.g. computer labs, music classrooms, storage, special-ed pullout programs.

## **SECTION 5 -- PROJECTED FACILITY NEEDS**

### **Near-term Facility Needs**

This Capital Facilities Plan has been organized in such a way as to maintain adequate capacity of the district's facilities through the construction and/or expansion of permanent facilities. Table 5.1 is a summary by school level of projected enrollments, current capacities, and projected additional capacities. Based upon current enrollment projections, the district has permanent capacity needs at all grade levels.

### **Intermediate-term Facility Needs**

The District is in the preliminary planning stages of a new comprehensive K-8 school and anticipates that the construction of this school will be complete just outside the six years of this planning period.

### **Planned near-term non-capacity facility improvements**

In February, 2007 the voters of the Riverview School District approved a \$56,600,000 bond issue that was utilized to finance a variety of improvements to the facilities of the district. As a result of a competitive bidding environment over the last four years and prudent oversight of the projects financed by the issue, the district has additional capital improvement/addition funds available. Planning is currently underway to prioritize the use of these funds for district facility and site needs.

**Table 5.1  
School Enrollment and Capacity Projections 2011-12 through 2016-17**

<b>Elementary (K-5)</b>	<b>10-11 Actual</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>
Projected Enrollment	1,517	1,537	1,558	1,602	1,636	1,702	1,752
Capacity in Permanent Facilities	1,440	1,440	1,488	1,488	1,488	1,488	1,488
Capacity in New Perm. Facilities (New K-8)	0	0	0	0	0	0	0
Capacity in New Perm. Facilities (New Riverview Learning Center)		48					
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>-77</b>	<b>-49</b>	<b>-70</b>	<b>-114</b>	<b>-148</b>	<b>-214</b>	<b>-264</b>
Capacity in Relocatables	312	312	312	312	312	312	312
Number of Relocatables	15	15	15	15	15	15	15
Capacity with Relocatables	1,752	1,800	1,800	1,800	1,800	1,800	1,800
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>235</b>	<b>263</b>	<b>242</b>	<b>198</b>	<b>164</b>	<b>98</b>	<b>48</b>

<b>Middle School (6-8)</b>	<b>10-11 Actual</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>
Projected Enrollment	745	763	776	768	778	759	781
Capacity in Permanent Facilities	720	720	763	763	763	763	763
Capacity in New Perm. Facilities (New K-8)							
Capacity in New Perm. Facilities (New Riverview Learning Center)		43					
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>-25</b>	<b>0</b>	<b>-13</b>	<b>-5</b>	<b>-15</b>	<b>4</b>	<b>-18</b>
Capacity in Relocatables	144	144	144	144	144	144	144
Number of Relocatables	6	6	6	6	6	6	6
Capacity with Relocatables	864	907	907	907	907	907	907
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>119</b>	<b>144</b>	<b>131</b>	<b>139</b>	<b>129</b>	<b>148</b>	<b>126</b>

<b>High School (9-12)</b>	<b>10-11 Actual</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>
Projected Enrollment	886	878	905	934	975	999	996
Capacity in Permanent Facilities	972	972	1,049	1,049	1,049	1,049	1,049
Capacity in New Perm. Facilities (P.E.)							
Capacity in New Perm. Facilities (New Riverview Learning Center)		77					
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>86</b>	<b>171</b>	<b>144</b>	<b>115</b>	<b>74</b>	<b>50</b>	<b>53</b>
Capacity in Relocatables	168	168	168	168	168	168	168
Number of Relocatables	7	7	7	7	7	7	7
Capacity with Relocatables	1,140	1,217	1,217	1,217	1,217	1,217	1,217
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>254</b>	<b>339</b>	<b>312</b>	<b>283</b>	<b>242</b>	<b>218</b>	<b>221</b>

<b>Surplus/Deficiency Capacity (K-12)</b>	<b>10-11 Actual</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>
Projected Enrollment	3,148	3,178	3,239	3,304	3,389	3,460	3,529
Capacity in Permanent Facilities	3,132	3,132	3,300	3,300	3,300	3,300	3,300
Capacity in New Perm. Facilities	0	168	0	0	0	0	0
Capacity in Perm. Facil. and Relocatables	3,766	3,924	3,924	3,924	3,924	3,924	3,924
Surplus Capacity with Relocatables	608	746	685	620	535	464	395
Surplus Capacity <i>without</i> Relocatables	-16	-46	61	-4	-89	-160	-229

**SECTION 6 - CAPITAL FACILITIES PLAN WITH GROWTH RELATED PROJECTS IDENTIFIED**

**Planned New Improvements - Construction to Accommodate Growth and Adequate Capacity**

There are currently no district plans to build in the six-year Capital Facilities Plan window.

**Planned Improvements - To Existing Facilities that include a Growth Related Project**

As summarized in Table 6.2, the district plans technology upgrades which are funded by a capital projects levy approved by the voters in February of 2010

**Table 6.2  
Planned Projects to Existing Facilities**

Project	Location	Capacity Added	Source of Funds	Growth related project? Yes or No
<b>2011-2012</b>				
Technology Upgrades	All	-0-	Technology Levy	No
<b>2012-2013</b>				
Technology Upgrades	All	-0-	Technology Levy	No
<b>2013-2014</b>				
Technology Upgrades	All	-0-	Technology Levy	No
<b>2014-2015</b>				
Technology Upgrades	All	-0-	Technology Levy	No
<b>2015-2016</b>				
Technology Upgrades	All	-0-	Technology Levy	No
<b>2016-2017</b>				
Technology Upgrades	All	-0-	Technology Levy	No

\* Technology upgrades are based on using funds from the Technology Levy approved by voters in February 2010 and a planned levy in 2015.



## **SECTION 7 - CAPITAL FACILITIES FINANCING PLAN**

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, voter approved levies, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed 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 issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. In February, 2007 the voters of the Riverview School District approved a \$56,600,000 bond issue that will be utilized to finance a variety of improvements to the facilities of the district over a four-year period.

### **Capital Projects Levies**

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A simple majority of voter approval is required to pass a levy. Money comes to the district through the collection of property taxes. The district passed a four-year capital improvement levy in February of 2010 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software.

### **State Financial Assistance**

State financial assistance comes from the State's Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly 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.

State matching funds can be applied to school construction projects only. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state matching funds has not kept 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 two to three years after a matched project has been completed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds.

### **Impact Fees**

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected on new residential construction by the permitting agency at the time of final plat approval or when building permits are issued.

## Budget and Financing Plan

Table 7.1 is a summary of the budget that supports the elements of this Capital Facilities Plan. Each project budget represents the total project costs which include: acquisition, construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingencies. In addition, it includes financing that is separated into three components: estimated state financial assistance, estimated impact fees, and projected local revenues (i.e., interest income and local levies).

**Table 7.1  
2011 Capital Facilities Plan Budget**

PROJECT	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total	Local Funds
<i>Other Projects</i>								
Technology Acquisitions & Upgrades	\$967,580	\$967,580	\$967,580	\$967,580	\$967,580	\$967,580	\$5,805,480	\$5,805,480
<i>Totals:</i>	\$967,580	\$967,580	\$967,580	\$967,580	\$967,580	\$967,580	\$5,805,480	\$5,805,480

## SECTION 8 – IMPACT FEES

None are projected with this Capital Facilities Plan

***2011 Capital Facilities Plan***

***Issaquah School District No. 411  
Issaquah, Washington***

***Adopted June 22, 2011  
Resolution No. 990***

***The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.***

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## EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2011.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

## STANDARD OF SERVICE

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 which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes at the levels provided by I-728; this will be done via local levy funds. There is also potential legislative action that would require Full-Day Kindergarten, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

## TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the expansion of one elementary, adding classrooms to all three high schools, and the expansion of Maywood Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond issue passed on February 7, 2006, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District has also recently completed a citizen's committee regarding the need for an additional bond issue for the February, 2012 ballot. The Board of Directors has yet to take action on the proposed bond issue of approximately \$228 million.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

## DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.470 elementary student, 0.151 middle school student, 0.134 high school student, for a total of 0.754 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.073 elementary student, 0.025 middle school student, 0.042 high school student, for a total of 0.139 school aged student per residence (see Table 3).

Generation rates were recalculated in 2011 due to the volatility in assessed valuation, tax rate and new development listings that needed to be considered for the calculation of the associated impact fee.



## NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2008 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

The District has also recently completed a citizen's committee regarding the need for an additional bond issue for the February, 2012 ballot. The Board of Directors has yet to take action on the proposed bond issue of approximately \$228 million. This package contains proposed funding for a rebuild of Issaquah Middle School, continued expansion/modernization of Liberty High School, and the rebuild of Sunny Hills and Clark elementary schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 7148 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3954 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5236 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2011-2012 school year is 8070. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 695 students (Appendix A). At the middle/junior high school level, the District population for the 2011-2012 school year is 3978. This is 222 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 116 students (Appendix C).

Based upon the District's student generation rates, the District expects that .754 student will be generated from each new single family home in the District and that .139 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2018-19, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1285 students, at the middle school level by 371 students, and an excess capacity of 255 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival - historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility	Projected Completion Date	Location	Capacity
Expand Skyline High School	2010	Issaquah Plateau	370
Expand Issaquah High School	2010	Issaquah	370
Expand Liberty High School	2012	Renton	216
Expand Maywood Middle School	2011	Renton	104
Creekside Elem.	2010	Issaquah Plateau	584
Expand Briarwood	2012	Renton	212

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduces that amount by the anticipate state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances.

## ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
  - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
  - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
  - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2011-2012 through 2025-2026 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2003-04 Through 2010-11  
Enrollment Projections 2011-12 Through 2025-26

Year	FTE Enrollment											Total		
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH		11TH	12TH
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1052	956	14,113
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	14,438
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138
2011-12	584	1379	1414	1375	1396	1338	1394	1268	1316	1304	1307	1228	1019	16,322
2012-13	707	1310	1392	1421	1371	1404	1316	1381	1245	1327	1274	1183	1078	16,409
2013-14	689	1552	1314	1397	1410	1375	1373	1299	1352	1259	1275	1166	1035	16,496
2014-15	643	1517	1545	1317	1382	1403	1342	1357	1267	1367	1206	1163	1021	16,530
2015-16	650	1420	1506	1534	1296	1371	1364	1319	1316	1274	1308	1088	1006	16,452
2016-17	637	1442	1425	1511	1526	1299	1345	1350	1292	1327	1231	1195	950	16,528
2017-18	639	1413	1443	1426	1499	1525	1268	1328	1320	1304	1279	1116	1047	16,607
2018-19	626	1416	1411	1440	1413	1497	1493	1251	1296	1331	1253	1166	969	16,567
2019-20	628	1392	1413	1411	1430	1409	1465	1476	1219	1308	1281	1138	1019	16,588
2020-21	628	1395	1390	1413	1397	1427	1377	1447	1444	1229	1257	1166	991	16,560
2021-22	638	1396	1394	1391	1400	1396	1396	1361	1416	1455	1181	1143	1021	16,588
2022-23	637	1415	1395	1395	1378	1398	1365	1379	1329	1427	1405	1066	996	16,586
2023-24	635	1413	1413	1395	1382	1376	1367	1347	1347	1340	1377	1291	920	16,603
2024-25	636	1409	1411	1413	1382	1379	1344	1349	1316	1358	1291	1263	1144	16,696
2024-26	617	1410	1408	1411	1400	1380	1348	1327	1318	1326	1309	1176	1116	16,547

Single Family Student Generation Factor

Single Family Student Generation Factor

	STUDENTS				AVERAGE PER UNIT				
	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Single Family Development</b>									
Belcara	10	0	0	0	0	0.000	0.000	0.000	0.000
Belvedere	0	0	0	0	0	0.000	0.000	0.000	0.000
Bristol Court	26	0	0	0	0	0.000	0.000	0.000	0.000
Chestnut Estates	4	0	0	0	0	0.000	0.000	0.000	0.000
Crossing @ Pine Lake	58	21	6	5	32	0.362	0.103	0.086	0.552
Glencoe @ Trossachs	13	10	1	1	12	0.769	0.077	0.077	0.923
Highland Terrace	25	19	4	5	28	0.760	0.160	0.200	1.120
Katera Park	25	3	2	4	9	0.120	0.080	0.160	0.360
Laurel Hill & Laurel Hills 2&3	8	0	0	2	2	0.000	0.000	0.250	0.250
Liberty Grove	17	8	8	4	20	0.471	0.471	0.235	1.176
Reserve @ Newcastle	150	36	9	9	54	0.240	0.060	0.060	0.360
Shamrock div 1 & 2	119	35	6	4	45	0.294	0.050	0.034	0.378
Starwood	13	5	3	0	8	0.385	0.231	0.000	0.615
Talus; Bridges	4	0	1	3	4	0.000	0.250	0.750	1.000
Tarnigan @ Pine Ridge	0	0	0	0	0	0.000	0.000	0.000	0.000
Vercello (within school district boundary)	37	10	3	5	18	0.270	0.081	0.135	0.486
Windstone 1-4	63	45	37	30	112	0.714	0.587	0.476	1.778
Windsor Fields 1 & 2	34	25	10	11	46	0.735	0.294	0.324	1.353
Woods @ Beaver Lake	9	25	11	7	43	2.778	1.222	0.778	4.778
<b>TOTALS</b>	<b>2074</b>	<b>974</b>	<b>313</b>	<b>277</b>	<b>1564</b>	<b>0.470</b>	<b>0.151</b>	<b>0.134</b>	<b>0.754</b>

SINGLE FAMILY	
Elementary K - 5	0.470
Middle School 6 - 8	0.151
High School 9 - 12	0.134
<b>TOTAL</b>	<b>0.754</b>

TABLE 2

**STUDENT GENERATION MULTI-FAMILY**

Multi-Family Development	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Alla at the Lake Condos	18	0	0	0	0	0.000	0.000	0.000	0.000
Approach at Newcastle	42	13	6	6	25	0.310	0.143	0.143	0.595
Arrington Place	130	1	2	1	4	0.008	0.015	0.008	0.031
Copper Leaf	8	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands Multi	1076	77	26	35	138	0.072	0.024	0.033	0.128
Klahanie Tanglewood Conversions	128	15	5	12	32	0.117	0.039	0.094	0.250
Paragrine Point	66	9	2	13	24	0.136	0.030	0.197	0.364
Talus Condos	167	4	0	1	5	0.024	0.000	0.006	0.030
<b>Totals</b>	<b>1635</b>	<b>119</b>	<b>41</b>	<b>68</b>	<b>228</b>	<b>0.073</b>	<b>0.025</b>	<b>0.042</b>	<b>0.139</b>
<b>MULTI-FAMILY</b>									
Elementary K - 5		0.073							
Middle School 6-8		0.025							
High School 9-12		0.042							
TOTAL		0.139							

TABLE 3

## INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,521 students in permanent facilities and 2,582 students in portables. The projected student enrollment for the 2011-2012 school year is expected to be 16,906 including K-5 headcount which leaves a permanent capacity deficit of 1,385. Adding portable classrooms into the capacity calculations gives us a capacity of 18,103 with a surplus capacity of 2150 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 8.

### EXISTING FACILITIES

#### GRADE SPAN K-5:

Apollo Elementary  
 Briarwood Elementary  
 Cascade Ridge Elementary  
 Challenger Elementary  
 Clark Elementary  
 Cougar Ridge Elementary  
 Creekside Elementary  
 Discovery Elementary  
 Endeavour Elementary  
 Grand Ridge Elementary  
 Issaquah Valley Elementary  
 Maple Hills Elementary  
 Newcastle Elementary  
 Sunny Hills Elementary  
 Sunset Elementary

### LOCATION

15025 S.E. 117th Street, Renton  
 17020 S.E. 134th Street, Renton  
 2020 Trossachs Blvd. SE, Sammamish  
 25200 S.E. Klahanie Blvd., Issaquah  
 500 Second Ave. S.E., Issaquah  
 4630 167th Ave. S.E., Bellevue  
 20777 SE 16<sup>th</sup> Street, Sammamish  
 2300 228th Ave. S.E., Sammamish  
 26205 SE Issaq-Fall City Rd., Issaquah  
 1739 NE Park Drive, Issaquah  
 555 N.W. Holly Street, Issaquah  
 15644 204th Ave. S.E., Issaquah  
 8440 136<sup>th</sup> Ave SE, Newcastle  
 3200 Issaq. Pine Lake Rd. S.E., Sammamish  
 4229 W. Lk. Samm. Pkwy. S.E., Issaquah

#### GRADE SPAN 6-8:

Beaver Lake Middle School  
 Issaquah Middle School  
 Maywood Middle School  
 Pacific Cascade Middle School  
 Pine Lake Middle School

25025 S.E. 32nd Street, Issaquah  
 400 First Ave. S.E., Issaquah  
 14490 168th Ave. S.E., Renton  
 24635 Se Issaquah Fall City Rd, Issaquah  
 3200 228th Ave. S.E., Sammamish

#### GRADE SPAN 9-12:

Issaquah High School  
 Liberty High School  
 Skyline High School  
 Tiger Mountain Community H.S.

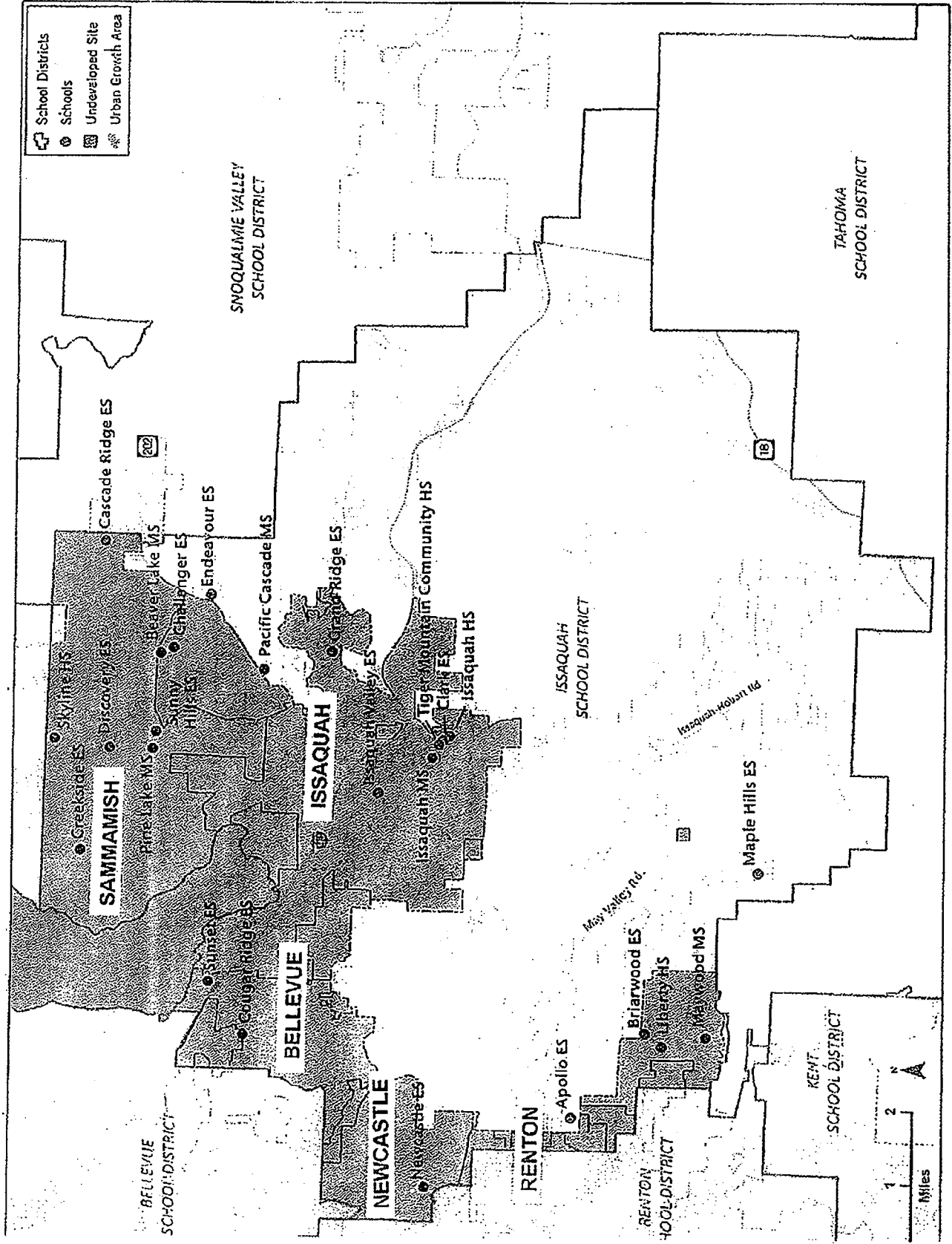
700 Second Ave. S.E., Issaquah  
 16655 S.E. 136th Street, Renton  
 1122 228<sup>th</sup> Ave. S.E., Sammamish  
 355 S.E. Evans Lane, Issaquah

#### SUPPORT SERVICES:

Administration Building  
 May Valley Service Center  
 Transportation Center  
 Transportation Satellite

565 N.W. Holly Street, Issaquah  
 16404 S.E. May Valley Road, Renton  
 805 Second Avenue S.E., Issaquah  
 3402 228 Ave S.E., Sammamish

# ISSAQUAH SCHOOL DISTRICT #411





## THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9<sup>th</sup> grade only high school to a 5<sup>th</sup> middle school. All 9<sup>th</sup> grade students will then be served by the District's three comprehensive high schools. To accommodate this Issaquah High and Skyline High schools will be expanded to meet the space needs of the returning freshman and to accommodate growth. The District will expand Liberty High School and Maywood Middle School to accommodate growth experienced in the south end of the District. The District does anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$300,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 16,322 FTE students for the 2011-2012 school year and 16,528 FTE students in the 2016-2017 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

## Projected Capacity to House Students

Years	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Permanent Capacity	14808	14771	15950	15950	15950	15950	15950	15950	15950
High School	740	420							
Middle School		175							
Elementary School		584							
Utilization Rate @ 95%									
Subtotal (Sum at 95% Utilization Rate)	14771	15950	15950	15950	15950	15950	15950	15950	15950
Portables	2280	2280	2280	2280	2280	2280	2280	2280	2280
Total Capacity	17051	18230	18230	18230	18230	18230	18230	18230	18230
Projected FTE Enrollment	15478	15524	15499	15498	15484	15493	15525	15525	15525
Permanent Capacity (surplus/deficit)	707	426	451	452	486	457	425	425	425
Permanent Cap. w/Portables (surplus/deficit)	1573	2706	2731	2732	2766	2737	2705	2705	2705

\* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D). The number of planned portables may be reduced if permanent capacity is increased by a future bond issue. The 2010-11 Permanent Capacity number reflects the conversion of Pacific Cascade Freshman Campus, a high school, to a middle school facility, and the resulting shift in student capacity.

## SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
YEAR 2011

School Site Acquisition Cost:  
(Acres x Cost per Acre) / (Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$300,000	584	0.470	0.073	\$2,412	\$374
Middle/JR High	0.00	\$0	855	0.151	0.025	\$0	\$0
High	0.00	\$0	0	0.134	0.042	\$0	\$0
<b>TOTAL</b>						<b>\$2,412</b>	<b>\$374</b>

School Construction Cost:  
(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.18%	\$20,360,000	584	0.470	0.073	\$15,576	\$2,414
Middle/JR High	95.18%	\$1,107,400	175	0.151	0.025	\$909	\$151
High	95.18%	\$0	1,160	0.134	0.042	\$0	\$0
<b>TOTAL</b>						<b>\$16,485</b>	<b>\$2,565</b>

Temporary Facility Cost:  
(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.82%	\$0	40	0.470	0.073	\$0	\$0
Middle/JR High	4.82%	\$0	52	0.151	0.025	\$0	\$0
High	4.82%	\$0	58	0.134	0.042	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

State Matching Credit:  
Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$180.17	90	37.10%	0.470	0.073	\$2,825	\$438
Middle/JR High	\$0.00	115	0.00%	0.000	0.000	\$0	\$0
High School	\$180.17	130	0.00%	0.151	0.025	\$0	\$0
<b>TOTAL</b>						<b>\$2,825</b>	<b>\$438</b>

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$501,007	\$244,613
Capital Bond Interest Rate	4.91%	4.91%
Net Present Value of Average Dwelling	\$3,885,608	\$1,896,344
Years Amortized	10	10
Property Tax Levy Rate	\$2.30	\$2.30
Present Value of Revenue Stream	\$8,937	\$4,362

Fee Summary:	Single Family	Multi- Family
Site Acquisition Costs	\$2,412.45	\$373.88
Permanent Facility Cost	\$16,484.72	\$2,564.98
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	(\$2,825.20)	(\$437.85)
Tax Payment Credit	(\$8,936.90)	(\$4,361.59)
<b>FEE (AS CALCULATED)</b>	<b>\$7,135.07</b>	<b>(\$1,860.58)</b>
<b>FEE (AS DISCOUNTED)</b>	<b>\$3,567.54</b>	<b>(\$930.29)</b>
<b>FINAL FEE</b>	<b>\$3,568</b>	<b>\$0</b>

Each city or county sets and adopts the amount of the school impact fee.  
For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

**BASIS FOR DATA USED IN  
SCHOOL IMPACT FEE CALCULATIONS**

**SCHOOL SITE ACQUISITION COST:**

- Elementary     \$300,000/ acre for elementary site
- Middle School   No new sites are being considered.
- High School     No high school sites are planned for purchase within the next six years.

**SCHOOL CONSTRUCTION COST:**

- Elementary     \$22,500,000 is the cost of the project budget for Elem. #15
- Middle School   No new middle schools are planned. \$1,107,400 is planned for the expansion of Maywood Middle School.
- High School     \$32,395,000 is budgeted for expansion of 3 high schools.

**PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:**

Total Square Footage	1,974,651
Permanent Square Footage (OSPI)	1,879,479
Temporary Square Footage	95,172

**TEMPORARY FACILITY COST:**

No new portables are considered in this plan.

**STATE MATCH CREDIT:**

Current Area Cost Allowance	\$180.17
Percentage of State Match	37.10%

### 2010 - 2011 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STAFFED CLASSROOMS	ROOM CAPACITY (20)	# OF WALK-UP ROOMS	ROOM CAPACITY (10)	PERMANENT CAPACITY (10)	PORTABLE CAPACITY (20)	PERMANENT PORTABLES	PORTABLE CAPACITY (20)	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES	PERMANENT PORTABLES
APOLLO	19	380	5	100	200	3	60	180	3	60	4	80	640	1	530	14	570	14	570
BIRCHWOOD	18	360	1	10	70	5	100	370	0	0	0	0	470	3	430	4	430	4	430
CASCADE RIDGE	24	480	2	20	300	3	150	630	0	0	0	0	630	8	630	5	630	5	630
CHALLENGER	30	600	3	30	0	10	200	600	0	0	0	0	630	10	630	5	630	5	630
CLARK	16	320	1	10	30	0	150	320	0	0	0	0	430	6	390	6	390	6	390
COUGAR RIDGE	22	440	2	20	300	0	180	620	0	0	0	0	640	6	640	6	640	6	640
CRENSHAW	28	560	2	20	300	0	0	560	0	150	0	150	740	8	660	7	660	7	660
DISCOVERY	22	440	2	20	300	0	150	590	0	0	0	0	640	6	640	6	640	6	640
ENDLEAVOUR	22	440	2	20	300	10	200	640	0	0	0	0	640	10	640	10	640	10	640
GRAND RIDGE	20	400	2	20	300	0	150	550	0	0	0	0	740	0	740	0	740	0	740
ISSAO VALLEY	20	400	2	20	300	0	150	550	0	0	0	0	620	10	560	10	560	10	560
JANUARY HILLS	21	420	3	30	300	0	150	570	0	0	0	0	470	2	380	2	380	2	380
KEWCASTLE	24	480	2	20	300	0	150	630	0	0	0	0	640	2	640	2	640	2	640
SUNNY HILLS	22	440	1	10	300	2	40	510	0	0	0	0	630	2	630	2	630	2	630
SUNSET	25	500	4	40	300	4	80	620	0	0	0	0	620	4	620	4	620	4	620
TOTAL	337	6740	54	600	7180	82	1640	8820	18	360	18	360	9140	102	9140	102	9140	102	9140

\*Average of staffing ratio with 1721 pupil at 120 K-2, 122 3-5  
 \*\*Permanent Capacity x 85% (Utilization Factor) K-5  
 \*\*\*Maximum Ca. Capacity x 85% (Utilization Factor) K-5  
 Permanent capacity reflects the building's level of service design as built.  
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2010-2011 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS	ROOM CAPACITY (24)	# OF HANDICAP ROOMS	HC ROOM CAPACITY (12)	PERMANENT PLACEMENT (2004)	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	NUMBER OF NON-PORTABLES (11)	FUTURE PORTABLES	ADPT. PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	PROJECTED OCT. 2011 HEADCOUNT	PERMANENT CAPACITY (2004)	PERMANENT PORT. CAP. FOR MIDDLE
BEAVER LAKE	30	720	2	24	72	11	288	1	0	0	1090	11	851	5	16
ISSAID MIDDLE	20	480	2	24	72	5	140	2	2	52	986	8	750	7	17
MAYWOOD	31	744	3	36	72	4	112	4	4	134	1050	6	811	5	18
PAC CASCADE	31	744	2	24	72	5	140	0	0	0	905	0	716	7	23
PAINE LAKE	25	600	2	24	72	8	224	0	0	0	928	8	780	5	13
TOTAL	147	3621	11	132	315	35	610	6	6	166	5020	41	3878	27	73

\*Minus excluded spaces for special program needs  
 \*\*Permanent Capacity x 85% (Utilization Factor) Minus Headcount Enrollment  
 \*\*\*Maximum Capacity x 85% (Utilization Factor) Minus Headcount Enrollment  
 Permanent capacity reflects the building's level of service design capacity.  
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

### 2010-2011 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL. PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2011 FTE	PERM. CAP. OVER OR SHORT	EXISTING PORT. OVER OR SHORT
ISSAC HIGH	71	1988	2	24	2012	0	0	2012	6	168	2180	6	1768	255	245
LIBERTY HIGH	41	1148	3	36	1184	6	168	1352	0	0	1352	0	1105	0	178
TIGER MTN	0	0	7	84	724	0	0	724	0	0	84	0	84	0	0
SKYLINE HIGH	89	1932	2	24	1936	0	0	1936	2	56	2012	12	1842	16	16
<b>TOTAL</b>	<b>181</b>	<b>5068</b>	<b>14</b>	<b>108</b>	<b>5238</b>	<b>6</b>	<b>168</b>	<b>5404</b>	<b>8</b>	<b>224</b>	<b>5628</b>	<b>24</b>	<b>4858</b>	<b>112</b>	<b>278</b>

\*Minus excluded spaces for special program needs  
 \*\*9100 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)  
 \*\*\*9100 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)  
 Permanent capacity reflects the building's level of service design capacity.  
 The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

### 2011-2012 District Total Capacity

# OF CLASSROOMS	665	15630	59	708	16338	123	2718	19056	0	740	19796	165	18906	7385	2150
ROOM CAPACITY															
# OF HANDICAP ROOMS															
HC ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADDTL PORTABLE CAPACITY (29)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
OCT. 2011 PROJ. HEADCOUNT															
PERMANENT CAPACITY (34)															
TOTAL CAPACITY INCLUDING CONTINGENCY															

\*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C



## Six-Year Finance Plan

(\$ in \$1,000's)

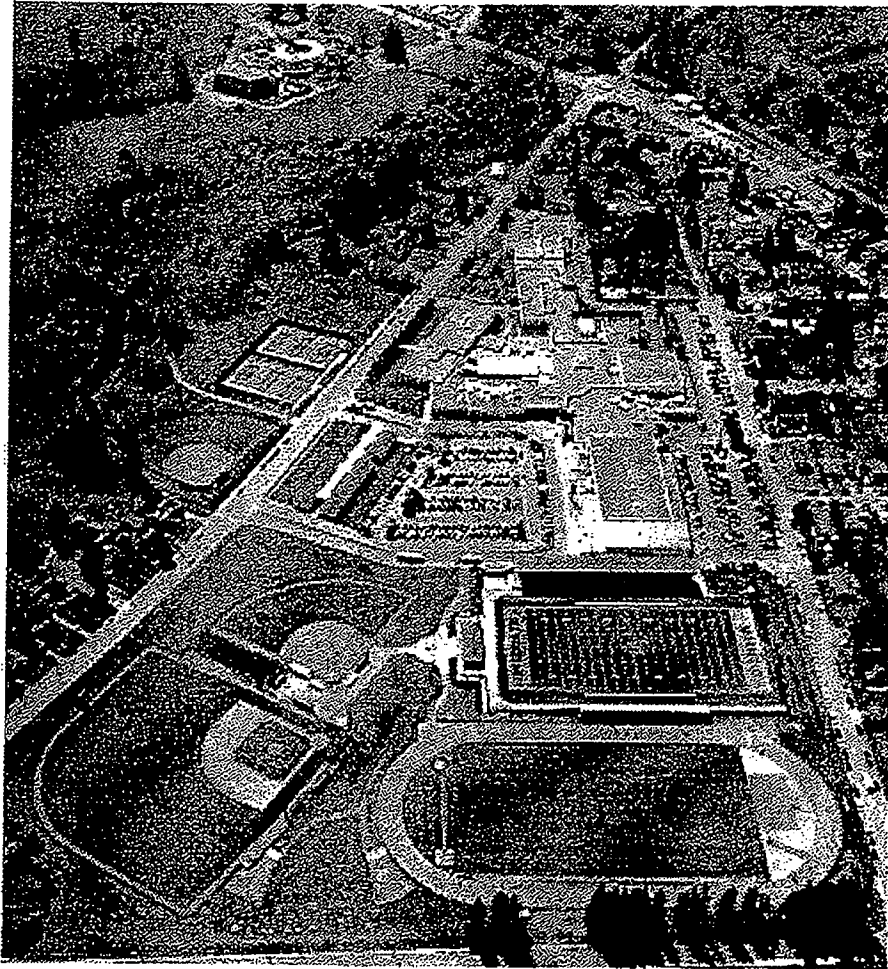
BUILDING	N/M*	2009	2010	2011	2012	2013	2014	Cost to		UNSECURED LOCAL***
								Complete	SECURED LOCAL/STATE**	
Skyline High School	M	\$7,000,000	\$20,000,000	\$7,000,000				\$24,000,000	\$24,000,000	
Issaquah High School	M	\$15,000,000	\$40,000,000	\$40,000,000	\$9,500,000			\$104,000,000	\$104,000,000	
Liberty High School	M		\$250,000	\$5,000,000	\$8,500,000	\$1,000,000		\$14,800,000	\$14,800,000	
Maywood Middle School	M	\$250,000		\$4,000,000	\$2,000,000			\$6,250,000	\$6,250,000	
Elementary #15	N	\$5,000,000	\$12,000,000	\$4,500,000				\$22,500,000	\$22,500,000	
Portables	N							\$0	\$0	
<b>TOTALS</b>		\$28,252,009	\$26,252,009	\$60,502,011	\$19,050,000	\$1,000,000		\$181,550,000	\$181,550,000	\$0

\*N = New Construction M = Modernization  
 \*\*The Issaquah School District, with voter approval, has front funded these projects.

\*\*\*School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaquah School District.  
 \*\*\*\*Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2011



**Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.**

**Adopted on June 23, 2011**

Snoqualmie Valley School District No. 410  
Snoqualmie, Washington  
(425) 831-8000

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
G. Scott Hodgins	1	1/1/10 - 12/31/13
Caroline Loudenback	2	1/1/08 - 12/31/11
Craig Husa	3	2/12/09 - 12/31/11
Marci Busby	4	1/1/10 - 12/31/13
Dan Popp	5	12/11/08 - 12/31/11

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Executive Director of Instructional Technology	Jeff Hogan
Director of Business Services	Ryan Stokes

— Snoqualmie Valley School District No. 410  
Snoqualmie, Washington

**Administration Building**  
8001 Silva Ave S.E., P.O. Box 400  
Snoqualmie, WA 98065  
(425) 831-8000  
G. Joel Aune, Superintendent

**Mount Si High School**  
8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
(425) 831-8100  
John Belcher, Principal

**Cascade View Elementary**  
34816 SE Ridge Street  
Snoqualmie, WA 98065  
(425) 831-4100  
Ray Wilson, Principal

**Two Rivers School**  
330 Ballarat Ave.  
North Bend, WA 98045  
(425) 831-4200  
Amy Montanye-Johnson, Principal

**Fall City Elementary**  
33314 S.E. 42nd  
Fall City, WA 98027  
(425) 831-4000  
Dan Schlotfeldt, Principal

**Chief Kanim Middle School**  
32627 S.E. Redmond-Fall City Rd.  
P.O. Box 639  
Fall City, WA 98024  
(425) 831-4000  
Kirk Dunckel, Principal

**North Bend Elementary**  
400 East Third Street  
North Bend, WA 98045  
(425) 831-8400  
Jim Frazier, Principal

**Snoqualmie Middle School**  
9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
(425) 831-8450  
Vernie Newell, Principal

**Opstad Elementary**  
1345 Stilson Avenue S.E.  
North Bend, WA 98045  
(425) 831-8300  
John Jester, Principal

**Twin Falls Middle School**  
46910 SE Middle Fork Road  
North Bend, WA 98045  
(425) 831-4150  
Ruth Moen, Principal

**Snoqualmie Elementary**  
39801 S.E. Park Street  
Snoqualmie, WA 98065  
(425) 831-8050  
Cori Pflug, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2011-2016  
SIX-YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the District Business Services Office  
(425.831.8011)

## Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in Spring 2011 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service reflects the current student/teacher ratios in the District's schools, which has been changed to reflect space requirements needed to serve our students. While the current State budget crisis has impacted state funding, the District has made budgetary decisions to attempt to protect class size through reduction in other programs and services. Future state and other funding shortfalls could impact future class sizes.

It might also be noted that though the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	24 Students
Middle	27 Students
High	27 Students

School capacity is based on the District standard of service and existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's current overall capacity is 6,532 students, while enrollment for the 2010-11 school year was 5,750 full time equivalents ("FTE"). FTE enrollment is projected to increase to 7,184 in 2016, based on mid-range projections provided by a third-party demographer, with consideration given to Washington State House Bill 2776, which mandates transition to full day kindergarten over the next few years. This transition essentially requires the District to double the number of classrooms available for kindergarteners, including those which require additional special educational services. The District anticipates needing approximately 15-20 additional classrooms districtwide in order to make that transition.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge area, which has approximately 900 planned housing units that are yet to be constructed. United States Census data was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. In addition, the City of North Bend recently lifted its water moratorium and is adding sewer infrastructure, which will create additional growth opportunities in that area of our District, including approximately 200 homes currently approved for the Cedar Falls and Tannerwood developments.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005 and Twin Falls Middle School in 2008. In February 2009, voters in the Snoqualmie Valley School District passed a bond which funded the addition of 12 relocatables at Mount Si High School. This measure was meant to be a stopgap to address immediate overcrowding at the High School while an alternative solution was developed for the capacity needs at the High School level. After a two-year study which involved staff, parents and members of the community, a plan was developed and approved by the School Board to annex Snoqualmie Middle School and convert it into a 9<sup>th</sup> grade campus as part of Mount Si High School in the fall of 2013. In order to address the immediate resulting capacity needs at the Middle School level caused by the annexation, the District anticipates utilizing additional relocatables until a Replacement Middle School can be constructed. In addition, the District's elementary population continues to approach capacity, and the District anticipates needing to add relocatables and construct a sixth elementary school in order to provide short and long-term solutions in those grade levels.

**Section 2. Current District "Standard of Service"**  
(as defined by King County Code 21A.06)

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs.

**Standard of Service for Elementary Students**

- |  |             |
|--|-------------|
| • Average target class size for grades K - 2:  | 21 students |
| • Average target class size for grade 3:   | 24 students |
| • Average target class size for grades 4-5:  | 27 students |
| • Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: | 12 students |

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

- Resource rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs



### Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 27 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

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

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 18 students per classroom for kindergarten through grade 3; 23 students per classroom in grades 4 through 5; and 25 students per classroom in grades 6 through 8. However, in light of recent reductions in state funding for teaching positions and the lack of current classroom capacity, it will take a number of years before the District's goal is feasible.

### Room Utilization at Secondary Schools

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. Based on actual utilization due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

### Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,532 students (5,223 in permanent classrooms and 1,309 in relocatable classrooms). Student enrollment for the 2010-11 school year was 5,750 full time equivalents ("FTE"). FTE enrollment is projected to increase to 6,905 in 2016, based on mid-range projections provided to us by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, FTE enrollment after consideration of full-day kindergarten transition, is projected to total 7,184 students in 2016.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2011 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity

2011

ELEMENTARY LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
CASCADE VIEW	K thru 5	564	648
FALL CITY	K thru 5	408	554
NORTH BEND	K thru 5	372	496
OPSTAD	K thru 5	504	538
SNOQUALMIE	K thru 5 & Preschool	360	563
<b>Total Elementary School</b>		<b>2,208</b>	<b>2,795</b>
MIDDLE SCHOOL LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
CHIEF KANIM	6, 7 & 8	595	371
SNOQUALMIE	6, 7 & 8	448	413
TWIN FALLS	6, 7 & 8	639	574
<b>Total Middle School</b>		<b>1,682</b>	<b>1,358</b>
HIGH SCHOOL LEVEL			
Facility	Grade Span	Permanent Capacity *	2010-11 FTE Enrollment
MOUNT SI	9 thru 12	1,217	1,464
TWO RIVERS	7 thru 12	116	126
<b>Total High School</b>		<b>1,333</b>	<b>1,590</b>
<b>TOTAL DISTRICT</b>		<b>5,223</b>	<b>5743**</b>

\* Does not include capacity for special programs as identified in Standards of Service section  
 \*\* Difference from enrollment (pg 11) is due to 8th graders attending Two Rivers and rounding.

#### Section 4. Relocatable Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 59 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. Based on enrollment projections and anticipated permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding relocatables to accommodate temporary fluctuations in enrollment. In addition, the use and need for relocatables will be balanced against program needs. Relocatables are not a solution for housing students on a permanent basis, and the District would like to reduce the percentage of students that are housed in relocatable classrooms.

Currently, three of the relocatables in our inventory are not intended for regular classroom use and have not been included in the capacity to house student enrollment.

### Section 5. Six Year Enrollment Projections

The District contracts with Calm River Demographics ("CRD") to project student enrollment over the next six years. CRD provides the District a low, mid, and high-range projection that is based on historic trends, future building plans, birth rates, economic and various other factors that contribute to overall population growth. Based on the mid-range projections (shown below), enrollment is projected to increase approximately 1,434 students over the next six years. This is a 24.9% increase over the current student population. This increase includes an additional 279 kindergarten students that we anticipate will convert from half-day kindergarten, to full-day kindergarten in 2016 as a result of the Washington State House Bill 2776, that was enacted in 2010.

**Snoquaimie Valley School District No. 410**  
**Actual Full-Time Equivalent Enrollment through 2010 and Projected Enrollment from 2011 through 2016**

GRADE:	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2016 ***					
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Live Births *	453	448	432	498	502	559	568	603	585	594	610	626
Kindergarten **	209	239	205	223	234	236	239	245	252	261	270	558
1st Grade	469	495	508	480	504	505	517	530	545	564	584	603
2nd Grade	462	486	497	511	489	530	530	537	551	570	590	610
3rd Grade	403	493	477	504	512	491	534	542	559	580	600	620
4th Grade	426	430	479	481	505	527	523	548	558	579	598	618
5th Grade	423	446	425	484	481	506	526	537	560	581	601	621
<b>K-5 Subtotal</b>	<b>2,391</b>	<b>2,588</b>	<b>2,591</b>	<b>2,483</b>	<b>2,725</b>	<b>2,795</b>	<b>2,868</b>	<b>2,933</b>	<b>3,026</b>	<b>3,135</b>	<b>3,242</b>	<b>3,629</b>
6th Grade	400	435	444	414	472	475	485	501	515	534	547	565
7th Grade	408	407	433	437	416	469	475	488	497	515	538	555
8th Grade	402	417	422	441	426	430	443	461	475	487	508	529
<b>6-8 Subtotal</b>	<b>1,210</b>	<b>1,259</b>	<b>1,299</b>	<b>1,292</b>	<b>1,314</b>	<b>1,374</b>	<b>1,403</b>	<b>1,450</b>	<b>1,468</b>	<b>1,536</b>	<b>1,593</b>	<b>1,650</b>
9th Grade	355	446	423	431	476	431	443	453	469	486	502	519
10th Grade	370	385	429	402	403	420	426	438	453	469	486	502
11th Grade	365	330	372	415	391	383	403	421	427	442	457	472
12th Grade	304	308	310	306	359	346	354	363	371	385	398	411
<b>9-12 Subtotal</b>	<b>1,399</b>	<b>1,469</b>	<b>1,533</b>	<b>1,553</b>	<b>1,630</b>	<b>1,580</b>	<b>1,626</b>	<b>1,675</b>	<b>1,720</b>	<b>1,782</b>	<b>1,843</b>	<b>1,904</b>
<b>K-12 TOTAL</b>	<b>3,994</b>	<b>4,316</b>	<b>4,423</b>	<b>4,523</b>	<b>5,009</b>	<b>5,758</b>	<b>5,898</b>	<b>6,063</b>	<b>6,213</b>	<b>6,457</b>	<b>6,678</b>	<b>7,183</b>
	7.0%	6.5%	2.0%	2.0%	2.5%	1.4%	2.6%	2.8%	2.8%	3.3%	3.5%	7.6%

- \* 2013 and prior years are actual births 5 years prior to enrollment year, per King County Public Health Department. 2014-2016 live births are projected based on historic trends.
- \*\* Kindergarteners are considered 1/2 FTE, except for 2016 when kindergarten classes are expected to be required to transition to full-day kindergarten per SHB 2776.
- \*\*\* Enrollment Projections used above reflect mid-range enrollment projections provided by Calm River Demographics Company in Oct, 2010.

## Section 6. Six-Year Planning and Construction Plan

To address existing and future capacity needs, the District contemplates using the following strategies:

- Annexation of Snoqualmie Middle School (SMS) into Mount Si High School (MSHS) to serve as a Freshman Learning Center
- Construction of new schools
- Use of additional relocatables to provide housing of students not provided for under other strategies

Based on current enrollment projections and building capacity, Mount Si High School will reach capacity in 2013. Due to floodplain and zoning restrictions, the District cannot place any additional relocatables on the site. Following a recently failed bond proposal meant to increase the high school capacity via new construction, an alternative solution was developed over a two year period by a Long Term Study Committee composed of staff, citizens, and parents. Modernization and upward expansion at the current facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness and less overall disruption, the alternative solution recommended by the Committee was to annex SMS into MSHS and serve as a Freshman Learning Center for the 9<sup>th</sup> grade student population. The School Board accepted this recommendation and plans to annex SMS in the Fall of 2013 in order to address capacity needs at the High School level.

Unfortunately, the annexation of SMS will create immediate capacity needs at the Middle School level. The District will address those needs initially with the purchase and siting of 14 relocatables at the two remaining Middle School sites. However, the common areas, septic systems, and other aspects of the permanent facilities are not sufficient to support the amount of relocatables that will be required in the future to provide for future expected enrollment. As such, the District anticipates the need to construct a replacement Middle School within the period of this Plan.

Enrollment at the Elementary Level also continues to increase. The District has gone through a number of recent reboundary efforts in order to maximize the use of existing capacity. However, due to continued expected enrollment growth and the newly enacted State law requiring all schools to transition to full-day kindergarten by 2018 (beginning in 2016 for SVSD), the District anticipates Elementary enrollment will exceed capacity during the period of this Plan. As such, the District anticipates the need to purchase and site an additional 5 relocatables as well as construct an additional elementary school within the period of this Plan. Due to the full-day kindergarten transition, all of our elementary schools could potentially need additional capacity. Additionally, the District anticipates adding preschool facilities that will serve the special education needs of our District to the additional elementary school. This contemplated plan would increase the capacity at Snoqualmie Elementary School, which currently houses our preschool program, and would allow for expansion of our preschool capacity in response to overall population growth.

**Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections**

Applying the enrollment projections, current capacity, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District currently has insufficient permanent capacity to serve the 2011 High School and Elementary student population and will continue to have increasingly insufficient permanent capacity Districtwide. Even after the annexation of SMS, the anticipated construction of a replacement Middle School and an additional Elementary School, the District will still have insufficient permanent capacity in 2016 to serve the High School and Elementary student population. Those additional capacity needs will need to be addressed in the short-term with relocatables. As summarized in the table, the District currently has 20% of its classroom capacity in relocatable classrooms. With the addition of 19 relocatable classrooms over the period of this Plan, combined with projected future enrollment growth, the District will have 21% of its classroom capacity in relocatable classrooms in 2016. The District will continue to work towards reducing the percentage of students housed in relocatable classrooms.

**PROJECTED CAPACITY TO HOUSE STUDENTS**

**Elementary School K-5**

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
<b>Permanent Capacity</b>	2,208	2,208	2,208	2,208	2,208	2,808
New Construction: <i>Elementary School #6</i>	-	-	-	-	600	-
<b>Permanent Capacity subtotal:</b>	2,208	2,208	2,208	2,208	2,808	2,808
Projected Enrollment:	2,868	2,938	3,026	3,135	3,242	3,629
<b>Surplus/(Deficit) of Permanent Capacity:</b>	(660)	(730)	(818)	(927)	(434)	(821)
Portable Capacity Available:	816	816	816	816	936	936
Portable Capacity Changes (+/-):	-	-	-	120	-	-
<b>Surplus/(Deficit) with Portables:</b>	156	86	(2)	9	502	115

**Middle School 6-8**

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
<b>Permanent Capacity</b>	1,682	1,682	1,682	1,234	1,234	1,834
New Construction: <i>Replacement SMS.</i>	-	-	(448)	-	600	-
<b>Permanent Capacity subtotal:</b>	1,682	1,682	1,234	1,234	1,834	1,834
Projected Enrollment:	1,403	1,450	1,488	1,536	1,593	1,650
<b>Surplus/(Deficit) of Permanent Capacity:</b>	279	232	(254)	(302)	241	184
Portable Capacity Available:	67	67	67	269	314	314
Portable Capacity Changes (+/-):	-	-	202	45	-	-
<b>Surplus/(Deficit) with Portables:</b>	346	299	15	12	555	498

**High School 9-12**

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
<b>Permanent Capacity</b>	1,333	1,333	1,333	1,781	1,781	1,781
New Construction: <i>Annexation Old SMS</i>	-	-	448	-	-	-
<b>Total Capacity:</b>	1,333	1,333	1,781	1,781	1,781	1,781
Projected Enrollment:	1,626	1,675	1,720	1,782	1,843	1,904
<b>Surplus/(Deficit) Permanent Capacity:</b>	(293)	(342)	61	(1)	(62)	(123)
Portable Capacity Available:	426	426	426	493	493	493
Portable Capacity Changes (+/-):	-	-	87	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	133	84	487	492	431	370

**K-12 TOTAL**

PLAN YEARS: *	2011	2012	2013	2014	2015	2016
<b>Total Permanent Capacity:</b>	5,223	5,223	5,223	5,223	6,423	6,423
Total Projected Enrollment:	5,897	6,063	6,234	6,453	6,678	7,183
<b>Surplus/(Deficit) Permanent Capacity:</b>	(674)	(840)	(1,011)	(1,230)	(255)	(760)
Total Portable Capacity	1,309	1,309	1,309	1,578	1,743	1,743
<b>Total Permanent and Portable Capacity</b>	6,532	6,532	6,532	6,801	8,166	8,166
<b>Surplus/(Deficit) with Portables:</b>	555	469	298	348	1,188	983

\* Each plan year spans 2 school years - e.g. the 2011 plan year includes half of the 2010-11 and 2011-12 School Years

\*\* 2016 projected enrollment includes consideration for state-mandated transition to full-day Kindergarten



## Section 8. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The impact fee calculations that follow examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit). These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, not total project cost). The fee formula is intended to only calculate the costs of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The construction cost (not overall project cost), as described above, represents the total cost per additional residence of the new construction planned within the time period of this Plan. These costs are reduced by any state match dollars anticipated to be awarded to the District and the present value of future tax payments of each anticipated new homeowner, which results in a total cost per new residence.

However, in accordance with King County regulations, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2011 through 2016. The financing components are primarily composed of unsecured funding. The District currently owns land in Snoqualmie for both the replacement middle school and new elementary school. Future updates to this Plan will include updated information regarding these properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using costs quotes received for the replacement middle school in October 2010, and in April 2011 for the elementary school and relocatables. These costs have been adjusted for expected cost escalation through anticipated construction in 2015.

Please see Appendix A for the Impact Fee Calculations for Single Family and Multi-Family Residences, and the student generation factors used in the Impact Fee Calculations.

**2011 FINANCING PLAN**

Facility:	Estimated Cost	Unsecured Source of Funds:		Secured Source of Funds:		
		Bonds	State Match	Bonds	State Match	Impact Fees
Annexation of Snoqualmie MS	\$3,100,000	\$0	---	\$3,000,000	---	\$100,000
New Snoqualmie Middle School	\$51,900,000 <sup>1</sup>	\$51,800,000	---	---	---	\$100,000
Elementary School #6, with preschool capacity	\$31,800,000 <sup>1</sup>	\$31,700,000	---	---	---	\$100,000
Portable Classrooms - ES-MS	\$3,350,000	\$3,250,000	---	---	---	\$100,000

<sup>1</sup> Listed here are estimated total project costs as adjusted for cost escalation through 2015.

Please note that only cost-of-construction cost amounts are used in the calculation of school impact fees because of the requirements of state and county impact fee regulations.

Added Elementary School Capacity: Estimated total project cost = \$31,800,000 Estimated cost of construction = \$21,050,000.

Added Middle School Capacity: Estimated total project cost = \$51,900,000 Estimated cost of construction = \$33,700,000.

**Appendix A: Single Family Residence Impact Fee Calculation**

**Site Aquisition Cost Per Single-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	600	0.4310	\$0.00
Middle	25	\$0	600	0.1350	\$0.00
High	40	\$0	1,200	0.1590	\$0.00
A----->					\$0.00

**Permanent Facility Construction Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$21,050,000	600	0.4310	0.9235	\$13,964.17
Middle	\$33,700,000	600	0.1350	0.9235	\$7,002.44
High	\$0	0	0.1590	0.9235	\$0.00
B----->					\$20,966.61

**Temporary Facilities Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	24	0.4310	0.0765	\$230.80
Middle	\$168,000	27	0.1350	0.0765	\$64.26
High	\$0	0	0.1590	0.0765	\$0.00
C----->					\$295.06

**State Match Credit Per Single-Family Residence (if applicable)**

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$180.17	90	43.22%	0.4310	n/a
Middle	\$180.17	117	43.22%	0.1350	n/a
High	\$180.17	130	43.22%	0.1590	n/a
D----->					\$0.00

**Tax Credit Per Single-Family Residence**

Average Residential Assessed Value	\$406,030
Current Debt Service Tax Rate	\$1.3510
Annual Tax Payment	\$548.55
Bond Buyer Index Annual Interest Rate	4.91%
Discount Period (Years Amortized)	10
TC----->	\$4,254.34

**Fee Per Residence Recap:**

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$20,966.61	
Temporary Facility Cost	C	\$295.06	
Subtotal			\$21,261.67
State Match Credit	D	\$0.00	
Tax Payment Credit	TC	(\$4,254.34)	
Subtotal			\$17,007.33
50% Local Share			(\$8,503.67)
Impact Fee, net of Local Share			\$8,503.67

**Appendix A: Multi-Family Residence Impact Fee Calculation**

**Site Acquisition Cost Per Single-Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	600	0.1480	\$0.00
Middle	25	\$0	600	0.0420	\$0.00
High	40	\$0	1,200	0.0590	\$0.00
					A →
					\$0.00

**Permanent Facility Construction Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$21,050,000	600	0.1480	0.9235	\$4,795.12
Middle	\$33,700,000	600	0.0420	0.9235	\$2,178.54
High	\$0	0	0.0590	0.9235	\$0.00
					B →
					\$6,973.66

**Temporary Facilities Cost Per Single-Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$168,000	24	0.1480	0.0765	\$79.25
Middle	\$168,000	27	0.0420	0.0765	\$19.99
High	\$0	0	0.0590	0.0765	\$0.00
					C →
					\$99.24

**State Match Credit Per Single-Family Residence (if applicable)**

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$180.17	90	43.22%	0.1480	n/a
Middle	\$180.17	117	43.22%	0.0420	n/a
High	\$180.17	130	43.22%	0.0590	n/a
					D →
					\$0.00

**Tax Credit Per Single-Family Residence**

Average Residential Assessed Value	\$151,545
Current Debt Service Tax Rate	\$1.3510
Annual Tax Payment	\$204.74
Bond Buyer Index Annual Interest Rate	4.91%
Discount Period (Years Amortized)	10
	TC →
	\$1,587.87

**Fee Per Residence Recap:**

Site Acquisition Cost	A	\$0.00
Permanent Facility Cost	B	\$6,973.66
Temporary Facility Cost	C	\$99.24
Subtotal		\$7,072.90
State Match Credit	D	\$0.00
Tax Payment Credit	TC	(\$1,587.87)
Subtotal		\$5,485.03
50% Local Share		(\$2,742.52)
Impact Fee, net of Local Share		\$2,742.52

**Appendix A: Composite Student Generation Factors**

**Single Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.313	0.470	0.486	0.455	0.431
Middle	0.154	0.151	0.130	0.106	0.135
High	0.165	0.134	0.250	0.085	0.159
<b>Total:</b>	<b>0.632</b>	<b>0.755</b>	<b>0.866</b>	<b>0.646</b>	<b>0.725</b>

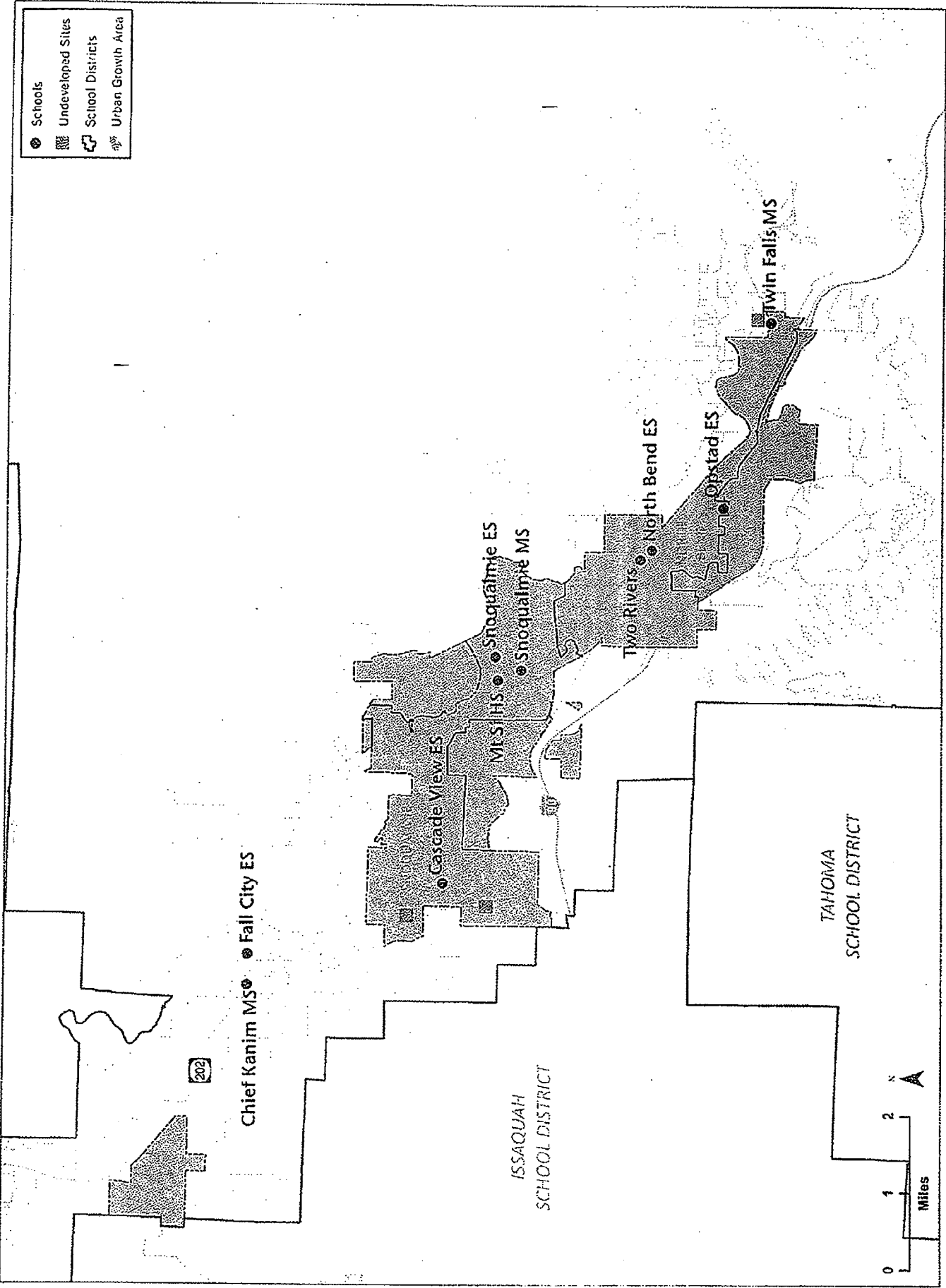
**Multi Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.124	0.073	0.331	0.062	0.148
Middle	0.056	0.025	0.067	0.019	0.042
High	0.052	0.042	0.124	0.016	0.059
<b>Total:</b>	<b>0.232</b>	<b>0.140</b>	<b>0.522</b>	<b>0.097</b>	<b>0.249</b>

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:  
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

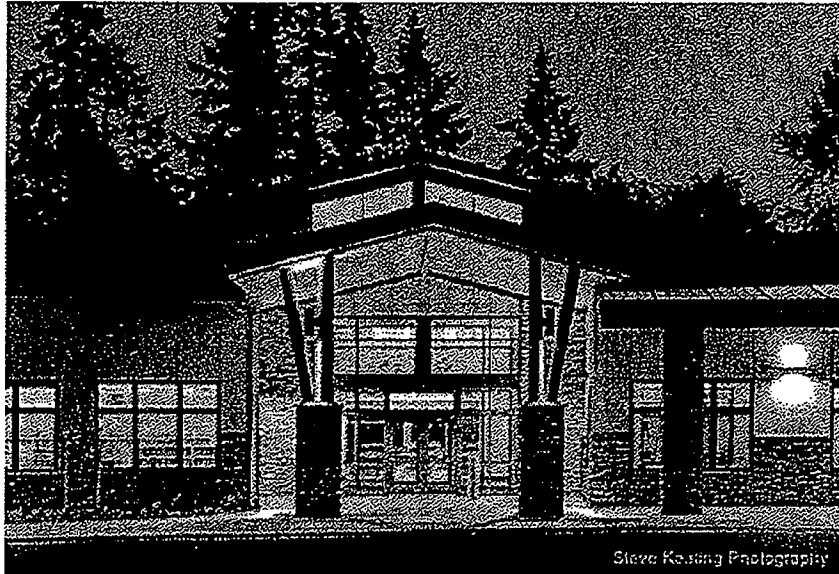
# Schools and Undeveloped Sites in Snoqualmie Valley School District



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# *Six-Year Capital Facility Plan*

## *2011 - 2016*



**Board Adopted: May 16, 2011**

**Lake Washington School District #414**  
Serving Redmond, Kirkland, Sammamish, and King County, Washington

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## **Lake Washington School District #414**

Serving Redmond, Kirkland, Sammamish, and King County, Washington

### **SCHOOL BOARD MEMBERS**

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Dr. Chip Kimball

### **Lake Washington School District's Six-Year Capital Facilities Plan 2011-2016**

**For information about this plan, call the District Support Services Center  
(425.936.1108)**

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**I. Executive Summary**

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This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district") as the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2011.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the district. The cities of Redmond, Kirkland and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See *Appendix B* for the current single family calculation and *Appendix C* for the current multi-family calculation.

The district's capital facility plan establishes a "standard of service" in order to ascertain current and future capacity.

While the current State budget crisis has impacted state funding, the district has made budgetary decisions to protect class size through reduction in other programs and services. Future state funding shortfalls could impact class sizes however those changes are anticipated to be temporary reductions and as such will likely not modify the district's standard of service.

This plan reflects the current student/teacher standard of service ratio. The district's standard of service has been changed to reflect space needs to serve students in All Day Kindergarten. In 2009 the State legislature established a schedule to fully fund All Day Kindergarten by 2017. Currently, 72% of the parents/guardians of district kindergarten students indicate a willingness to pay for All Day Kindergarten. However, due to space limitations, only 52% are able to participate in this program.

<b>I. Executive Summary (continued)</b>
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It might also be noted that though the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to make adjustments to the standard of service based on the district's specific needs.

In general, the district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	19 Students
2-3	24 Students
4	25 Students
5-6	27 Students
7-9	30 Students
10-12	32 Students

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 25,744 students (22,566 for permanent and 3,178 for relocatables). For this same period of time, student enrollment is 24,285 headcount. Enrollment is projected to increase to 28,173 in 2016 (see *Table 1*).

Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas along with areas of growth in the City of Kirkland. In addition, in June 2011, the City of Kirkland will annex areas of unincorporated King County (the Finn Hill and Kingsgate areas) which the district anticipates will result in additional growth.

Some examples include:

- The Redmond Ridge development continues to experience growth to the point that in addition to the four (4) relocatables that were

**I. Executive Summary (continued)**

added to Rosa Parks Elementary School in 2009, another four (4) relocatable classrooms were added to the school in the summer of 2010, and an additional two (2) relocatable classrooms will be added in 2011 for a total of ten (10) relocatable classrooms on the site.

- Homes are being occupied in the Redmond Ridge East development which has resulted in additional student population. In anticipation of the potential student growth from that development, the district secured property within that development in 2007 for a future elementary school, Site 31 (see *Tables 4, 5 and 6*). This school is unfunded but is planned to open within the timeframe of this plan.
- Enrollment continues to press for the addition of relocatable classrooms in several schools in the Kirkland and also the North Redmond areas.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report. (See *Section VI*).
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows 1,300 to 1,800 new residential dwelling units to be developed in the Town Center area. The district anticipates that development in this planning area will create additional capacity needs in this area of the district.
- As stated above, the City of Kirkland will annex areas of unincorporated King County in June 2011. This includes the Finn Hill and the Kingsgate areas which are both within the boundaries of the district and where seven (7) schools are located. It is anticipated that development in the annexation areas could create additional capacity needs in district schools in these areas.
- In the City of Kirkland, the South Kirkland Park and Ride area is planned to be developed with over 200 residential units. The elementary school serving this area is currently over capacity. This development will create additional capacity needs at schools serving residents of the City of Kirkland.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2013) of the School Modernization Program. The schedule for the schools has been established with many of the eleven schools being modernized within the timeframe of this plan.

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**I. Executive Summary (continued)**

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In the timeframe of this plan, the district will:

- Modernize and re-open five elementary schools, two junior high schools, one choice school, and one high school as part of the district's Phase II School Modernization Program (see *Table 6*). All these projects are planned to receive appropriate permanent capacity additions and remove any existing excess relocatable classrooms.
- Construct two new elementary schools (neither of which are currently funded), one in the Redmond Ridge East development area and the other in the North Redmond area. While neither of these schools are currently funded, the district anticipates building these schools within the timeframe of this plan (see *Table 6*)
- Add relocatable classrooms to address capacity when needed in the district. See *Section VI*.
- In February 2011, a Capital Levy measure was approved by voters to construct additional classrooms at Redmond High School and Eastlake High School, and also build a new secondary STEM (Science Technology Engineering and Math) school on the east side of the district. All three projects are planned to open in the fall of 2012.
- Begin planning for a bond measure to go to the voters in 2014 to fund the Phase III School Modernization program. The scope of the plan has not been determined, but it is anticipated that it could include identified Phase III sites (eleven [11] district sites) for modernization and two (2) new additional elementary schools constructed to address growth.

A financing plan is included in *Section VIII* that demonstrates the district's ability to implement this plan.

## II. Six-Year Enrollment Projection and Long Term Planning

### Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 3,581 students over the next six years. This is a 14.56% increase over the current student population. Growth is expected at all grade levels. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 1,882 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned development. They also indicate the need for a future elementary school in the north Redmond area. The district expects that some of the new residential development in the Sammamish Town Center will begin to occur in the six-year planning period. Therefore, the enrollment projections also include the first anticipated phase of the Sammamish Town Center development. Also, the South Kirkland Park and Ride development is expected to generate students from the planned 200 plus residential units. Notably, small in-fill and short plat developments, which occur in the district on a regular basis, are not included in the projection and will likely add additional students in the district.

Student enrollment projections have been developed using a two methods: (1) the *cohort survival* - historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; then (2), *development tracking* - the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Development tracking uses information on known and anticipated housing development was used as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*)

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**II. Six-Year Enrollment Projection and Long Term Planning**  
*(continued)*

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**Cohort Survival**

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2009 are used to project kindergarten enrollment through the 2014-2015 school year. After 2015, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, past cohort survival trends were analyzed.

**Development Tracking**

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 75 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the anticipated development schedule. The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.

**Student Generation Rates**

It is important to note that even though small in-fill or short plat projects are not tracked, such activity has resulted in increased student population. This type of development has resulted in the need for additional relocatables in the Kirkland area.

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**II. Six-Year Enrollment Projection and Long Term Planning**  
*(continued)*

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Developments that are near completion, or have been completed, over the last five years are used to forecast (see *Appendix D*) the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.4550 elementary student, 0.1060 junior high student, and 0.0850 senior high student, for a total of 0.6470 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.0620 elementary student, 0.0190 junior high student, and 0.0160 senior high student for a total of 0.0970 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2010 for new single-family developments and decreased for new multi-family developments. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.



### III. Current District "Standard of Service"

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced. Newer buildings have been constructed to accommodate some of these programs. When older buildings are modified to accommodate these programs, there may be a reduction in classroom capacity. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

The standard of service remains the same for the 2011-2012 school year as in past years. However, in the 2012-2013 school year, the district will change the school configuration model from K-6, 7-9 and 10-12 to K-5, 6-8, 9-12.

#### Standard of Service for Elementary Students

- Class size for grades K - 1 average 19 students
- Class size for grades 2 - 3 average 24 students
- Class size for grades 4 average 25 students
- Class size for grade 5-6 average 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom
- All students will be provided music instruction in a separate classroom
- All students will have scheduled time in a special computer lab

**III. Current District "Standard of Service" (continued)**

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

- Resource rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (pull-out Quest programs)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Developmental kindergarten
- Extended daycare programs and preschool programs

**Standard of Service for Secondary Students**

- Class size for grades 7-9 should not exceed 30 students
- Class size for grades 10-12 should not exceed 32 students
- Special Education for students with disabilities may be provided in a self-contained classroom

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

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Preschool and daycare programs

**Room Utilization at Secondary Schools**

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. Based on actual utilization, the district has determined a standard utilization rate of 70% for non-modernized secondary schools. As secondary schools are modernized, the

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**III. Current District "Standard of Service" (continued)**

standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increase the utilization rate for secondary schools.

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**IV. Inventory and Evaluation of Current Facilities**

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The district currently has permanent capacity to house 22,566 students and transitional (relocatable) capacity to house 3,178 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 24,285 and is expected to increase to 28,173 in 2016 (see *Table 1*).

The school configuration change, that will occur in 2012-2013, will provide some help to the capacity issues faced at the elementary level. Without the change, based on current projections, the district would need to construct up to seven new elementary schools. With the change to school configuration, there still remains the need for new elementary schools, but the need is reduced. In addition, there is a new need to provide additional classroom space at the high school level to accommodate the reconfiguration as well as expected student enrollment growth.

Calculations of elementary, junior high school, and senior high school capacities are set forth in *Appendix A*. Included in this six-year plan is an inventory of the district's schools arranged by area, name, type, address, and current capacity (see *Table 3*). The 2013 update to the plan will evaluate capacities using the new grade configurations.

The physical condition of the district's facilities was evaluated by the 2006 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

## V. Six-Year Planning and Construction Plan

To address existing and future capacity needs, the district contemplates using the following strategies:

- 1) Movement from a grade configuration of K-6, 7-9, 10-12 to a grade configuration of K-5, 6-8, 9-12 starting in the 2012-2013 school year.
- 2) Construction of new schools.
- 3) Additions at high schools to accommodate school configuration and growth needs.
- 4) Adjustments to the capacity of existing schools undergoing modernization.
- 5) Use of additional relocatables to provide for housing of students not provided for under other strategies.
- 6) School feeder bump changes, closing schools to variances and future boundary adjustments.

Construction of new capacity in one area of the district could indirectly create available new capacity at existing schools in other areas of the district through area specific boundary adjustments.

Future updates to this plan will include specific information regarding adopted strategies.

The district's six-year construction plan includes the following capacity projects:

- During the last six years (2005-2010),
  - New growth in the district created the need to construct two elementary schools.
    - One of these new elementary schools (Rosa Parks Elementary School, Site 41), located within the Redmond Ridge development, was occupied in the fall of 2006.
    - The other new elementary school, Rachel Carson Elementary School, was opened on the Sammamish Plateau in the fall of 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
  - In 2007-2008, the district purchased land within the Redmond Ridge East development on the basis that projections for that development necessitate the need for a new elementary site.

**V. Six-Year Planning and Construction Plan (continued)**

The district continues to monitor the phased project. Homes already constructed in this development are occupied.

- One school modernization project (Frost Elementary School), under the Phase II School Modernization program, was completed and opened in the Fall of 2009. Additional capacity was added as part of the modernization project.
- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure will fund the modernization of 11 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the planning or complete the modernization for: Rush Elementary, Sandburg Elementary, Muir Elementary, Keller Elementary, Bell Elementary, Finn Hill Junior High, Rose Hill Junior, International Community School/Community Elementary and Lake Washington High School. Each school modernization project also includes the addition of new student capacity.
  - Lake Washington High School and Finn Hill Junior High School are in construction and both will open in the fall of 2011.
  - Muir Elementary School is also in construction and is planned to open in 2012.
  - Construction is planned to begin in 2011 on Keller Elementary, Sandburg Elementary, and Bell Elementary schools
  - In 2012, construction will begin on Rush Elementary, Rose Hill Junior, International Community School/Community Elementary
- The district anticipates the need for two new elementary schools within the period of this plan, one in the Redmond Ridge East area and the other in the North Redmond area. The plan was to have voters approve a bond measure in February 2010 which would have provided the funding for these schools. However, the bond measure did not pass. It is now intended for these two schools to be on a future bond measure within the timeframe of this plan.
- Because of the change in grade configuration in 2012 and the resultant capacity needs at two high schools, the District will construct additional classrooms at Redmond High School and Eastlake High School with the planned opening of these spaces in

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**V. Six-Year Planning and Construction Plan (*continued*)**

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- the fall of 2012. The District will also construct a high school STEM School on the eastside of the District which is planned to open in the fall of 2012.
- Relocatable classrooms (as outlined in *Section VI*) will be added to address capacity needs until more permanent capacity can be constructed. Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

Included in this plan is an inventory of the projects listed above. They are arranged by cost, additional capacity, and projected completion date. (See *Table 5 & 6*)

## VI. Relocatable and Transitional Classrooms

The district inventory includes 141 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

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

- In the summer of 2009, four (4) relocatable classrooms were added to Rosa Parks Elementary School in the Redmond Ridge development due to student population growth in that development and homes that are now being occupied within the Redmond Ridge East development. Continued growth in this area caused the need to place an additional four (4) relocatables at Rosa Parks Elementary during the summer of 2010 and another two (2) relocatable classrooms will be added in the summer of 2011. In total, there will be ten (10) relocatable classrooms at Rosa Parks Elementary School in addition to the school building that has a current capacity of 483 students (see *Appendix A*).
- In 2010, relocatable classrooms were added to district schools in Redmond and unincorporated King County.
  - *Redmond area*: Rockwell Elementary School – two (2) classrooms, and Einstein Elementary School – one (1) classroom.
  - *Unincorporated King County area*: Rosa Parks Elementary School – four (4) classrooms.
- In 2011, the district will be placing relocatable classrooms at school sites in Kirkland, Redmond and unincorporated King County:
  - *Kirkland area*: Lakeview Elementary School – two (2) classrooms, and Rose Hill Elementary School two (2) classrooms.
  - *Redmond area*: Rockwell Elementary School – one (1) classroom and Redmond Junior High School (4) classrooms
  - *Unincorporated King County area*: Rosa Parks Elementary School (2 classrooms).
- Within the six-year planning window of this plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.



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**VI. Relocatable and Transitional Classrooms**

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For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools indicate a demand for long-term permanent capacity (see *Table 5*).

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding up to four portables to accommodate the changes in demographics. In addition, the use and need for relocatables will be balanced against program needs.

## VII. Six-Year Classroom Capacities: Availability / Deficit Projection

Based on the six-year plan, there will be insufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,368 students at the elementary level, 5,481 students at the junior high school level, and 5,715 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have an increasing insufficient permanent capacity through 2016.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in the eastern portions of the district where significant housing development has taken place. Though the economy has slowed, there still is growth in these areas. The continued development of Redmond Ridge, Redmond Ridge East, northwest Redmond, the Sammamish Plateau and also the in-fill, short plats and other development in Kirkland, will put pressure on schools in those areas.

To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include grade reconfiguration, school "feeder" bump change, new construction, adjusting capacity through modernization projects, modifications in the educational program, and changes in the number of relocatables. Other solutions that might be considered include closing schools to variances or an area specific boundary change.

In addition to the solutions identified above, in 2012, the district will make a change to the configuration of grade levels at schools and also employ several school "feeder bump" to help address capacity issues.

- The district will move from a K-6, 7-9, 10-12 grade model to a K-5, 6-8, 9-12 model in 2012.
- In addition, the district will shift ("feeder bumps") some schools to help address capacity issues. In 2012: Audubon Elementary School will feed into Rose Hill Junior High School and then Lake Washington High School; Bell Elementary School will feed into Finn

**VII. Six-Year Classroom Capacities: Availability / Deficit Projection**

Hill Junior High School and then into Juanita High School; and, Einstein Elementary School will feed into Redmond Junior High School and then Redmond High School.

- A boundary change of three of the elementary schools on the Sammamish plateau was accomplished in the 2007-2008 school year in anticipation of the opening of Rachel Carson (Site 52) Elementary School in September 2008. Though Rachel Carson Elementary School helps with capacity issues, the new school opened with four portables. In addition, the City of Sammamish will finish their planning for the new Sammamish Town Center that will provide authorization for up to 1,800 new housing units within the district on the Sammamish plateau.

Even though capacity challenges will lessen from these changes, the new grade configuration in 2012 along with enrollment growth at the 9-12 grade levels, creates the need for classroom addition projects at two high schools (Eastlake High School and Redmond High School). There also remains the need for two additional elementary schools within the window of this plan. The addition projects are funded through a 2011 Capital Levy measure. However, there is currently no funding for two new (additional) elementary schools that are needed to address capacity issues within the timeframe of this plan.

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**VIII. Impact Fees and the Finance Plan**

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The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduce that amount by the anticipated state match and future tax payments. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The resulting impact fee is then discounted further. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2011 through 2016. The financing components include secured and unsecured funding. The plan is based on an approved bond issue (approved in 2006 by election), a capital levy (approved in 2011 by election), proposed and future bond issues, securing state construction assistance funding, and collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

For the purposes of this plan and the impact fee calculations, the district is using the actual cost data from Robert Frost Elementary School opened in 2009.

**IX. Appendices**

Appendix A: Calculations of Capacities for Elementary, Junior High,  
and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

Appendix C: Calculations of Impact Fees for Multi-Family Residences

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

**Calculations of Capacities for  
Elementary, Junior High, and Senior High Schools**

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2010-11 Enrollment **
Alcott	18	414	0	0	8	184	598	675
Audubon	17	391	0	0	2	46	437	524
Bafl	15	345	0	0	3	69	414	387
Blackwell	21	483	0	0	3	69	552	524
Carson	18	414	0	0	4	92	506	553
Communally	0	0	0	0	3	69	69	69
Dickinson	18	414	1	12	4	92	518	496
Discovery	3	69	0	0	1	23	92	72
EinsteIn	19	437	0	0	1	23	460	441
Explorer	3	69	0	0	1	23	92	72
Franklin	18	414	0	0	2	46	460	494
Frost	18	414	1	12	0	0	426	424
Juanita	13	299	0	0	0	0	299	391
Kater	15	345	3	36	4	92	473	390
Kirk	17	391	1	12	3	69	472	537
Lakowlew	17	391	1	12	2	46	449	504
Mann	17	391	0	0	0	0	391	483
McAuliffe	21	483	0	0	7	161	644	534
Mead	19	437	1	12	6	138	597	673
Muir	14	322	0	0	4	92	414	404
Redmond	16	368	2	24	2	46	438	414
Rockwell	20	460	0	0	4	92	552	605
Rosa Parks	21	483	0	0	8	184	667	666
Rose Hill	17	391	2	24	0	0	415	448
Rush	15	345	0	0	4	92	437	471
Sandburg	21	483	0	0	5	115	598	502
Smith	19	437	0	0	8	184	621	588
Thoreau	18	414	0	0	0	0	414	379
Twain	20	460	0	0	4	92	552	603
Wilder	20	460	0	0	4	92	552	475
<b>Totals</b>	<b>488</b>	<b>11,234</b>	<b>12</b>	<b>144</b>	<b>97</b>	<b>2,231</b>	<b>13,999</b>	<b>13,808</b>

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2010-11 Enrollment
Environmental	6	126	0	0	0	0	126	141
Evergreen	31	651	2	24	9	189	864	771
Fair Hill	24	504	1	12	2	42	558	416
Inglewood	51	1071	2	24	0	0	1,095	1,059
International ***	12	360	0	0	1	30	390	380
Kamakia	27	567	1	12	7	147	726	528
Kirkland ****	24	504	1	12	0	0	610	549
Northster	0	0	0	0	5	105	105	90
Redmond ****	36	696	1	12	0	0	808	892
Renaissance	4	84	0	0	0	0	84	82
Rose Hill	24	504	2	24	6	126	654	486
Stella Schola	0	0	0	0	4	84	84	91
<b>Totals</b>	<b>239</b>	<b>6,361</b>	<b>10</b>	<b>120</b>	<b>34</b>	<b>723</b>	<b>6,204</b>	<b>5,495</b>

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2010-11 Enrollment
BEST	8	179	0	0	2	45	224	97
Easilako	66	1,478	4	48	0	0	1,526	1,342
Juanita	52	1,165	3	36	8	179	1,380	1,061
Lake Washington	60	1,344	3	36	0	0	1,380	996
Redmond ****	57	1,419	1	12	0	0	1,431	1,488
<b>Totals</b>	<b>243</b>	<b>6,585</b>	<b>11</b>	<b>132</b>	<b>10</b>	<b>224</b>	<b>5,941</b>	<b>4,982</b>
<b>TOTAL</b>	<b>970</b>	<b>22,170</b>	<b>33</b>	<b>396</b>	<b>141</b>	<b>3,176</b>	<b>25,744</b>	<b>24,285</b>

**Key:**

- \*Standard Capacity\* does not include capacity for special programs as identified in Section III
- \*\*Total enrollment\*\* on this chart does not include Family Learning Center, contractual, transition and WaNIC students.
- \*\*\*SS\*\* = Special Services self-contained classrooms
- \*\*\*\*Standard of Service\*\* in elementary schools excludes some rooms if not built-in (e.g. 20 total rooms = 17 standard + computer + 1 music + 1 R/R)
- \*\* October 1, 2010 headcount
- \*\*\* Capacity Model = 100% utilization of classrooms due to educational program
- \*\*\*\* Capacity Model = 83% utilization of classrooms due to teacher planning area

**Estimated School Impact Fee Calculation  
Based on King County Code 21.A.43**

**Single Family Residence ("SFR")**

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	426	\$0	0.4550	\$0
Junior	20	\$0	900	\$0	0.1060	\$0
Senior	40	\$0	1500	\$0	0.0850	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 90%)</u>
Elementary	\$20,577,524	426	\$48,304	0.4550	\$19,781
Junior	\$0	0	\$0	0.1060	\$0
Senior (additional capacity)	\$0	0	\$0	0.0850	\$0
<b>TOTAL</b>					<b>\$19,781</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.4550	\$0
Junior	\$0	0	\$0	0.1060	\$0
Senior	\$0	0	\$0	0.0850	\$0
<b>TOTAL</b>					<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	180.17	90.0	23.42%	\$3,798	0.4550	\$1,728
Junior	180.17	117.0	23.42%	\$0	0.1060	\$0
Senior	180.17	130.0	23.42%	\$0	0.0850	\$0
<b>TOTAL</b>						<b>\$1,728</b>

**Estimated School Impact Fee Calculation**  
**Based on King County Code 21.A.43**

**Single Family Residence ("SFR")**

**Tax Payment Credit Calculation:**

Average SFR Assessed Value	\$481,465
Current Capital Levy Rate (2011)/\$1000	\$1.04
Annual Tax Payment	\$499.33
Years Amortized	10
Current Bond Interest Rate	4.91%
Present Value of Revenue Stream	\$3,873

**Impact Fee Summary for Single Family Residence:**

Site Acquisition Cost	\$0
Permanent Facility Cost	\$19,781
Temporary Facility Cost	\$0
State Match Credit	(\$1,728)
Tax Payment Credit	(\$3,873)
Sub-Total	\$14,180
50% Local Share	\$7,090
<b>SFR Impact Fee</b>	<b>\$7,090</b>



**Estimated School Impact Fee Calculation  
Based on King County Code 21.A.43**

**Multiple Family Residence ("MFR")**

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	426	\$0	0.0620	\$0
Junior	20	\$0	900	\$0	0.0190	\$0
Senior	40	\$0	1500	\$0	0.0160	\$0
					<b>TOTAL</b>	<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 90%)</u>
Elementary	\$20,577,524	426	\$48,304	0.0620	\$2,695
Junior	\$0	0	\$0	0.0190	\$0
Senior (additional capacity)	\$0	0	\$0	0.0160	\$0
				<b>TOTAL</b>	<b>\$2,695</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.0620	\$0
Junior	\$0	0	\$0	0.0190	\$0
Senior	\$0	0	\$0	0.0160	\$0
				<b>TOTAL</b>	<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	180.17	90.0	23.42%	\$3,798	0.0620	\$235
Junior	180.17	117.0	23.42%	\$0	0.0190	\$0
Senior	180.17	130.0	23.42%	\$0	0.0160	\$0
					<b>TOTAL</b>	<b>\$235</b>

**Estimated School Impact Fee Calculation  
Based on King County Code 21.A.43**

**Multiple Family Residence ("MFR")**

**Tax Payment Credit Calculation:**

Average MFR Assessed Value	\$198,146
Current Capital Levy Rate (2011)/\$1000	\$1.04
Annual Tax Payment	\$205.50
Years Amortized	10
Current Bond Interest Rate	4.91%
 Present Value of Revenue Stream	 \$1,594

**Impact Fee Summary for Single Family Residence:**

Site Acquisition Cost	\$0
Permanent Facility Cost	\$2,695
Temporary Facility Cost	\$0
State Match Credit	(\$235)
Tax Payment Credit	(\$1,594)
 Sub-Total	 \$866
 50% Local Share	 \$433
 <b>MFR Impact Fee</b>	 <b>\$433</b>

**2011 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUR.	2011 STUDENTS			2011 RATIO				
					ELEM.	JUNIOR	SENIOR	TOTAL	ELEM.	JUNIOR	SENIOR	TOTAL
Bear Creek Meadows	R	13	13	13	9	1	1	11	0.692	0.077	0.077	0.846
Cameron Place	R	13	13	9	2	0	0	2	0.222	0.000	0.000	0.222
Castle Pines	S	62	62	62	65	15	13	93	1.048	0.242	0.210	1.500
Central Park North	R	18	18	18	3	2	1	6	0.167	0.111	0.056	0.333
Conover Commons	R	25	25	25	3	1	0	4	0.120	0.040	0.000	0.160
Evergreen Lane	R	24	24	24	3	2	1	6	0.125	0.083	0.042	0.250
Hedges	KC	35	35	35	21	7	5	33	0.600	0.200	0.143	0.943
Illiahe	S	88	88	88	49	11	9	69	0.557	0.125	0.102	0.784
Indigo	S	24	13	13	2	0	0	2	0.154	0.000	0.000	0.154
Kensington	R	121	121	121	47	12	13	72	0.388	0.099	0.107	0.595
Kirkwood	KN	17	17	17	4	0	1	5	0.235	0.000	0.099	0.294
Lakeshore Estates	R	17	4	4	1	1	0	2	0.250	0.250	0.000	0.500
Lynden Lane	KC	11	11	11	0	0	0	0	0.000	0.000	0.000	0.000
Meadow Creek	S	27	27	27	15	5	4	24	0.556	0.185	0.148	0.889
Mondavio	R	67	45	43	17	6	3	26	0.395	0.140	0.070	0.605
Monticello	R	115	115	115	45	16	12	74	0.400	0.139	0.104	0.643
Nettleton Commons	K	25	19	17	3	2	1	6	0.176	0.118	0.059	0.363
Northstar	R	132	132	132	55	13	15	83	0.417	0.098	0.114	0.629
One Eggle Place	KC	14	14	14	1	1	0	2	0.071	0.071	0.000	0.143
Palermo	S	19	19	19	15	4	2	21	0.789	0.211	0.105	1.105
Prescott at English Hill	R	70	39	35	13	4	2	19	0.371	0.114	0.057	0.543
Redmond Ridge	KC	987	987	987	545	124	111	780	0.552	0.126	0.112	0.790
Redmond Ridge East	KC	665	235	235	108	16	6	130	0.460	0.068	0.026	0.553
Reserve at Patterson Creek	KC	29	25	24	11	7	5	23	0.458	0.282	0.208	0.958
Rosemont at Timberline	S	14	14	14	12	0	3	15	0.857	0.000	0.214	1.071
Sable & Aspen Ridge	R	43	30	27	8	0	3	11	0.296	0.000	0.111	0.407
Sequoia	R	38	33	33	4	1	0	5	0.121	0.030	0.000	0.152
Solus in Kirkland Highlands	K	25	25	25	2	0	0	2	0.080	0.000	0.000	0.080
The Villages at Redmond Heights I&II	R	27	27	27	5	0	1	6	0.185	0.000	0.037	0.222

**2011 MITIGATION DEVELOPMENT SUMMARY**  
**STUDENT GENERATION FACTORS**  
**Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/COUNTY	# PLANNED	# COMPL.	# OCCUP.	2011 STUDENTS			2011 RATIO				
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Tyler's Creek	R	90	90	90	30	4	1	35	0.333	0.044	0.011	0.389
Waterbrook	S	114	114	114	57	14	9	80	0.500	0.123	0.079	0.702
Whistler Ridge	R	62	62	62	13	10	5	28	0.210	0.161	0.081	0.452
Woodbridge Division IV	R	126	126	126	36	6	1	43	0.286	0.048	0.008	0.341
Woodlands	R	69	69	69	28	4	4	36	0.406	0.058	0.058	0.522
Woodlands West	R	74	45	42	5	0	0	5	0.119	0.000	0.000	0.119
Wynstone	R	46	46	46	20	4	4	28	0.435	0.087	0.087	0.609
<b>TOTALS</b>		<b>3,341</b>	<b>2,782</b>	<b>2,763</b>	<b>1,258</b>	<b>293</b>	<b>236</b>	<b>1,787</b>	<b>0.455</b>	<b>0.106</b>	<b>0.085</b>	<b>0.647</b>

**2011 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUPY/ # COMPL.	# OCCUP.	2011 STUDENTS			2011 RATIO			
					ELEM.	JUNIOR	SENIOR	ELEM.	JUNIOR	SENIOR	TOTAL
Avalon Bay at Juanita	K	211	95%	200	10	4	0	0.050	0.020	0.000	0.070
Alexan Apartments	R	322	95%	305	6	1	1	0.020	0.003	0.003	0.026
Cleveland Street Condos	R	84	84	84	0	0	1	0.000	0.000	0.012	0.012
Element Townhomes	R	94	94	94	6	0	0	0.064	0.000	0.000	0.064
Juanita Townhomes	K	24	24	24	1	1	2	0.042	0.042	0.083	0.167
Kirkland Central Condos	K	110	110	110	4	2	0	0.036	0.018	0.000	0.055
Luna Sol Apartments	K	52	94%	49	0	1	1	0.000	0.020	0.020	0.041
Nelson Ridge Condos	R	20	20	10	1	0	0	0.100	0.000	0.000	0.100
Red 160 East	R	115	60%	69	8	0	0	0.116	0.000	0.000	0.116
Redmond Park Townhomes	R	26	26	26	17	7	9	0.654	0.269	0.346	1.269
Redmond Ridge East Duplex	KC	135	26	26	3	0	0	0.115	0.000	0.000	0.115
Redmond River Park Apartments	R	319	95%	303	16	7	4	0.053	0.023	0.013	0.089
Reflections of Redmond	R	24	24	24	2	0	0	0.083	0.000	0.000	0.083
Towne Pointe Condos	R	20	20	20	10	3	2	0.500	0.150	0.100	0.750
Urbane Redmond Townhomes	R	22	22	22	1	0	2	0.045	0.000	0.091	0.136
<b>TOTALS</b>		<b>1,578</b>		<b>1,367</b>	<b>85</b>	<b>26</b>	<b>22</b>	<b>0.062</b>	<b>0.019</b>	<b>0.016</b>	<b>0.097</b>

**Calculation Back-Up**

Elementary school construction cost estimated to be built in 2016.

	<i>Comparable Project</i>	<i>Robert Frost Elementary School</i>
<i>Cost</i>	2009 Robert Frost Elementary New Construction	\$18,540,900
	Future Value of Project in 2011 @ 1.5%	\$19,101,299
<i>Size</i>	2016 Project	426 (18 classrooms x 23 + 1 classroom x 12 students per classroom)
	2011 Project	426 x \$44,839/per student space (based on Robert Frost 2009 construction costs) = \$19,101,299*
<i>Capacity Adjustment</i>	2016 Project	426 x \$48,304/per student space (based on Robert Frost 2009 construction costs) = \$20,577,524*
	2011 Project - Value Based on 2009 Construction Costs	\$19,101,299
<i>Adjusted Costs</i>	Future Value of Project in 2016 @ 1.5%	\$20,577,524

\*Sum is adjusted to account for variations due to rounding.

<b>X. TABLES</b>
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Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

Table 3: Inventory and Capacities of Existing Schools

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

<b>Six-Year Enrollment Projections</b>							
	<u>2010*</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
County Live Births**	22,680	24,244	24,899	25,222	25,057	25,507	25,957
change		1,564	655	323	(165)	450	450
<b>Kindergarten ***</b>	1,872	2,006	2,064	2,101	2,098	2,144	2,186
<b>Grade 1 ****</b>	2,146	2,088	2,264	2,300	2,344	2,338	2,375
<b>Grade 2</b>	2,108	2,119	2,059	2,236	2,272	2,318	2,308
<b>Grade 3</b>	1,967	2,125	2,140	2,083	2,258	2,295	2,337
<b>Grade 4</b>	2,056	1,946	2,100	2,120	2,067	2,240	2,272
<b>Grade 5</b>	1,937	2,058	1,951	2,106	2,129	2,079	2,247
<b>Grade 6</b>	1,901	1,955	2,080	1,989	2,120	2,147	2,110
<b>Grade 7</b>	1,830	1,893	1,945	2,061	1,965	2,093	2,118
<b>Grade 8</b>	1,733	1,836	1,914	1,950	2,074	1,986	2,102
<b>Grade 9</b>	1,755	1,719	1,813	1,889	1,928	2,055	1,965
<b>Grade 10</b>	1,674	1,778	1,743	1,851	1,924	1,960	2,086
<b>Grade 11</b>	1,796	1,742	1,833	1,805	1,915	1,989	2,021
<b>Grade 12</b>	1,817	1,865	1,793	1,884	1,860	1,976	2,046
<b>Total Enrollment</b>	24,592	25,130	25,699	26,375	26,954	27,620	28,173
<b>Yearly Increase</b>		538	569	676	579	666	553
<b>Yearly Increase</b>		2.19%	2.26%	2.63%	2.20%	2.47%	2.00%
<b>Cumulative Increase</b>		538	1,107	1,783	2,362	3,028	3,581

\* Number of Individual Students (10/1/10 Headcount).  
 \*\* County Live Births estimated based on OFM projections. 2014 and prior year birth rates are actual births 5 years prior to enrollment year.  
 \*\*\* Kindergarten enrollment is calculated at 7.78% of County Live Births plus anticipated developments.  
 \*\*\*\* First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.



**Enrollment History \***

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
County Live Births **	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680
Kindergarten / Live Birth	7.48%	7.26%	7.45%	7.54%	7.71%	8.21%	7.76%	7.93%	8.15%	8.25%
										7.78%
<b>Kindergarten</b>	1,613	1,572	1,654	1,660	1,734	1,789	1,696	1,783	1,865	1,872
<b>Grade 1</b>	1,730	1,804	1,761	1,825	1,846	1,916	1,959	1,903	2,047	2,146
<b>Grade 2</b>	1,799	1,744	1,834	1,755	1,881	1,860	1,901	2,020	1,936	2,108
<b>Grade 3</b>	1,882	1,818	1,760	1,863	1,792	1,870	1,853	1,934	2,036	1,967
<b>Grade 4</b>	1,807	1,871	1,870	1,781	1,868	1,776	1,857	1,901	1,937	2,056
<b>Grade 5</b>	1,823	1,807	1,873	1,871	1,775	1,810	1,753	1,854	1,897	1,937
<b>Grade 6</b>	1,956	1,833	1,838	1,866	1,872	1,726	1,825	1,738	1,838	1,901
<b>Grade 7</b>	1,812	1,919	1,857	1,829	1,828	1,818	1,692	1,805	1,726	1,830
<b>Grade 8</b>	1,813	1,813	1,917	1,886	1,807	1,806	1,811	1,673	1,819	1,733
<b>Grade 9</b>	1,850	1,803	1,822	1,889	1,860	1,765	1,755	1,782	1,660	1,755
<b>Grade 10</b>	1,846	1,841	1,802	1,889	1,887	1,824	1,763	1,739	1,780	1,674
<b>Grade 11</b>	1,890	1,801	1,812	1,700	1,853	1,856	1,811	1,728	1,742	1,796
<b>Grade 12</b>	1,855	1,849	1,831	1,900	1,799	1,881	1,890	1,909	1,802	1,817
<b>Total Enrollment</b>	23,676	23,475	23,631	23,714	23,802	23,697	23,566	23,769	24,085	24,592
<b>Yearly Change</b>		(201)	156	83	88	(105)	(131)	203	316	507

\* October 1st headcount  
 \*\* Number indicates actual births  
 5 years prior to enrollment year.

Average increase in the number of students per year  
 Total increase for period  
 Percentage increase for period  
 Average yearly increase

102  
 916  
 4%  
 0.43%

2010-2011		Inventory and Capacities of Existing Schools	
	<u>Juanita Area</u>	<u>Address</u>	<u>Capacity (w/ portables)</u>
25	Frost Elementary	11801 NE 140th	426
03	Juanita Elementary	9635 NE 132nd	299
04	Keller Elementary	13820 108th NE	473
26	Muir Elementary	14012 132nd NE	414
06	Discovery Community School	12801 84th NE	92
06	Sandburg Elementary	12801 84th NE	598
02	Thoreau Elementary	8224 NE 158th	414
63	Finn Hill Jr. High	8040 NE 132nd	558
60	Environmental & Adventure School	8040 NE 132nd	126
67	Kaminkin Jr. High	14111 132nd NE	726
82	Juanita High School	10601 NE 132nd	1,380
<u>Kirkland Area</u>			
07	Bell Elementary	11212 NE 112th	414
96	Community School	11133 NE 65th	69
16	Franklin Elementary	12434 NE 60th	460
09	Kirk Elementary	1312 6th Street	472
10	Lakeview Elementary	10400 NE 68th	449
15	Rose Hill Elementary	8044 128th NE	415
18	Rush Elementary	6101 152nd NE	437
14	Twain Elementary	9525 130th NE	552
96	International Community School	11133 NE 65th	390
65	Kirkland Jr. High	430 18th Avenue	610
84	Northstar Jr. High	12033 NE 80th	105
69	Rose Hill Jr. High	13505 NE 75th	654
61	Stella Schola	13505 NE 75th	84
80	Best High School	10903 NE 53rd St	224
84	Lake Washington High	12033 NE 80th	1,380
<u>Redmond Area</u>			
53	Alcott Elementary	4213 228th NE	598
19	Audubon Elementary	3045 180th NE	437
46	Dickinson Elementary	7040 208th NE	518
24	Einstein Elementary	18025 NE 116th	460
46	Explorer Community School	7040 208th NE	92
22	Mann Elementary	17001 NE 104th	391
23	Redmond Elementary	16800 NE 80th	438
21	Rockwell Elementary	11125 162nd NE	552
41	Rosa Parks Elementary	23845 NE Cedar Park Crescent Dr	667
32	Wilder Elementary	22150 NE 133rd	552
74	Evergreen Jr. High	6900 208th NE	864
71	Redmond Jr. High	10055 166th NE	908
85	Redmond High School	17272 NE 104th	1,431
<u>Sammamish Area</u>			
54	Blackwell Elementary	3225 205th PL NE	552
52	Carson Elementary	1035 244th Ave NE	506
57	McAuliffe Elementary	23823 NE 22nd	644
58	Mead Elementary	1725 216th NE	587
56	Smith Elementary	23305 NE 14th	621
77	Inglewood Jr. High	24120 NE 8th	1,095
78	Renaissance Jr. High	400 228th NE	84
86	Eastlake High School	400 228TH NE	1,526

\* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

\* Note: "Standard capacity" does not include capacity for special programs as identified in Section III

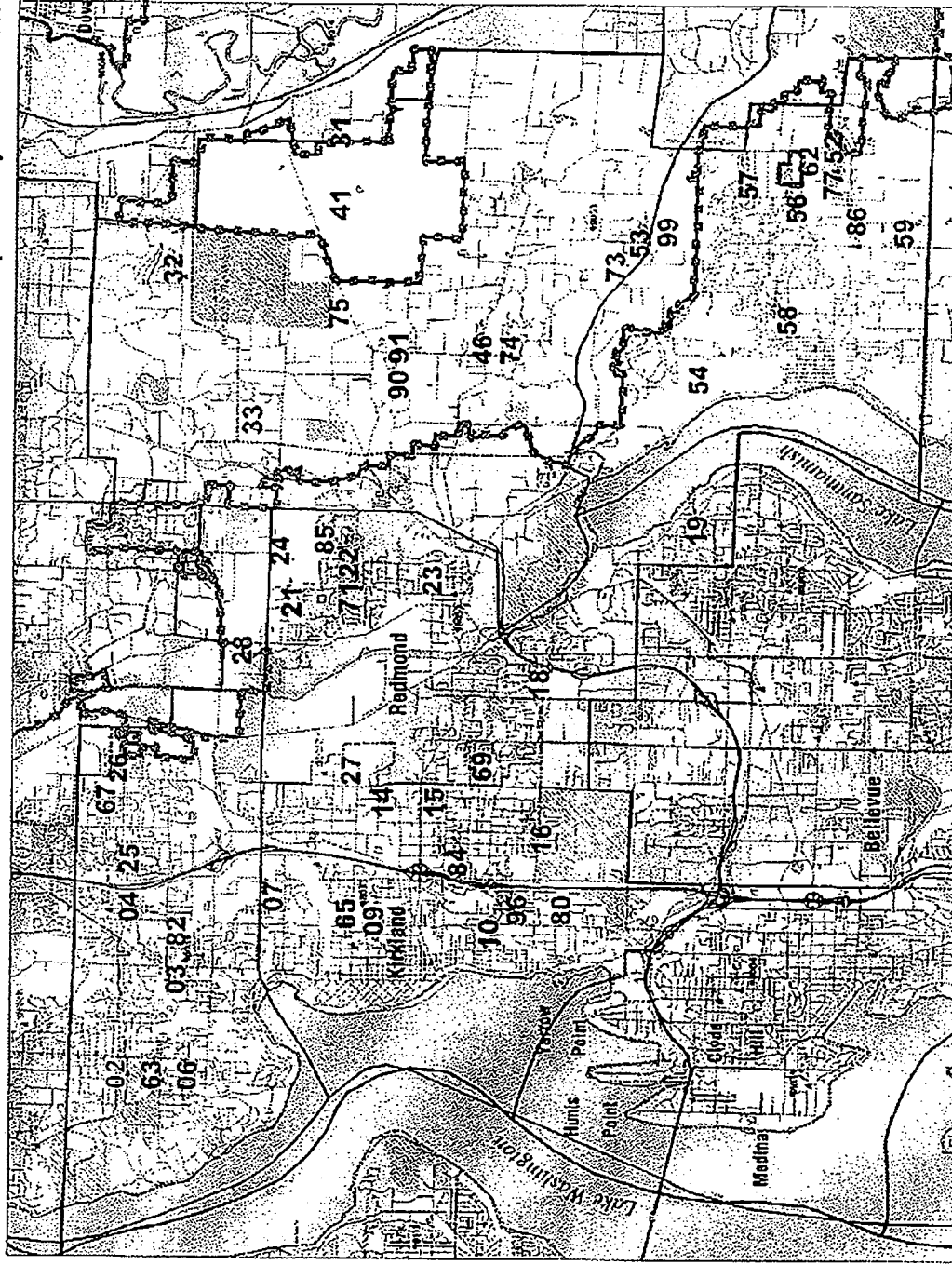
### Inventory of Undeveloped Land

Site # *	Area	Address	Jurisdiction	Status
	<b><u>Juanita Area</u></b>			
	None			
	<b><u>Kirkland Area</u></b>			
27	Elementary	10638 - 134 <sup>th</sup> Ave. NE	Redmond	In reserve ***
	<b><u>Redmond Area</u></b>			
28	Elementary	172 <sup>nd</sup> NE & NE 122 <sup>nd</sup>	King County	In reserve
31	Elementary	Redmond Ridge East	King County	In reserve
33	Elementary	194 <sup>th</sup> NE above NE 116 <sup>th</sup>	King County	In reserve
59	Elementary	Main & 228 <sup>th</sup> NE	Sammamish	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	Undetermined	NE 95 <sup>th</sup> & 195 <sup>th</sup> NE	King County	In reserve ***
91	Undetermined	NE 95 <sup>th</sup> Street & 173 <sup>rd</sup> Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

## Footnotes

“\*” = See Table 4a for a District map. Locations indicated by numbers stated in this column.

“\*\*\*” = “In reserve” refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District’s long term needs.



May 16, 2011

Table 4a

### Projected Capacity to House Students

	2010	2011	2012	2013	2014	2015	2016
Permanent Capacity	22,566						
<b>New Construction*:</b>							
Redmond Ridge East Elementary #31						414	
North Redmond Elementary #28						414	
Redmond High School Addition #85			250				
Eastlake High School Addition #86			250				
STEM School #73			675				
<b>Modernization:</b>							
Finn Hill Jr. #63		67					
Lake Washington High School #84		120					
Muir Elementary #26			23				
Rush Elementary #18				69			
Sandburg Elementary #06			23				
Rose Hill Jr. #69				146			
Keller Elementary #04			23				
<b>Permanent Capacity Subtotal</b> (Permanent + SS)	22,566	22,753	23,997	24,212	24,212	25,040	25,040
<b>Total Enrollment</b>	24,592	24,333	24,734	25,181	25,808	26,320	26,922
<b>Permanent Surplus / (Deficit Capacity)</b>	(2,026)	(1,580)	(737)	(969)	(1,596)	(1,280)	(1,882)
<b>Transitional Capacity (Relocatables)</b>	3,178	3,063	2,948	2,833	2,718	2,603	2,488
<b>Change in number of Classrooms**</b>	(5)	(5)	(5)	(5)	(5)	(5)	(5)
<b>Total Surplus / Deficit Capacity</b>	1,152	1,483	2,211	1,864	1,122	1,323	606
<b>Total Permanent and Transitional Capacity</b>	25,744	25,816	26,945	27,045	26,930	27,643	27,528

\*New schools and additional permanent capacity through modernization.

\*\*Note: Numbers of relocatables (portables) to be removed from capacity (decrease avg. of 23 students per portable).

Six-Year Finance Plan										
	2011	2012	2013	2014	2015	2016	Totals	Lease	Est Secured State	Unsecured Leases
Site 84 Mod - Lake Washington High	88,878,000								6,495,672	
Site 63 Mod - Finn Hill Junior	46,600,000								4,352,664	
Site 26 Mod - Muir Elementary		29,619,422							2,017,598	
Site 06 Mod - Sandburg Elementary		30,575,000							1,800,000	
Site 04 Mod - Keller Elementary		26,349,000							1,800,000	
Site 18 Mod - Rush Elementary			31,278,000						1,800,000	
Site 69 Mod - Rose Hill Junior			64,739,000						4,000,000	
Site 96 Mod - ICS/Community			25,946,000						1,645,000	
Site 07 Mod - Bell Elementary			31,281,000						1,800,000	
Site 31 New - Redmond Ridge East E1					30,532,868				0	30,532,868
Site 28 New - North Redmond E1					31,282,868				0	31,282,868
Site 73 New - STEM School									0	
Site 85 Addition - Redmond High School		26,125,248							26,125,248	
Site 86 Addition - Eastlake High School		19,092,507							19,092,507	
Portables	1,300,000	300,000	600,000	750,000	750,000	750,000	4,450,000		0	
<b>Totals</b>	<b>136,778,000</b>	<b>152,286,992</b>	<b>153,844,000</b>	<b>159,000</b>	<b>162,565,716</b>	<b>175,000</b>	<b>550,894,723</b>	<b>5419,348,059</b>	<b>928,230,934</b>	<b>561,815,736</b>

\* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix D & C.)

\*\* Monies for Redmond Ridge East & North Redmond E1 have not been secured; monies for all other projects have been secured.

Note 1: Dollars are adjusted for expected inflation.

Note 2: Phase II school modernization (2006-2011) financing is based on a bond measure approved in February, 2006.

# Kent School District



2011 - 2012 - 2016 - 2017

## Capital Facilities Plan



New Panther Lake Elementary School opened in Fall 2009

*Kent School District No. 415 provides educational service to  
Residents of Unincorporated King County  
and Residents of the Cities of  
Kent, Covington, Auburn, Renton  
Black Diamond, Maple Valley, and SeaTac, Washington*

# Kent School District

Kent School District No. 415  
12033 SE 256<sup>th</sup> Street  
Kent, Washington 98030-6643  
(253) 373-7295

## SIX - YEAR CAPITAL FACILITIES PLAN

2011 - 2012 ~ 2016 - 2017



### BOARD of DIRECTORS

Bill Boyce  
Jim Berrios  
Tim Clark  
Karen DeBruler  
Debbie Straus

### ADMINISTRATION

Dr. Edward Lee Vargas – Superintendent

Dr. Richard A. Stedry – Chief Business Officer

Dr. Linda Del Giudice – Chief Accountability Officer

Dr. Merri Rieger – Chief Student Achievement Officer

Dr. Brent Jones – Chief Talent Officer

Thuan Nguyen – Chief Information & Automated Operations Officer

Chris Loftis – Executive Director, Communications & School Community Partnerships



# Kent School District



## SIX - YEAR CAPITAL FACILITIES PLAN

2011 - 2012 ~ 2016 - 2017

April 2011

For information on the Plan, please call the  
Finance & Planning Department at (253) 373-7295

### Capital Facilities Plan

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Maps by Jana Tucker, IT - Graphic Designer

# Kent School District

## *Six-Year Capital Facilities Plan*

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## I Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Kent School District (the "District") as the organization's facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Auburn, Renton, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2011 for the 2010-2011 school year.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with Board Policies, taking into account a longer or shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. The first ordinance implementing impact fees for the unincorporated areas of Kent School District was effective September 15, 1993.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee-implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Auburn and Renton must also adopt this Plan and their own school impact fee ordinances. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Program capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Relocatables in the capacity calculation use the same standard of service as the permanent facilities.

(continued)

**I Executive Summary** (continued)

The capacity of each school in the District is calculated based on the District standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the reduction of class size to meet the standard of service for Kent School District. Relocatables provide additional transitional capacity until permanent facilities are completed.

Kent School District is the fourth largest district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction (OSPI) on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), Enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI – the Office of the Superintendent of Public Instruction.

P-223 FTE reports Kindergarten at .5 for all elementary schools except those five schools with Full Day Kindergarten funded by State Apportionment. P-223 Reports include all students in Grades K – 12 and excludes Early Childhood Education [ECE] students and college-only Running Start students.

The Board of Directors has approved Full Day Kindergarten for all Elementary Schools for 2011-12 and those projections are continued in future years.

The District's standard of service, enrollment history and projections, and use of transitional facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the transitional use of relocatables.

A financing plan is included in Section VIII which demonstrates the District's ability to implement this Plan. Pursuant to the requirements of the Growth Management Act, this Plan will be updated annually with changes in the fee schedules adjusted accordingly.

## II Six - Year Enrollment Projection

For capital facilities planning, growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years. (See Table 2) The student generation factor, as defined on the next page, is the basis for the growth projections from new developments.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system. (See Table 1) 8.134% of 24,244 King County live births in 2006 is projected for 1,972 students expected in Kindergarten for October 1, 2011. This is a significant increase of 1,564 live births in King County over the previous year. Together with proportional growth from new construction, 8.134% of King County births is equivalent to the number of students projected to enter kindergarten in the district for the next six-year period. (See Table 2)

Full Day Kindergarten ("FDK") programs at all 28 elementary schools require an adjustment to the Kindergarten forecast for projecting FDK at 1.0 FTE for capital facilities planning. P-223 Reports will continue to include FDK students at 1.0 for five schools with FDK funded by state apportionment, and all other kindergarten students will continue to be reported at .50 FTE. (See Table 2 A)

Early Childhood Education students (also identified as "ECE", "Preschool Special Education [SE] or handicapped students") are forecast and reported separately. Capacity is reserved to serve the ECE programs at seven elementary schools.

The first grade population is traditionally 7 - 8% larger than the kindergarten population due to growth and transfers to the District from private kindergartens. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year.

Near term projections assume some growth from new developments to be offset by current local economic conditions. With notable exceptions, the expectation is that enrollment increases will occur District-wide in the long term. District projections are based on historical growth patterns combined with continuing development of projects in the pipeline dependent on market/growth conditions.

The District will continue to track new development activity to determine impact to schools and monitor conditions to reflect adjustments in this assumption. The six-year enrollment projection anticipates moderate enrollment growth from new development currently in some phase of planning or construction in the district.

Information on new residential developments and the completion of these proposed developments in all jurisdictions may be considered in the District's future analysis of growth projections.

(Continued)

**II Six - Year Enrollment Projection** (Continued)

Within practical limits, the District has kept abreast of proposed developments. The Kent School District serves seven permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Auburn and Renton and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley. The west Lake Sawyer area of Kent School District is in the city of Black Diamond.

**STUDENT GENERATION FACTOR**

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last five years. Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.486	
	Middle School	.130	
	Senior High	<u>.250</u>	
	Total		.866
Multi-Family	Elementary	.331	
	Middle School	.067	
	Senior High	<u>.124</u>	
	Total		.522

The student generation factor is based on a survey of 2,023 single family dwelling units and 1,527 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix E on Page 36 of the Capital Facilities Plan for details of the Student Generation Factor survey.

The actual number of students in those residential developments was determined using the District's Education Logistics (EDULOG) Transportation System which provides an accurate count of enrolled students in identifiable new development areas.

**KENT SCHOOL DISTRICT No. 415  
OCTOBER P 223 FTE (Full Time Equivalent) ENROLLMENT HISTORY <sup>1</sup>**

LB = Live Births LB in 1985 LB in 1986 LB in 1987 LB in 1988 LB in 1989 LB in 1990 LB in 1991 LB in 1992 LB in 1993 LB in 1994 LB in 1995 LB in 1996 LB in 1997 LB in 1998 LB in 1999 LB in 2000 LB in 2001 LB in 1997 LB in 1998 LB in 1999 LB in 2000 LB in 2001 LB in 2002 LB in 2003 LB in 2004 LB in 2005 LB in 2006 LB in 2007 LB in 2008 LB in 2009 LB in 2010	October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
King County Live Births <sup>3</sup>	19,825	19,999	20,449	21,289	22,541	23,104	23,002	23,188	22,385	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	558	443	-194	
Kindergarten / Birth % <sup>2</sup>	8.80%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.38%	8.27%	8.56%	8.25%	8.41%	8.06%	8.05%	8.33%	8.41%	8.22%	8.29%	8.47%	8.32%	8.13%	
Kindergarten <sup>1, 2, 3</sup>	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	758	758	749	
State Apportionment-funded Full Day Kindergarten																				365	386	343
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,988	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920	1,958	1,958	1,992
Grade 2	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,981	1,998	2,045	1,916	1,962	1,962	1,939
Grade 3	1,824	1,865	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,982	2,026	2,033	2,081	1,976	2,000	
Grade 4	1,793	1,916	1,900	1,939	1,942	1,966	2,064	2,045	2,222	2,086	2,166	2,068	2,072	2,057	2,057	2,024	2,015	2,049	2,060	2,044	1,954	
Grade 5	1,702	1,885	1,811	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,057	2,102	2,090	2,051	2,020	2,044	2,088	2,082	
Grade 6	1,828	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,056	2,253	2,151	2,205	2,139	2,164	2,101	2,068	2,081	2,070	2,130	
Grade 7	1,824	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130	2,117	2,115	2,092	
Grade 8	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184	2,143	2,168	2,151	
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404	2,309								
Grade 9 - Senior High																						
Grade 10	1,468	1,480	1,663	1,688	1,690	1,765	1,851	1,977	1,953	2,045	2,113	2,064	2,039	2,207	2,124	2,173	2,212	2,474	2,245	2,213	2,233	
Grade 11	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882	1,966	1,956	1,949	
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491	1,549	1,619	1,573	
Total Enrollment <sup>4</sup>	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745	25,828	25,778	25,621	
Yearly FTE Increase / Decrease	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-60	-157	
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,125	6,135	6,140	6,552	6,591	6,646	6,527	6,610	6,560	6,403	

<sup>1</sup> FTE enrollment counts have been rounded to the nearest whole number. Most Kindergarten students are reported at .5 FTE although most elementary schools now provide some full day Kindergarten programs.

<sup>2</sup> This number indicates actual births in King County 5 years prior to enrollment year as updated by King County Health Dept. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

<sup>3</sup> Starting in 2008, Kindergarten students are reported at 1.0 (same as headcount) at 5 schools which qualified for Full Day Kindergarten (FDK) funded through State Apportionment. See Table 2A for Full Day Kindergarten detail. For Full Day Kindergarten at other schools, the second half of the day is funded by Federal & State Categorical grants or tuition & students are reported at .5 FTE on the P-223 Enrollment Report which generates state funding.

<sup>4</sup> Enrollment reported to the state on Form P-223 generates basic education funding and excludes Early Childhood Education ("ECE" & "B2" or Birth to 2 Preschool Special Education) and college-only Running Start students. October 2010 P-223 Headcount = 26,630 & Full Headcount = 27,349. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

**KENT SCHOOL DISTRICT No. 415  
SIX - YEAR F T E ENROLLMENT PROJECTION**

State-funded FDK at 20 Schools	LB in 2004	LB in 2005		LB in 2006	LB in 2007	LB in 2008	LB Est. 2009	LB Est. 2010
	ACTUAL	P	R	O	J	E	C	T
October	2010	2011	2012	2013	2014	2015	2016	2016
King County Live Births <sup>1</sup>	22,680	24,244	24,899	25,222	25,057	25,100	25,200	<sup>1</sup>
Increase / Decrease	-194	1,564	655	323	-165	43	100	
Kindergarten / Birth % <sup>2</sup>	8.13%	8.13%	8.13%	8.13%	8.13%	8.13%	8.13%	
<sup>2/3</sup> Kindergarten FTE @ .5	749	0	0	0	0	0	0	
<sup>2/3</sup> FD Kindergarten @ 1.0	343	1,972	2,024	2,050	2,038	2,042	2,050	
Grade 1	1992	1,912	2,075	2,129	2,156	2,144	2,148	
Grade 2	1939	1,973	1,903	2,064	2,118	2,144	2,133	
Grade 3	2000	1,977	2,020	1,949	2,113	2,168	2,195	
Grade 4	1954	1,979	1,965	2,008	1,938	2,100	2,154	
Grade 5	2082	1,990	2,027	2,012	2,056	1,985	2,150	
Grade 6	2130	2,126	2,054	2,092	2,076	2,122	2,049	
Grade 7	2092	2,153	2,159	2,087	2,125	2,109	2,155	
Grade 8	2151	2,127	2,200	2,206	2,132	2,171	2,155	
Grade 9	2434	2,414	2,399	2,481	2,487	2,404	2,448	
Grade 10	2233	2,202	2,195	2,181	2,255	2,261	2,186	
Grade 11	1949	1,967	1,950	1,944	1,931	1,997	2,002	
Grade 12	1573	1,567	1,591	1,578	1,573	1,563	1,616	
Total FTE Enrollment	25,621 <small>Note: 2/13/14</small>	26,359	26,562	26,781	26,998	27,210	27,441	
Yearly Increase/Decrease <sup>3</sup>	-157	738	203	219	217	212	231	
Yearly Increase/Decrease %	-0.61%	2.88%	0.77%	0.82%	0.81%	0.79%	0.85%	
Cumulative Increase	-157	581	784	1,003	1,220	1,432	1,663	
<b>Full Time Equivalent (FTE)</b>	<b>25,621</b>	<b>26,359</b>	<b>26,562</b>	<b>26,781</b>	<b>26,998</b>	<b>27,210</b>	<b>27,441</b>	

- <sup>1</sup> Kindergarten enrollment projection is based on Kent SD percentage of live births in King County five years previous.
- <sup>2</sup> Kindergarten FTE projection is calculated by using the District's previous year percentage of King County births five years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECE - Early Childhood Education)
- <sup>3</sup> Kindergarten projection is at 1.0 for Full Day Kindergarten (FDK) at all 28 Elementary schools. 2010 FDK funded at 5 schools by state apportionment and second 1/2 of day funded by Federal & State Categorical Grants and Tuition.
- <sup>4</sup> Oct. 2010 P223 FTE is 25,621 & Headcount is 26,630. Full Headcount with ECE Preschool & Running Start students = 27,349.

**G R O W T H P R O J E C T I O N S - Adjustments for current economic factors**

For facilities planning purposes, this six-year enrollment projection anticipates conservative enrollment growth from new development currently in some phase of planning or construction in the district.



**CAPACITY OF ELEMENTARY SCHOOLS & KINDERGARTEN PROJECTIONS for October 2011**  
**KENT SCHOOL DISTRICT No. 415**

ELEMENTARY SCHOOL	2010-2011 Program Capacity	ABR	1.0 FTE Forecast for 1.0 Funded State Appointment FDK	1.0 FTE Forecast for 1.0 Funded Title I ARRA Stim FDK	1.0 FTE Forecast for 1.0 Funded by I-728 FDK	.5 FTE Forecast for 0.50 Funded Combined Kindergarten KAI & 1/2 Day	.5 FTE Forecast for 0.50 Funded Optional Tuition-Based 1/2 Day (& FDK)	.5 FTE Forecast for 0.50 Funded Basic Ed 1/2 Day K Only	Projected Full Day Kindergarten Students Headcount / FTE	Elem Scht ABR
			66	62	64	66	33	31	33	60
Carriage Crest Elementary	452	CC							30	CC
Cedar Valley Elementary	456	CV							30	CV
Covington Elementary 2	504	CO	70						32	CO
Crestwood Elementary	456	CR							41	CR
East Hill Elementary	476	EH	70						43	EH
Emerald Park 2	504	EP							33	EP
Fairwood Elementary	408	FW	64						33	FW
George T. Dantel Elementary 1	456	DE							68	DE
Glennidge Elementary	456	GR	62						33	GR
Grass Lake Elementary	452	GL			64			18	15	GL
Horizon Elementary 2	504	HE							38	HE
Jenkins Creek Elementary	404	JC	48						28	JC
Kent Elementary 1	476	KE							76	KE
Lake Youngs Elementary	510	LY							21	LY
Marlin Sorun Elementary	480	MS	92						46	MS
Meadow Ridge Elementary 1	476	MR	77						77	MR
Montian Elementary 2	524	ME			60				35	ME
Millennium Elementary 2	504	ML	72						41	ML
Neely-O'Brien Elementary	452	NO	84						124	NO
Panther Lake Elementary	552	PL	116						60	PL
Park Orchard Elementary 1	486	PO	71						71	PO
Pine Tree Elementary 2	528	PT	66						31	PT
Ridgewood Elementary	504	RW					34		70	RW
Sawyer Woods Elementary	504	SW							52	SW
Scenic Hill Elementary 1	476	SH							88	SH
Soos Creek Elementary	408	SC	52						25	SC
Springbrook Elementary	452	SB	58						84	SB
Sunrise Elementary	504	SR							31	SR
<b>Elementary TOTAL</b>	<b>13,364</b>		<b>380</b>	<b>790</b>	<b>258</b>	<b>0</b>	<b>164</b>	<b>66</b>	<b>1972</b>	<b>1176</b>

28 Elementary Schools 1/23	796 @ .5 FTE = 2	1692
	Proj SFDK	380
	Headcount	1972

Note 1: 5 schools have State Appointment-funded FDK included on P-223 Enrollment Reports at 1.0 FTE and projected at 1.0 FTE. (DE - KE - MR - PO - SH)  
 Note 2: KAI = Kindergarten Academic Intervention at ML & PT in 09-10 became FDK funded by grants in 2010-11. 4 FDK were funded by I-728 at CO - EP - HE - ME in 2010-11.  
 Note 3: 20 schools have Federal & State Categorical Grant-funded FDK projected at 1.0 FTE - 3 schools have only 1/2 Day Kind. - 5 have Optional Tuition-based & 1/2 Day Kindergarten all projected at  
 Note 4: In 2011-12 ALL 28 Elementary Schools will have Full Day Kindergarten.

### III Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower class size at those facilities. Relocatables included in the capacity calculation use the same standard of service as the permanent facilities. (See Appendix A, B & C)

The standard of service defined herein may continue to change in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

#### Current Standards of Service for Elementary Students

Class size for Kindergarten is planned for an average of 24 or fewer students.  
Class size for grades 1 - 4 is planned for an average of 25 or fewer students.  
Class size for grades 5 - 6 is planned for an average of 29 or fewer students.

Program capacity for general education elementary classrooms is calculated at an average of 24 students per classroom because of fluctuations between primary and intermediate grade levels (i.e. third/fourth or fourth/fifth grade split classes, etc.).

In 2010, most elementary schools meet the criteria required to provide full day kindergarten programs (FDK = Full Day Kindergarten) with the second half of the day funded by state apportionment, Federal & State Categorical Grants or tuition. For 2011, five FDK Programs have state funding and the others will be funded through Basic Ed and Educational Programs and Operations Levy.

Students have scheduled time in a computer lab. Students may also be provided music instruction and physical education in a separate classroom or facility.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program.

(continued)

### III Current Kent School District "Standard of Service" *(continued)*

Identified students will also be provided other educational opportunities in classrooms for programs such as those designated as follows:

- English Language Learners (E L L)
- Inclusive Services / Tiered Intervention in SE Support Center Programs
- Early Childhood Education (ECE) (3-4 yr. old students with disabilities)
- Developmental Kindergarten in SC Programs
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Self-contained Special Education Support Center Programs (SC)
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASC-DD)
- Speech & Language Therapy & Programs for Hearing Impaired students
- Occupational & Physical Therapy Programs (OT/PT)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- District Remediation Programs
- Education for Highly Capable Students (formerly "Gifted" Program)

Some of the above special programs require specialized classroom space, as well as music and physical education classrooms, computer labs, etc.; thus, the permanent capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs and "pull-out" space must be allocated to serve these programs.

Some newer buildings have been constructed to accommodate most of these programs; some older buildings have been modified, and in some circumstances, these modifications reduce the classroom capacity of the buildings. When programs change, program capacity is updated to reflect the change in program and capacity.

#### Current Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Class size for grades 7 - 12 is planned for an average of 30 or fewer students.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program.

*(continued)*

### III Current Kent School District "Standard of Service" *(continued)*

Identified secondary students will also be provided other educational opportunities in classrooms for programs designated as follows:

- Computer, Multi-media & Technology Labs & Programs – (Nova Net - Advanced Academics) Technology Academy programs at Kent-Meridian High School & Mill Creek Middle School
- Science Programs & Labs – Biology, Chemistry, Physics, Oceanography, Astronomy, Meteorology, Marine Biology, General Science, etc.
- English Language Learners (E L L)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Basic Skills Programs
- Transition Outreach Program (TOP) for 18-21 year old Special Education students
- Child Development Preschool and Daycare Programs
- Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.
- Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.
- Theater Arts – Drama, Stage Tech, etc.
- Journalism and Yearbook Classes
- Highly Capable (Honors or Gifted) and Advanced Placement Programs
- International Baccalaureate ("I B") Program
- Kent Phoenix Academy – Performance Learning Center, Gateway, Virtual High School & Kent Success program with evening classes designed for credit retrieval
- Traffic Safety Education
- JROTC - Junior Reserve Officers Training Corps
- Variety of Career & Technical Education Programs (CTE-Vocational Education)
  - Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.
  - Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.
  - Business Education – Word Processing, Accounting, Business Law & Math, DECA, FBLA (Future Business Leaders), Sales & Marketing, Economics, Web Design
  - Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Machine Shop, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, ASL, etc.
  - Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture

Many of these programs and others require specialized classroom space which can reduce the permanent capacity of the school buildings. In addition, alternative home school assistance, choice and transition programs are provided for students in grades 3 - 12 at Kent Mountain View Academy.

#### Space or Classroom Utilization

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 work space during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level.

#### **IV Inventory and Capacity of Existing Schools**

Currently, the District has permanent program capacity to house 27,741 students and transitional (relocatable) capacity to house 1,389. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity. (See Table 3 on Page 13)

The ratio between permanent capacity and transitional capacity is 97% - 3%.

The program capacity is periodically updated for changes in programs, additional classrooms and new schools. Program capacity has been updated in this Plan to reflect program changes and new capacity for the new Panther Lake Elementary School and building additions at the high schools.

Kent Mountain View Academy (formerly Kent Learning Center and Grandview Elementary) serves Grades 3 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the District in the city of SeaTac. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the renovated site and building that formerly served Sequoia Middle School. Kent Phoenix Academy has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success. Kent Success replaced the former Night Academy at Kent-Meridian High School and provides afternoon and evening classes for credit retrieval.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B and C. A map of existing schools is included on Page 14.

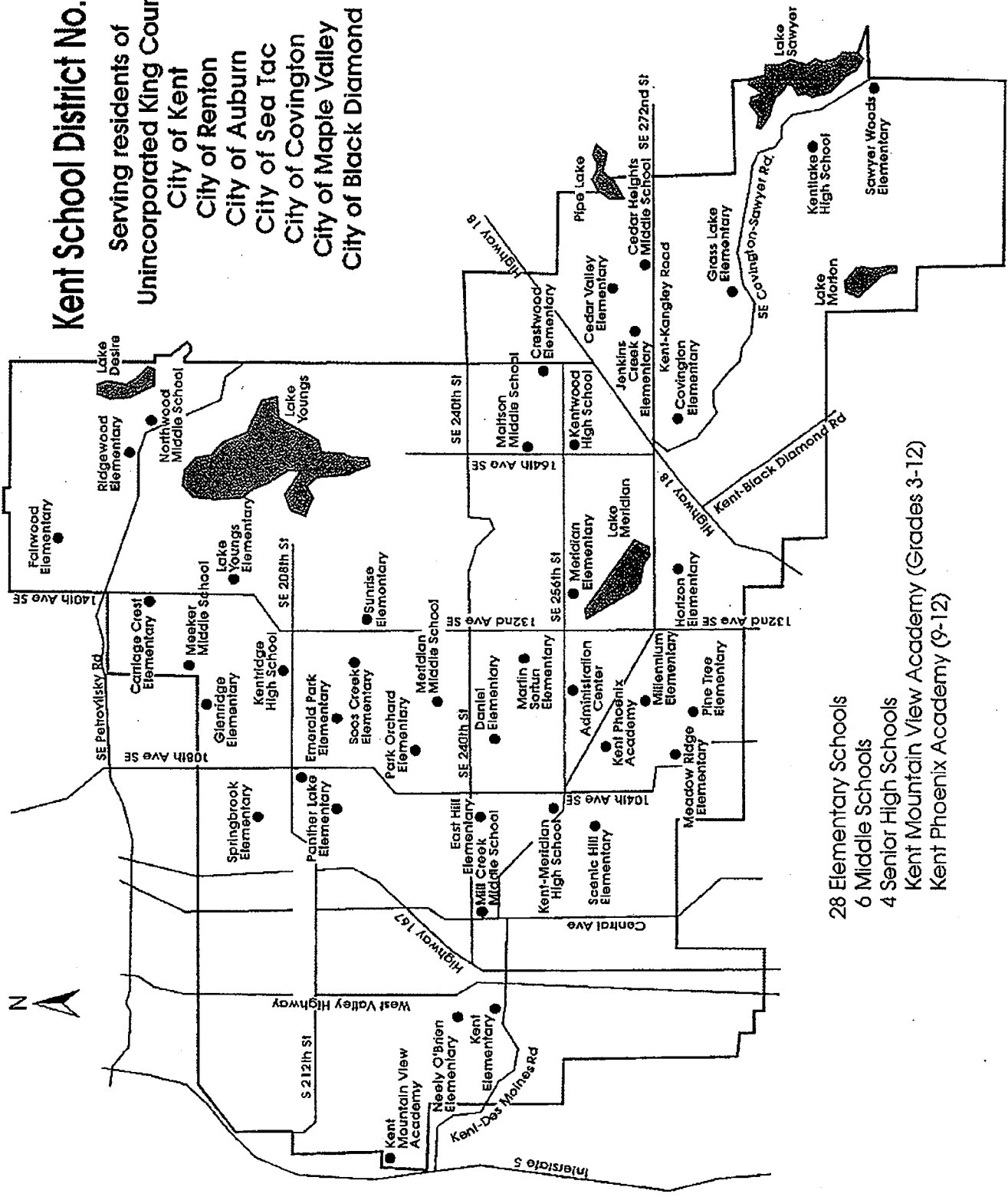
**KENT SCHOOL DISTRICT No. 415  
INVENTORY and CAPACITY of EXISTING SCHOOLS**

				2010-2011
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity <sup>1</sup>
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	456
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	504
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	456
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	476
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	504
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	466
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	456
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	452
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	504
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	404
Kent Elementary	1998 / 1938	KE	24700 - 64th Avenue South, Kent 98032	476
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	510
Martin Sorlun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	480
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	476
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	504
Neely-O'Brien Elementary	1990 / 1955	NO	6300 South 236th Street, Kent 98032	452
Panther Lake Elementary	2009 / 1938	PL	20831 - 108th Avenue SE, Kent 98031	552
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	488
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	528
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	504
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	476
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	408
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	452
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504
<b>Elementary TOTAL</b>				<b>13,364</b>
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	923
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	793
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	890
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	790
Mill Creek MS & Technology Academy <sup>2</sup>	2005 / 1952	MC	620 North Central Avenue, Kent 98032	828
Northwood Middle School	1998	NW	17007 SE 184th Street, Renton 98058	972
<b>Middle School TOTAL</b>				<b>5,196</b>
Kent-Meridian HS & Tech Academy	1951	KM	10020 SE 256th Street, Kent 98030	1,851
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,157
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,270
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,137
<b>Senior High TOTAL</b>				<b>8,415</b>
Kent Mountain View Academy <sup>3</sup>	1997 / 1965	MV/LC	22420 Military Road, Des Moines 98198	416
Kent Phoenix Academy <sup>4</sup>	2007 / 1966	PH	11000 SE 264th Street, Kent 98030	350
<b>DISTRICT TOTAL</b>				<b>27,741</b>

<sup>1</sup> Changes to capacity reflect program changes and new building additions at high schools.  
<sup>2</sup> Mill Creek Middle School and Technology Academy replaced renovated Kent Junior High in 2005.  
<sup>3</sup> Kent Mountain View Academy serves grades 3-12. The school was formerly known as Kent Learning Center & Grandview Elementary.  
<sup>4</sup> Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the former Sequoia MS building.

# Kent School District No. 415

Serving residents of  
 Unincorporated King County  
 City of Kent  
 City of Renton  
 City of Auburn  
 City of Sea Tac  
 City of Covington  
 City of Maple Valley  
 City of Black Diamond



- 28 Elementary Schools
- 6 Middle Schools
- 4 Senior High Schools
- Kent Mountain View Academy (Grades 3-12)
- Kent Phoenix Academy (9-12)

## V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2011, the following projects are completed or in the planning phase in Kent School District:

- Three new classrooms were added when the Auxiliary Gym project was recently completed for Kent-Meridian High School. Construction is in progress for the Main Gym project that will also provide additional classroom capacity at Kent-Meridian in 2011-12.
- In February 2006, voters approved construction funding for replacement of Panther Lake Elementary School. A new site was acquired nearby and the "New" Panther Lake Elementary opened in Fall 2009 with a 28% increase in capacity. The district has received authorization from OSPI for "Old" Panther Lake Elementary School to be held in reserve for utilization in the event of flooding in the Kent Valley.
- Planning is on hold for a replacement school for Covington Elementary School. The project is pending satisfactory financial resources to fund the project.
- In February 2006, voters also approved construction funding for a future Elementary School identified as Elementary #31 (*actual #29*) to accommodate new growth.
- Enrollment projections reflect future need for additional capacity at the elementary school level. Future facility and site needs are reflected in this Plan.
- Some funding for purchase of additional portables may be provided by impact fees as needed. Sites are based on need for additional capacity.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety as well as bus pull-outs and turn-arounds for school buses.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future. (See *Table 4 on Page 16 & Site map on Page 17*)

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements and some property may be traded or sold to meet future facility needs.

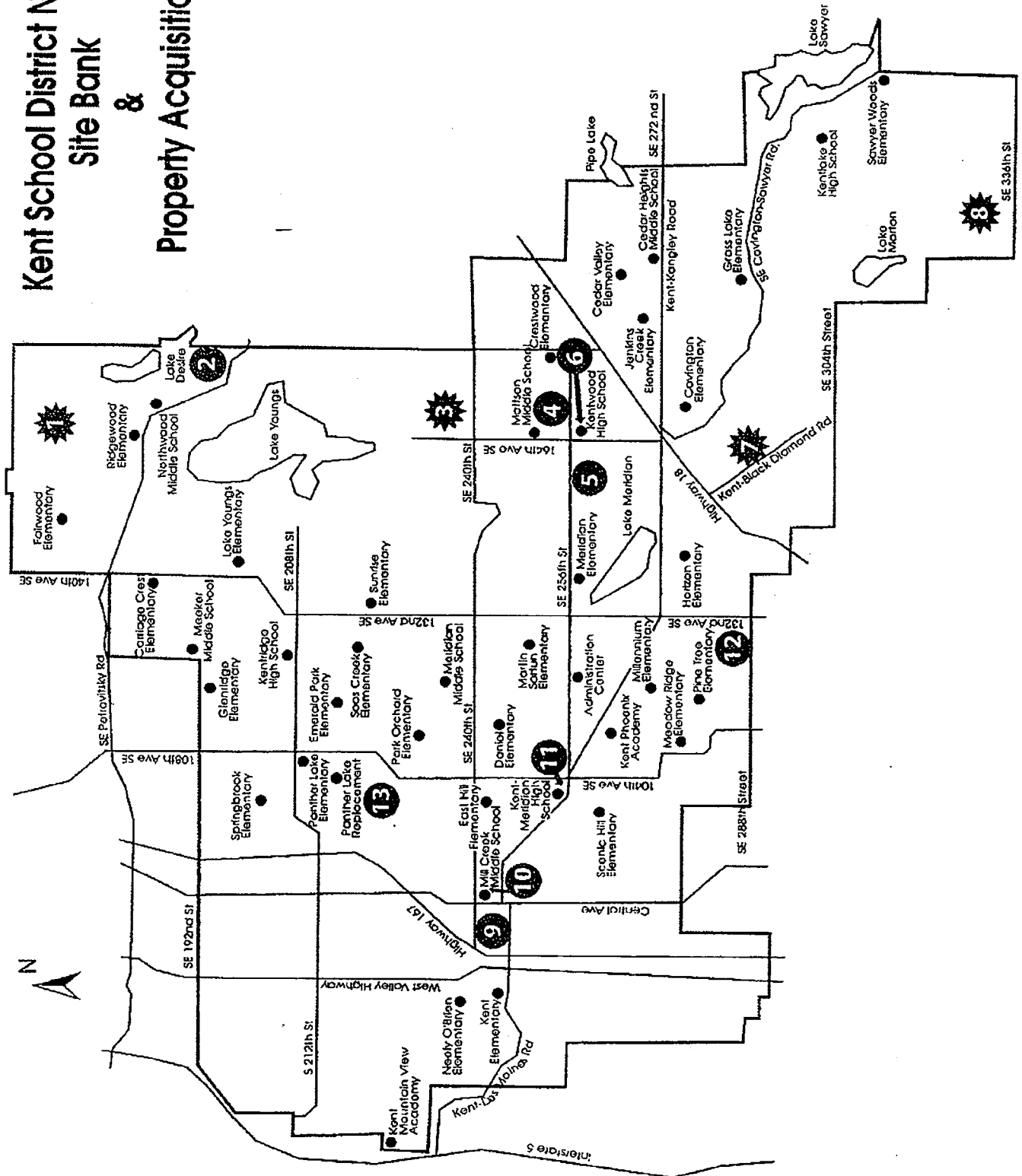
2006 voter approval of \$106M bond issue for capital improvement included the construction funding for new Elementary School #31 (*actual #29*), replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees have been or will be applied to those projects. The Board will continue annual review of standard of service and those decisions will be reflected in the each update of the Capital Facilities Plan.



**KENT SCHOOL DISTRICT No. 415**  
**Site Acquisitions and Projects Planned to Provide Additional Capacity**

SCHOOL / FACILITY / SITE				LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
							Approximate	Approximate	
# on Map	<b>ELEMENTARY</b>			<i>(Numbers assigned to future schools may not correlate with number of existing schools.)</i>					
5	Replacement for Covington Elementary (U)			SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2014-15	600	16%
	Covington Elem - Capacity to be replaced			17070 SE Wax Road, Covington	Elementary	Planning	2014-15	-504	
	Elementary # 31 (Actual #29)	(F)		Location TBD - To be determined <sup>2</sup>	New Elementary	Planning	2015-16	600	100%
	Site for Elementary # 31	(Unfunded) <sup>1</sup>		To be determined <sup>2</sup>	Site	Planning	2014-15		100%
<b>MIDDLE SCHOOL</b>									
No Projects required at this time									
<b>SENIOR HIGH</b>									
	Kent-Meridian HS - Classroom Additions (F)			10020 SE 256th Street, Kent	Classroom Additions	In Progress	2011-12	53	100%
								<b>Additional Capacity</b>	
<b>TEMPORARY FACILITIES</b>									
	Relocatables			For placement as needed	New	Planning	2011 +	24-31 each	100%
# on Map	<b><sup>3</sup> OTHER SITES ACQUIRED</b>								
	4	Covington area North (Near Maltson MS)		SE 251 & 164 SE, Covington 98042	Urban	Elementary	City of Covington		
	7	Covington area South (Scarsella)		SE 280 & 156 SE, Kent 98042	Rural	Elementary	King County		
	5	Covington area West (Halleason-Wikstrom)		SE 256 & 154 SE, Covington 98042	Urban	Elementary	City of Covington		
	3	Ham Lake area (Pollard)		16820 SE 240, Kent 98042	Rural	Elementary	King County		
	8	SE of Lake Morton area (West property)		SE 332 & 204 SE, Kent 98042	Rural	Secondary	King County		
	2	Shady Lk area (Sowers, Blaine, Drahtca, Paroline)		17426 SE 192 Street, Renton 98058	Urban	Elementary	King County		
	1	So. King Co. Activity Center (former Nike site)		SE 167 & 170 SE, Renton 98058	Rural	TBD <sup>2</sup>	King County		
	12	South Central site (Plemmons-Yeh-Wms)		SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD <sup>2</sup>	King County		
<b>Notes:</b>									
<sup>1</sup> Unfunded facility needs will be reviewed in the future.									
<sup>2</sup> TBD - To be determined - Some sites are acquired but placement, timing and/or configuration have not been determined.									
<sup>3</sup> Numbers correspond to sites on Site Bank Map on Page 17. Other Map site locations are parcels identified in Table 7 on Page 27.									

# Kent School District No. 415 Site Bank & Property Acquisitions



## **VI Relocatable Classrooms**

For the purpose of clarification, the term "portables" and the more descriptively accurate term, "relocatables" are used interchangeably in this Plan. The Plan also references use of portables or relocatables as interim or transitional capacity and facilities.

Currently, the District utilizes relocatables to house students in excess of permanent capacity, for program purposes at some school locations, and some for other purposes. (See Appendices A B C D)

Based on enrollment projections, implementation of full day kindergarten programs, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase some additional relocatables during the next six-year period.

During the time period covered by this Plan, the District does not anticipate that all of the District's relocatables will be replaced by permanent facilities. During the useful life of some of the relocatables, the school-age population may decline in some communities and increase in others, and these relocatables provide the flexibility to accommodate the immediate needs of the community.

Portables, or relocatables, may be used as interim or transitional facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the time of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Relocatables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced. Quality concerns will be among those addressed by review of capital facilities needs for the next bond issue.

The Plan projects that the District will use relocatables to accommodate interim housing needs for the next six years and beyond. The use of relocatables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between relocatables, emerging technologies and educational restructuring will continue to be examined.

## VII Projected Six-Year Classroom Capacity

As stated in Section IV, the program capacity study is periodically updated for changes in special programs and reflects class size fluctuations, grade level splits, etc. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Full Time Equivalent (FTE) student enrollment for October 2010 was 25,621.48. Kindergarten students are reported at .5 although many schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. State Apportionment-funded Full Day Kindergarten programs will report and project some Kindergarten students at 1.00 FTE at qualifying FDK schools. The P-223 FTE Report excludes Early Childhood Education ("ECE" preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

In October there were 681 students in 11<sup>th</sup> and 12<sup>th</sup> grade participating in the Running Start program at 10-20 different colleges and receiving credits toward both high school and college graduation. 329 of these students attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has the highest Running Start program enrollment in the state.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2010 was 26,630 with kindergarten students counted at 1.0 and excluding ECE and college-only Running Start students. A full headcount of all students enrolled in October 2010 totals 27,349 which includes ECE and college-only Running Start students.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, relocatable capacity, and future planned additional classroom space, the District anticipates having sufficient capacity to house students over the next six years. *(See Table 5 and Tables 5 A-B-C on Pages 20 - 23)*

This does not mean that some schools will not experience overcrowding. There may be a need for additional relocatables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future relocatables. Boundary changes, limited and costly movement of relocatables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

**KENT SCHOOL DISTRICT No. 415  
PROJECTED ENROLLMENT and CAPACITY**

**TOTAL DISTRICT**

SCHOOL YEAR	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
	Actual	P R O J E C T E D					
<b>Permanent Program Capacity <sup>1</sup></b>	27,741	27,741	27,794	27,794	27,794	27,890	28,490
<b>Changes to Permanent Capacity <sup>1</sup></b>							
Kent-Meridian HS - 2011-12 Additions (F) <sup>2</sup>		53					
2 Classrooms added at KM							
Replacement school with projected increase in capacity:							
Covington Elementary <sup>3</sup> (Unfunded)					600		
To Replace current Covington Elementary capacity					-504		
New Elementary # 31 (actual #29) (Funded)						600	
<b>Permanent Program Capacity Subtotal</b>	27,741	27,794	27,794	27,794	27,890	28,490	28,490
<b>Interim Relocatable Capacity</b>							
Elementary Relocatable Capacity Required	0	168	312	528	624	240	408
Middle School Relocatable Capacity Required <sup>4/7</sup>	0	0	0	0	0	0	0
Senior High Relocatable Capacity Required	0	0	0	0	0	0	0
<b>Total Relocatable Capacity Required <sup>1/6</sup></b>	0	168	312	528	624	240	408
<b>TOTAL CAPACITY <sup>1</sup></b>	27,741	27,962	28,106	28,322	28,514	28,730	28,898
<b>TOTAL FTE ENROLLMENT/ PROJECTION <sup>5</sup></b>	25,621	26,359	26,562	26,781	26,998	27,210	27,441
<b>DISTRICT AVAILABLE CAPACITY <sup>7</sup></b>	2,120	1,603	1,544	1,541	1,516	1,520	1,457

- <sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- <sup>2</sup> Classroom additions are under construction at Kent-Meridian HS and expected to be available for 2011-12 school year.
- <sup>3</sup> Replacement school for Covington Elementary will increase capacity and will be built on a different existing site.
- <sup>4</sup> In Fall 2004, 9th grade moved to the high schools which increased capacity available at Middle School 7th - 8th grade levels.
- <sup>5</sup> FTE = Full Time Equivalent Enrollment/Projections (i.e. 1/2 day Kindergarten student = .5 & Full Day Kindergarten student = 1.0 FTE).
- <sup>6</sup> 2010-2011 total classroom relocatable capacity is 1,389.
- <sup>7</sup> School capacity meets concurrency requirements and no impact fees are proposed for middle schools.

**KENT SCHOOL DISTRICT No. 415  
PROJECTED ENROLLMENT and CAPACITY**

**SENIOR HIGH - Grades 9 - 12**

SCHOOL YEAR	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
	Actual	P R O J E C T E D					

<b>Senior High Permanent Capacity <sup>1</sup></b>	8,765	8,765	8,818	8,818	8,818	8,818	8,818
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Includes Kent Phoenix Academy <sup>2</sup>

<b>Changes to High School Capacity</b>
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Kent-Meridian HS - 2011-12 Additions (F)

2 Classrooms added (@ 85% Utilization) 53

<b>Subtotal</b>	8,765	8,818	8,818	8,818	8,818	8,818	8,818
-----------------	-------	-------	-------	-------	-------	-------	-------

<b>Relocatable Capacity Required <sup>1</sup></b>	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---

<b>TOTAL CAPACITY <sup>1</sup></b>	8,765	8,818	8,818	8,818	8,818	8,818	8,818
------------------------------------	-------	-------	-------	-------	-------	-------	-------

<b>FTE ENROLLMENT / PROJECTION <sup>3</sup></b>	8,189	8,150	8,135	8,184	8,246	8,225	8,252
---	-------	-------	-------	-------	-------	-------	-------

<b>SURPLUS (DEFICIT) CAPACITY</b>	576	668	683	634	572	593	566
-----------------------------------	-----	-----	-----	-----	-----	-----	-----

Number of Relocatables Required 0 0 0 0 0 0 0

No Classroom Relocatables required at this time. Some Relocatables used for classroom and program purposes.

<sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

<sup>2</sup> Kent Phoenix Academy opened in Fall 2007 serving grades 9 - 12 with four special programs.

<sup>3</sup> FTE = Approximate Full Time Equivalent Enrollment or projections, excluding College-only Running Start students.

**KENT SCHOOL DISTRICT No. 415  
PROJECTED ENROLLMENT and CAPACITY**

**MIDDLE SCHOOL - Grades 7 - 8**

SCHOOL YEAR	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017		
	Actual	P	R	O	J	E	C	T	E

Middle School Permanent Capacity <sup>1</sup>	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196
---	-------	-------	-------	-------	-------	-------	-------	-------

Changes to Middle School Capacity

<sup>4</sup> Mill Creek MS & Technology Academy  
are open during Phase 2 of Renovation  
(No new capacity added in renovation)

Subtotal	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196
----------	-------	-------	-------	-------	-------	-------	-------	-------

Relocatable Capacity Required <sup>1</sup>	0	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---	---

TOTAL CAPACITY <sup>1 &amp; 3</sup>	5,196	5,196	5,196	5,196	5,196	5,196	5,196	5,196
-------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------

FTE ENROLLMENT / PROJECTION <sup>2</sup>	4,243	4,280	4,359	4,293	4,257	4,280	4,310
--	-------	-------	-------	-------	-------	-------	-------

SURPLUS (DEFICIT) CAPACITY <sup>4</sup>	953	916	837	903	939	916	886
---	-----	-----	-----	-----	-----	-----	-----

Number of Relocatables Required                    0            0            0            0            0            0            0

No Classroom Relocatables required at middle schools at this time. Some Relocatables used for classroom and program purposes.

- <sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- <sup>2</sup> FTE = Approximate Full Time Equivalent Enrollment or Projections
- <sup>3</sup> Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.
- <sup>4</sup> Middle School capacity meets concurrency requirements and no impact fees are collected for middle schools.

KENT SCHOOL DISTRICT No. 415  
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
	Actual	P R O J E C T E D					

Elementary Permanent Capacity <sup>1</sup>	13,364	13,780	13,780	13,780	13,780	13,876	14,476
--	--------	--------	--------	--------	--------	--------	--------

Kent Mountain View Academy <sup>2</sup> 416

Changes to Elementary Capacity

Replacement school with projected increase in capacity:

Covington Elementary <sup>4</sup> (Unfunded) 600  
Will replace current Covington Elementary capacity -504

New Elementary # 31 (Funded) <sup>5</sup> 600

Subtotal 13,780 13,780 13,780 13,780 13,876 14,476 14,476

Relocatable Capacity Required <sup>1</sup>	0	168	312	528	624	240	408
--	---	-----	-----	-----	-----	-----	-----

TOTAL CAPACITY <sup>2</sup>	13,780	13,948	14,092	14,308	14,500	14,716	14,884
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FTE ENROLLMENT / PROJECTION <sup>3</sup>	13,189	13,929	14,068	14,304	14,495	14,705	14,879
--	--------	--------	--------	--------	--------	--------	--------

SURPLUS (DEFICIT) CAPACITY	591	19	24	4	5	11	5
----------------------------	-----	----	----	---	---	----	---

Number of Relocatables Required 0 7 13 22 26 10 17

26 Classroom Relocatables required in 2014-15. Some additional Relocatables used for program purposes.

- <sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- <sup>2</sup> Kent Mountain View Academy is a special program at the former Grandview School serving students in Grades 3 - 12. The school building (formerly Kent Learning Center & Grandview Elem.) was designed as an elementary school.
- <sup>3</sup> FTE = Approximate Full Time Equivalent Enrollment or Projections (Kindergarten @ 1.0 & excluding ECE)  
ALL Elementary Schools will have FULL Day Kindergarten starting in 2011-12.  
In Fall 2011, Kindergarten projection changes to 1.0 FTE for Full Day Kindergarten programs at ALL 28 Elementary Schools.
- <sup>4</sup> Replacement school for Covington Elementary will increase capacity and is planned for a different existing site.
- <sup>5</sup> Site selection and construction timing for Elementary #31 is pending review of location and capacity needs.



## VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2011 - 2012 through 2016 - 2017. The financing components include secured and unsecured funding and impact fees. The plan is based on voter approval of future bond issues, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In February 2002, voters approved a \$69.5 million bond issue for capital construction and improvements. The bond issue partially funded building additions at three high schools which coincided with moving 9<sup>th</sup> grade students from junior high to senior high schools in September 2004. The District received some State Funding Assistance (formerly known as "state matching funds") and has utilized impact fees for the senior high additions.

In February 2006, voters approved a \$106 million bond issue that included funds for replacement of Panther Lake Elementary School with increased capacity, as well as construction of new Elementary School #31 (actual #29) to accommodate growth. The new Panther Lake Elementary School replaced the previous Panther Lake Elementary in Fall of 2009.

The bond issue also funded Phase II of the renovation for Mill Creek Middle School and renovation of Sequoia Middle School for reconfiguration as a non-traditional high school, Kent Phoenix Academy, which opened in September 2007.

2006 construction funding approval also provided for additional classrooms at Kentlake High School and two projects at Kent-Meridian High School. The projects at Kent-Meridian High School provide additional capacity with several new classrooms and gymnasium space. The first project at K-M was completed and the second is currently under construction. Some impact fees have been or will be utilized only for the new construction that will increase capacity.

The district has designated \$16 million of the 2006 bond authorization for construction of an additional elementary school ("Elementary #31"), currently scheduled for completion in the fall of 2015, dependent on enrollment levels. Although the school is identified as "Elementary School #31" it will actually be the 29<sup>th</sup> elementary school in the district.

The Finance Plan includes a few new relocatables to provide additional capacity and some may be funded from impact fees.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future and reported in annual updates of the Capital Facilities Plan.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 26-27 for a summary of the cost basis.

**KENT SCHOOL DISTRICT No. 415  
SIX-YEAR FINANCE PLAN**

SCHOOL FACILITIES	*	2011	2012	2013	2014	2015	2016	TOTAL			Impact Fees <sup>5</sup> Estimated	
									Secured Local & State	Unsecured State <sup>2</sup> or Local <sup>3</sup>		Estimated
<b>PERMANENT FACILITIES</b>												
Kent-Meridian High School Classroom Additions <sup>1-2</sup>	F		\$1,500,000					\$1,500,000	\$400,000		\$1,100,000	
No Middle School Projects at this time												
Covington Elementary Replacement <sup>1</sup>	U			\$31,840,000				\$31,840,000		\$26,745,600	\$5,094,400	
Elementary # 31 <sup>1-2-3</sup>	F					\$33,400,000		\$33,400,000	\$16,000,000	\$6,940,000	\$10,460,000	
Elementary Site <sup>3</sup>	U				\$5,000,000			\$5,000,000			\$5,000,000	
<b>TEMPORARY FACILITIES</b>												
Additional Relocatables <sup>3-4</sup>	F	\$255,000 2 relocatables	\$264,000 2 relocatables	\$277,000 2 relocatables				\$255,000			\$796,000	
OTHER	U											
N/A												
<b>Totals</b>		\$255,000	\$1,764,000	\$277,000	\$36,840,000	\$33,400,000	\$0	\$72,536,000	\$16,400,000	\$33,685,600	\$22,450,400	

\* F = Funded U = Unfunded

**NOTES:**

- <sup>1</sup> Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)
- <sup>2</sup> The District anticipates receiving some State Funding Construction Assistance (formerly known as "matching funds") for these projects.
- <sup>3</sup> Facility needs are pending review. Some of these projects may be funded with impact fees.
- <sup>4</sup> Cost of Relocatables based on current cost and adjusted for inflation for future years.
- <sup>5</sup> Fees in this column are based on amount of fees collected to date and estimated fees on future units.

### VIII Finance Plan - Cost Basis Summary

For impact fee calculations, construction costs are based on cost of the last elementary school, adjusted for inflation, and projected cost of the next elementary school.

Elementary School	Cost	Projected Cost
Millennium Elementary #30 Opened in 2000	\$12,182,768	
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2014)		\$31,840,000
Projected cost of Elementary #31 in 2015		\$33,400,000
Average cost of Covington Elementary Replacement & Elementary #31		\$32,620,000

Construction cost of high school addition:

Senior High School Additions	Projected Cost	Total
Kent-Meridian HS – 2011-12 Addition #2 Classroom Additions only	\$1,500,000	
Construction cost of new HS capacity		\$1,500,000

#### Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 on page 27 for a list of site acquisition costs and averages.

#### District Adjustment

The impact fee calculations on pages 29 and 30 include a "District Adjustment" to reduce the fees calculated by the impact fee formulas. Based on current economic conditions, the District has adjusted the impact fees to keep the same rates as those currently in place and made no adjustment for increase in the Consumer Price Index.

# KENT SCHOOL DISTRICT No. 415

## Site Acquisitions & Costs

Average of Sites Purchased or Built on within last 15 Years

Type & # on Map	School / Site	Year Open / Purchased	Location	Acreage	Cost	Avg cost/acre	Total Average Cost / Acre																
<b>Elementary</b>																							
13 / Urban	Panther Lake Elementary Replacement Site	2006	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129	\$287,573 Elem site average																
5 / Urban	Elementary Site (Hallsen & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391																	
				Elementary Site Subtotal	19.40	\$5,578,923																	
<b>Middle School</b>																							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	\$52,854 Middle Schl Site Avg.																
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,863																	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wms)	1999	E of 124 SE b/w 286-288 Pl (UKC)	39.36	\$1,936,020	\$49,188																	
				Middle School Site Subtotal	65.01	\$3,436,024																	
<b>Senior High</b>																							
11 / Urban	K-M High School Addition (Kent & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	\$82,761 Sr HI Site Average																
Senior High	Kentlake High School (Kombai Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438																	
8 / Urban	Kentwood Sr HI Addition (Sandhu)	1998	16807 SE 256th Street	3.83	\$302,117	\$78,882																	
				Senior High Site Subtotal	50.14	\$4,149,651																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: right;">Total Average Cost / Acre</td> </tr> <tr> <td style="text-align: right;">Total Acreage &amp; Cost</td> <td style="text-align: right;">\$97,842</td> </tr> <tr> <td style="text-align: right;">134.55</td> <td style="text-align: right;">\$13,164,598</td> </tr> </table>									Total Average Cost / Acre	Total Acreage & Cost	\$97,842	134.55	\$13,164,598										
	Total Average Cost / Acre																						
Total Acreage & Cost	\$97,842																						
134.55	\$13,164,598																						
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank &amp; Acquisitions Map on Page 17.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Properties purchased prior to 1996</td> </tr> <tr> <td>1 / Rural</td> <td>So. King County Activity Center (Nike site) purchased prior to 1996.</td> </tr> <tr> <td>4 / Urban</td> <td>Site - Covington area North (So of Mattison MS) 1984</td> </tr> <tr> <td>3 / Rural</td> <td>Site - Ham Lake east (Folard) 1982</td> </tr> <tr> <td>7 / Rural</td> <td>Site - South of Covington (Scarsella) 1993</td> </tr> <tr> <td>8 / Rural</td> <td>Site - SE of Lake Morton area (West) 1993</td> </tr> <tr> <td>2 / Urban</td> <td>Site - Shady Lake (Sowers-Blaine-Drohob-Poroline) 1995</td> </tr> <tr> <td>9 / Urban</td> <td>Old Kent Elementary replaced and currently leased out.</td> </tr> </table>								Properties purchased prior to 1996		1 / Rural	So. King County Activity Center (Nike site) purchased prior to 1996.	4 / Urban	Site - Covington area North (So of Mattison MS) 1984	3 / Rural	Site - Ham Lake east (Folard) 1982	7 / Rural	Site - South of Covington (Scarsella) 1993	8 / Rural	Site - SE of Lake Morton area (West) 1993	2 / Urban	Site - Shady Lake (Sowers-Blaine-Drohob-Poroline) 1995	9 / Urban	Old Kent Elementary replaced and currently leased out.
Properties purchased prior to 1996																							
1 / Rural	So. King County Activity Center (Nike site) purchased prior to 1996.																						
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9 / Urban	Old Kent Elementary replaced and currently leased out.																						

**KENT SCHOOL DISTRICT  
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

<b>Student Generation Factors - Single Family</b>		<b>Student Generation Factors - Multi-Family</b>	
x Elementary (Grades K - 6)	0.486	Elementary	0.331
x Middle School (Grades 7 - 8)	0.130	Middle School	0.067
x Senior High (Grades 9 - 12)	0.250	Senior High	0.124
x Total	<u>0.866</u>	Total	<u>0.522</u>
<b>Projected Increased Student Capacity</b>		<b>OSPI - Square Footage per Student</b>	
x Elementary	<u>600</u>	Elementary	<u>90</u>
x Middle School	<u>900</u>	Middle School	<u>117</u>
x Senior High Addition	<u>53</u>	Senior High	<u>130</u>
		Special Education	<u>144</u>
<b>Required Site Acreage per Facility</b>		<b>Average Site Cost / Acre</b>	
x Elementary (required)	<u>11</u>	Elementary	<u>\$287,573</u>
x Middle School (required)	<u>21</u>	Middle School	<u>\$0</u>
x Senior High (required)	<u>32</u>	Senior High	<u>\$0</u>
<b>New Facility Construction Cost</b>		<b>Temporary Facility Capacity &amp; Cost</b>	
x Elementary *	<u>\$32,620,000</u>	Elementary @ 24	<u>\$127,500</u>
x Middle School	<u>\$0</u>	Middle School @ 29	<u>\$0</u>
x Senior High *	<u>\$1,500,000</u>	Senior High @ 31	<u>\$0</u>
* See cost basis on Pg. 28		<b>State Funding Assistance Credit (formerly "State Match")</b>	
<b>Temporary Facility Square Footage</b>		District Funding Assistance Percentage	<u>56.65%</u>
x Elementary	<u>70,892</u>	<b>Construction Cost Allowance CCA - Cost/Sq. Ft.</b>	
x Middle School	<u>16,376</u>	Area Cost Allowance (Effective July 09)	<u>\$180.17</u>
x Senior High	<u>22,064</u>	<b>District Average Assessed Value</b>	
x Total 3%	<u>109,332</u>	Single Family Residence	<u>\$268,279</u>
<b>Permanent Facility Square Footage</b>		<b>District Average Assessed Value</b>	
x Elementary (Includes KMVA)	<u>1,470,543</u>	Multi-Family Residence	<u>\$99,888</u>
x Middle School	<u>667,829</u>	Apartments 71% Condos 29%	
x Senior High	<u>1,111,036</u>	<b>Capital Levy Tax Rate/\$1,000</b>	
x Total 97%	<u>3,249,408</u>	Current / \$1,000 Tax Rate (1.7235)	<u>\$1.84</u>
<b>Total Facilities Square Footage</b>		<b>General Obligation Bond Interest Rate</b>	
x Elementary	<u>1,541,435</u>	Current Bond Interest Rate	<u>4.91%</u>
x Middle School	<u>667,829</u>		
x Senior High	<u>1,133,100</u>		
x Total	<u>3,342,364</u>		
<b>Developer Provided Sites / Facilities</b>			
Value	<u>0</u>		
Dwelling Units	<u>0</u>		

**KENT SCHOOL DISTRICT  
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

**Site Acquisition Cost per Single Family Residence**

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	600	0.486	\$2,562.28
A 2 (Middle School)	21	\$0	1,065	0.130	\$0
A 3 (Senior High)	32	\$0	1,000	0.250	\$0
				0.866	
				A ⇒	<u>\$2,562.28</u>

**Permanent Facility Construction Cost per Single Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$32,520,000	600	0.486	0.97	\$25,629.53
B 2 (Middle School)	\$0	900	0.130	0.97	\$0
B 3 (Senior High)	\$1,500,000	53	0.250	0.97	\$6,863.21
			0.866		
				B ⇒	<u>\$32,492.74</u>

**Temporary Facility Cost per Single Family Residence**

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$127,500	24	0.486	0.03	\$77.46
C 2 (Middle School)	\$0	29	0.130	0.03	\$0
C 3 (Senior High)	\$0	31	0.250	0.03	\$0
			0.866		
				C ⇒	<u>\$77.46</u>

**State Funding Assistance Credit per Single Family Residence (formerly "State Match")**

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$180.17	90	0.5665	0.486	\$4,464.38
D 2 (Middle School)	\$180.17	117	0	0.130	\$0
D 3 (Senior High)	\$180.17	130	0.5665	0.250	\$3,317.15
				D ⇒	<u>\$7,781.54</u>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value	\$268,279		
Current Capital Levy Rate / \$1,000	\$1.84		
Current Bond Interest Rate	4.91%		
Years Amortized (10 Years)	10	TC ⇒	\$3,838.62

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units		
0	0	FC ⇒	0

**Fee Recap**

A = Site Acquisition per SF Residence	\$2,562.28	
B = Permanent Facility Cost per Residence	\$32,492.74	
C = Temporary Facility Cost per Residence	\$77.46	
Subtotal		\$35,132.47
D = State Match Credit per Residence	\$7,781.54	
TC = Tax Credit per Residence	\$3,838.62	
Subtotal		<u>\$11,620.15</u>

Total Unfunded Need	\$23,512.32	
50% Developer Fee Obligation		\$11,756
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 28 for explanation)		(\$6,270)
Net Fee Obligation per Residence - Single Family		<b>\$5,486</b>

**KENT SCHOOL DISTRICT  
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE**

**Site Acquisition Cost per Multi-Family Residence Unit**

Formula:  $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	500	0.331	\$2,094.11
A 2 (Middle School)	21	\$0	1,065	0.067	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.124</u>	\$0
				0.522	
				A ⇨	<u>\$2,094.11</u>

**Permanent Facility Construction Cost per Multi-Family Residence Unit**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$32,620,000	600	0.331	0.97	\$17,455.51
B 2 (Middle School)	\$0	900	0.067	0.97	\$0
B 3 (Senior High)	\$1,500,000	53	<u>0.124</u>	0.97	\$3,404.15
			0.522		
				B ⇨	<u>\$20,859.66</u>

**Temporary Facility Cost per Multi-Family Residence Unit**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$127,500	24	0.331	0.03	\$52.75
C 2 (Middle School)	\$0	29	0.067	0.03	\$0
C 3 (Senior High)	\$0	31	<u>0.124</u>	0.03	\$0
			0.522		
				C ⇨	<u>\$52.75</u>

**State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")**

Formula:  $\text{Area Cost Allowance} \times \text{SFI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Area Cost Allowance	SFI Sq. Ft / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$180.17	90	0.5665	0.331	\$3,040.56
D 2 (Middle School)	\$180.17	117	0	0.067	\$0
D 3 (Senior High)	\$180.17	130	0.5665	<u>0.124</u>	\$1,645.31
				D ⇨	<u>\$4,685.86</u>

**Tax Credit per Multi-Family Residence Unit**

Average MF Residential Assessed Value	\$99,888		
Current Capital Levy Rate / \$1,000	\$1.84		
Current Bond Interest Rate	4.91%		
Years Amortized (10 Years)	10	TC ⇨	\$1,429.23

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

**Fee Recap**

A = Site Acquisition per Multi-Family Unit	\$2,094.11	
B = Permanent Facility Cost per MF Unit	\$20,859.66	
C = Temporary Facility Cost per MF Unit	\$52.75	
Subtotal		\$23,006.52
D = State Match Credit per MF Unit	\$4,685.86	
TC = Tax Credit per MF Unit	\$1,429.23	
Subtotal		<u>\$6,115.09</u>

Total Unfunded Need	\$16,891.42	
50% Developer Fee Obligation	\$8,446	
FC = Facility Credit (if applicable)	0	
District Adjustment (See Page 28 for explanation)	(\$5,068)	
Net Fee Obligation per Residential Unit - Multi-family	<b>\$3,378</b>	

## IX Summary of Changes to April 2010 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the April 2010 Plan are summarized here.

New Panther Lake Elementary School replaced "Old" Panther Lake Elementary and opened in Fall 2009. "Old" Panther Lake Elementary is being held in reserve for utilization in the event of flood emergency in the Kent Valley.

Future projects include potential replacement and expansion of Covington Elementary School, future new Elementary School #31 (actual #29), and one project that increases capacity at Kent-Meridian High School to accommodate new growth.

Changes to capacity continue to reflect fluctuations in class size as well as program changes. Changes in relocatables or transitional capacity reflect use, purchase, sale, surplus and/or movement between facilities.

The student enrollment forecast is updated annually. Six-year Kindergarten projections were modified to meet the requirements for Full Day Kindergarten programs at all Elementary schools in 2011-12.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Biennial update of student generation rates was completed last year. Unfunded site and facility needs will be reviewed in the future.

Based on current economic conditions, the District Adjustment results in no change to the current impact fees.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor Single Family (SF)	Elem	0.445	0.486	Biennial Update in 2010
	MS	0.118	0.130	
	SH	0.245	0.250	
	Total	0.808	0.866	
Student Generation Factor Multi-Family (MF)	Elem	0.296	0.331	Biennial Update in 2010
	MS	0.075	0.067	
	SH	0.111	0.124	
	Total	0.482	0.522	
State Funding Assistance Ratios (State Match)		56.06%	56.65%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$174.26	\$180.17	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$277,129	\$268,279	Per Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$109,125	\$99,888	Per Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.72	\$1.84	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.33%	4.91%	Market Rate
Impact Fee - Single Family	SF	\$5,486	\$5,486	No Change to fee
Impact Fee - Multi-Family	MF	\$3,378	\$3,378	No Change to fee



**X**

**Appendixes**

**Appendix A: Calculations of Capacities for Elementary Schools**

**Appendix B: Calculations of Capacities for Middle Schools**

**Appendix C: Calculations of Capacities for Senior High Schools**

**Appendix D: Use of Relocatables**

**Appendix E: Student Generation Factor Survey**

**KENT SCHOOL DISTRICT No. 415  
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

KSD ELEMENTARY SCHOOL	Number of ABR Std or High Cap Classrooms	Std/High Cap Capacity at 24 average <sup>1</sup>	SE/IP ELL CR	Special Program Capacity <sup>2</sup>	2010-2011 Program Capacity <sup>2</sup>	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 24 average <sup>1</sup>	10/1/2010		FTE D K <sup>3</sup>
									P223 FTE <sup>4</sup>	P223 Headcount Enrollment	
Carriage Crest	18	432	5	20	452	1	0	0	432.14	462	T
Cedar Valley	18	432	8	24	456	2	0	0	363.50	332	AR
Covington	20	480	5	24	504	1	0	0	439.50	468	H
Crestwood	18	468	2	0	456	4	1	24	454.00	483	T
East Hill	18	432	7	44	476	3	3	72	475.08	517	AR
Emerald Park	21	504	2	0	504	2	0	0	497.52	530	T
Fairwood	17	408	3	0	408	3	0	0	413.72	448	T
George T. Daniel Elem	18	432	5	24	456	1	0	0	406.12	407	A
Glenridge	19	456	4	0	456	2	0	0	489.50	520	T
Grass Lake	18	432	4	20	462	1	0	0	406.58	422	H
Horizon	21	504	2	0	504	3	0	0	485.50	501	H
Jenkins Creek	15	360	7	44	404	3	1	24	296.00	323	AR
Kent Elem.	17	408	6	68	476	2	2	48	555.00	555	A
Lake Youngs	21	504	7	20	510	0	0	0	441.89	463	H
Martin Soutun	19	456	3	24	480	1	1	24	517.05	560	AR
Meadow Ridge	17	408	6	68	476	0	4	96	520.10	521	A
Mendiam Elementary	21	504	3	20	524	3	2	48	553.02	565	T
Millennium Elementary	20	480	3	24	504	0	0	0	487.05	528	K
Neely-O'Brien	16	384	5	68	452	5	5	120	608.54	670	AR
Panther Lake (New)	15	360	3	38	392	4	0	0	531.50	575	AR
Park Orchard	18	432	7	54	488	2	0	0	445.03	448	A
Pine Tree	21	504	4	24	528	3	0	0	510.23	541	K
Ridgewood	21	504	1	0	504	1	2	48	526.48	561	T
Sawyer Woods	21	504	2	0	504	0	0	0	457.00	482	H
Scenic Hill	17	408	6	68	476	3	3	72	681.00	581	A
Soos Creek	17	408	4	0	408	3	0	0	328.50	353	T
Springbrook	17	408	5	44	452	2	0	0	437.50	478	AR
Sunrise	21	504	2	0	504	3	0	0	512.00	541	T
Kent Mem. View Academy	14	358	3	60	418	0	0	0	98.12	89	0
<b>Elementary TOTAL<sup>2</sup></b>	<b>535</b>	<b>12,860</b>	<b>122</b>	<b>778</b>	<b>13,780</b>	<b>58</b>	<b>24</b>	<b>578</b>	<b>13,189.17</b>	<b>13,982</b>	

<sup>1</sup> Elementary classroom capacity is based on average of 24; 18-22 in K-3, 23 in Grade 4 & 28 in Grades 5-8. Includes adjustments for class size reduction or program changes.  
<sup>2</sup> Kent School District Standard of Service reserves some rooms for pull-out programs. la. 20 Total = 17 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.  
<sup>3</sup> Elementary schools have 100% space utilization rate. <sup>4</sup> Elementary FTE reports Kind @ .5 FOK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0. Excludes ECE preschoolers.  
<sup>5</sup> FDK = Full Day Kindergarten T = Tuition-based AR = ARRA Title I Funded Schoolwide K = KAI Title I Funded A = State Appropriation Funded H = Half Day Kindergarten only

**KENT SCHOOL DISTRICT No. 415  
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

K S D MIDDLE SCHOOL	ABR	# of Std	Standard Capacity <sup>2</sup> @ 85% Utilization		SE/IP ELL CIS		Special Ed ELL Capacity		Spec Pgm Clims		Special <sup>1</sup> Program Capacity		2010-2011 Program Capacity <sup>2</sup> @ 85% Utilization		Program Use Relocatables		Classroom Use Relocatables		10/1/2010 P223 FTE <sup>3</sup> Enrollment		10/1/2010 Headcount <sup>3</sup> Enrollment	
			at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims
Cedar Heights Middle School	CH	32	782	9	93	2	48	923	0	2	145	710.79	712									
Mattison Middle School	MA	24	585	6	59	7	160	793	4	0	0	646.68	648									
Meeker Middle School	MK	33	807	4	59	1	24	890	0	0	0	633.21	634									
Meridian Middle School	MJ	26	631	5	64	4	95	790	3	5	145	658.60	657									
Mill Creek Middle School	MC	30	729	5	51	2	48	828	0	2	58	854.00	854									
Noxwood Middle School	NW	33	807	4	46	5	119	972	0	0	0	654.24	655									
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment								See Elem				88.00	88									
<b>Middle School TOTAL</b>		<b>178</b>	<b>4,341</b>	<b>33</b>	<b>372</b>	<b>21</b>	<b>494</b>	<b>5,196</b>	<b>7</b>	<b>9</b>	<b>348</b>	<b>4,243.52</b>	<b>4,248</b>									

**APPENDIX B**

K S D SENIOR HIGH SCHOOL	ABR	# of Std	Standard Capacity <sup>2</sup> @ 85% Utilization		SE/IP ELL CIS		Special Ed ELL Capacity		Spec Pgm Clims		Special <sup>1</sup> Program Capacity		2010-2011 Program Capacity <sup>2</sup> @ 85% Utilization		Program Use Relocatables		Classroom Use Relocatables		10/1/2010 P223 FTE <sup>3</sup> Enrollment		10/1/2010 Headcount <sup>3</sup> Enrollment	
			at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims	at 25-31 Clims
Kent-Meridian Senior High	KM	53	1,376	8	110	12	286	1,851	3	6	186	1,928.34	1,983									
Kentlake Senior High	KL	58	1,508	12	145	14	333	2,157	0	2	62	1,686.72	1,736									
Kentridge Senior High	KR	69	1,766	11	123	16	381	2,270	0	4	124	2,141.85	2,187									
Kentwood Senior High	KW	65	1,692	5	51	17	394	2,137	5	3	93	1,966.60	2,031									
Kent Mountain View Academy (Grades 3 - 12) Senior High Grade 9 - 12 Enrollment								See Elem				153.88	159									
Kent Phoenix Academy	PH							350				301.40	315									
Regional Justice Center <sup>4</sup>	RJ	N/A						N/A				10.00	10									
<b>Senior High TOTAL</b>		<b>245</b>	<b>6,342</b>	<b>36</b>	<b>429</b>	<b>59</b>	<b>1,394</b>	<b>8,765</b>	<b>8</b>	<b>15</b>	<b>465</b>	<b>8,188.79</b>	<b>8,420</b>									

**APPENDIX C**

K S D MIDDLE SCHOOL	ABR	# of Std	Standard Capacity <sup>2</sup> @ 85% Utilization		SE/IP ELL CIS		Special Ed ELL Capacity		Spec Pgm Clims		Special <sup>1</sup> Program Capacity		2010-2011 Program Capacity <sup>2</sup> @ 85% Utilization		Program Use Relocatables		Classroom Use Relocatables		10/1/2010 P223 FTE <sup>3</sup> Enrollment		10/1/2010 Headcount <sup>3</sup> Enrollment	
			at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims	at 26-29 Clims
<b>DISTRICT TOTAL</b>		<b>958</b>	<b>23,543</b>	<b>191</b>	<b>1,579</b>	<b>80</b>	<b>1,888</b>	<b>27,741</b>	<b>73</b>	<b>48</b>	<b>1,389</b>	<b>25,621.48</b>	<b>26,630</b>									

<sup>1</sup> Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.  
<sup>2</sup> Secondary school capacity is adjusted for 85% utilization rate. 9th grade moved to HS in 2004. Revised Facility Use Study is in progress for 2011-12.  
<sup>3</sup> Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,349.  
<sup>4</sup> 19 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-872. Total RJ count in October 2010 is 29.

KENT SCHOOL DISTRICT No. 415

USE OF RELOCATABLES

School Year	2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017	
	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity
Relocatable Use <sup>1</sup>														
Relocatables for classroom use	48		48		48		48		48		48		48	
Relocatables for program use (ie. Computer labs, music, etc.)	73		73		73		73		73		73		73	
Elementary Capacity Required @ 24 <sup>2</sup>	0	0	7	168	13	312	22	528	26	624	10	240	17	408
Middle School Capacity Required @ 29 <sup>3</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b># of Relocatables Utilized</b> <sup>4</sup>	121		121		121		121		121		121		121	
Classroom Relocatable/Capacity Required	0	0	7	168	13	312	22	528	26	624	10	240	17	408
<b>Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:</b>														
Elementary <sup>1/2</sup>	0		7		13		22		26		10		17	
Middle School <sup>3</sup>	0		0		0		0		0		0		0	
Senior High <sup>4</sup>	0		0		0		0		0		0		0	
<b>Total</b>	0		7		13		22		26		10		17	

<sup>1</sup> Use of additional relocatables for classrooms or special programs is based on need and fluctuations of enrollment at each school.

<sup>2</sup> Full Day Kindergarten will increase the need for relocatables at the elementary level until permanent capacity can be provided.

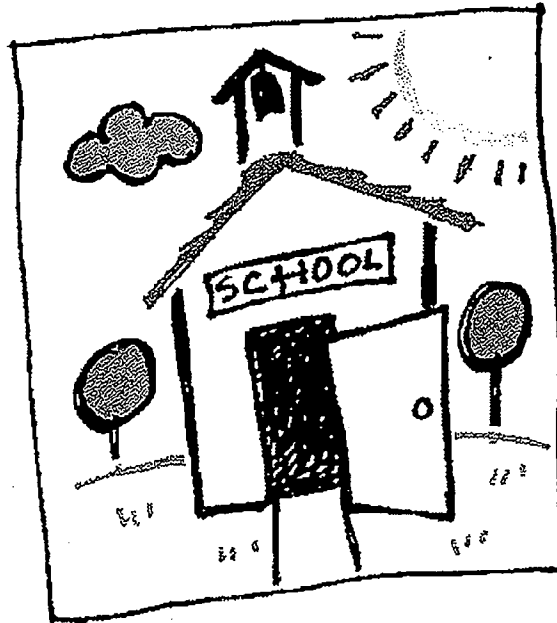
<sup>3</sup> Grade Level Reconfiguration - In 2004, 8th grade students moved to high schools creating sufficient permanent capacity at middle schools.

<sup>4</sup> Although relocatables are utilized for a wide variety of purposes, new construction and boundary adjustments are limited to minimize the requirement for relocatables.

**KENT SCHOOL DISTRICT No. 415**  
Student Generation Factor Survey

School #	Development	Elementary Area	S t u d e n t s				S t u d e n t s				Total
			Total	Elem	MS	HS	Total	Elem	MS	HS	
419	Eagle Crest - Park View - Southridge	HE	219	128	28	54	0.950	0.575	0.128	0.247	
187	Eastland Meadows - Kent	SC	13	9	4	6	1.462	0.692	0.308	0.462	
395	Eastpointe	MS	99	25	4	6	0.354	0.253	0.040	0.081	
399	Fern Crest East - Kent	SR	171	91	20	42	0.895	0.532	0.117	0.248	
400	Fern Crest West - Kent	SR	130	75	19	18	0.862	0.577	0.146	0.138	
410	Highland & Rhododendron Estates	ML	41	20	9	10	0.951	0.488	0.220	0.244	
228	Kenlake Highlands	SW	127	85	17	36	1.087	0.669	0.134	0.283	
431	Meridian Ridge	HE	70	24	2	5	0.443	0.343	0.029	0.071	
340	North Parke Meadows & Parke Meadows South	CW	106	56	21	30	1.009	0.528	0.198	0.283	
432	Panther Meadows	GR	32	20	4	8	1.000	0.625	0.125	0.250	
130	Rose's Meadow	ML	37	9	4	4	0.459	0.243	0.108	0.108	
78	Savanna / The Reserve / Stonefield / Crofton Hills	CO	351	174	55	141	1.054	0.496	0.157	0.402	
420	Tamarack Ridge	CW	134	39	9	25	0.545	0.291	0.067	0.187	
179	The Parks - Fairwood/Renton	RW	172	67	28	58	0.890	0.390	0.163	0.337	
418	Trovisky Park - Renton	RW	167	89	18	24	0.784	0.533	0.108	0.144	
417	Wood Creek - Covington	CW	154	74	22	38	0.870	0.481	0.143	0.247	
<b>Total</b>			<b>2,023</b>	<b>983</b>	<b>264</b>	<b>505</b>	<b>0.866</b>	<b>0.486</b>	<b>0.130</b>	<b>0.250</b>	
School #	Development	Elementary Area	S t u d e n t s				S t u d e n t s				Total
			Total	Elem	MS	HS	Total	Elem	MS	HS	
418	Adegio Apartments - Covington	CO	200	43	7	24	0.370	0.215	0.035	0.120	
417	Aldbrook Apartments - Kent	EH	207	92	20	23	0.652	0.444	0.087	0.111	
156	Arleta Apartments - Kent	SH	81	44	12	12	0.840	0.543	0.148	0.148	
146	Fairwood Pond Apartments - Renton	FW	194	66	7	15	0.340	0.227	0.036	0.077	
414	Park Placo Apartments - Kent	SH	51	56	11	20	1.708	1.098	0.216	0.392	
147	Red Mill at Fairwood - Renton	CC	96	13	1	7	0.219	0.135	0.010	0.073	
337	Riverview - The Parks - Kent	NO	148	58	10	22	0.378	0.162	0.068	0.148	
102	Rock Creek Landing - Kent	SB	211	93	11	16	0.441	0.313	0.052	0.078	
413	Silver Springs Apartments - Kent	PL	251	172	18	38	0.685	0.462	0.072	0.151	
192	Sunrise at Benson Condos - Kent	GR	88	25	7	12	0.284	0.080	0.068	0.136	
<b>Total</b>			<b>1,527</b>	<b>797</b>	<b>103</b>	<b>189</b>	<b>0.522</b>	<b>0.331</b>	<b>0.067</b>	<b>0.124</b>	

# 2011 CAPITAL FACILITIES PLAN



## **NORTHSHORE SCHOOL DISTRICT NO. 417**

3330 MONTE VILLA PARKWAY  
BOTHELL, WASHINGTON 98021-8972

"STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION"

### **BOARD OF DIRECTORS**

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**Larry Francois, Superintendent**

Adopted 5/10/11

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## Executive Summary

### SECTION 1 -- INTRODUCTION

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

Presented herein, in conformance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville, is the Capital Facilities Plan (CFP) of the Northshore School District.

This CFP is intended to provide the School District, King County, Snohomish County and the cities of Bothell, Kenmore, and Woodinville with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the long term (2011-2025), and a more detailed schedule and financing program for capital improvement over the next six years (2011-2017).

This CFP is also intended to provide local jurisdictions with information on the School District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive land use plan alternatives.

The role of impact fees in funding school construction is addressed in Section 9 of this report.

#### **Summary**

The District continues to experience growth in its northern central corridor, while implications of the Urban Growth Boundary Line are resulting in flat or declining enrollments in its eastern areas of the district. Recent capacity that was added in the northern corridor is projected to be fully utilized by 2015. Alternatives such as service area changes continue to be reviewed, but a new facility may be necessary and, if approved by the Board, would be included in the 2014 bond for voter approval. The District continues to review several alternative configurations, including a four year high school program, a sixth through eighth grade middle school program, a Kindergarten through fifth grade elementary program, and/or the possibility of a Kindergarten through eighth or Kindergarten through ninth grade program, any of which could affect the CFP plans and assumptions.

#### **Overview of the Northshore School District**

The Northshore School District services five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. The physical area and student population are roughly two-thirds in King County and one-third in Snohomish County. The District is 62 square miles and is located at the north end of Lake Washington, extending north into Snohomish County, with a population estimated at 117,819. The District currently serves an enrollment of 18,469<sup>1</sup> with

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<sup>1</sup>Full-time equivalents/October 2009 census.



twenty elementary schools, six junior high schools, three high schools, one alternative secondary school, and one early childhood center. The grade configuration is kindergarten through sixth for elementary, seventh through ninth for junior high, and tenth through twelfth for high school. The District continues to examine the advantages of various models, including a kindergarten through fifth grade elementary school, sixth through eighth grade middle school, ninth through twelfth high school, or a kindergarten through eighth or kindergarten through ninth grade program. The Urban Growth Boundary Line (UGA) splits the District, exacerbating challenges in meeting equitable service levels. Generally, schools on the eastern side of the UGA line are seeing declining enrollment while schools on the western side are seeing increasing enrollment. To optimize instructional program flexibility and maximize service levels in the most cost effective way possible, the District maintains approximately ten - fifteen percent of its total classroom capacity in relocatables (portables).

## SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

### NORTHSHORE ENROLLMENT PROJECTIONS: 2011-2025<sup>2</sup>

#### Introduction

In general, enrollment growth in the Puget Sound has been slower in the past decade than in the previous decade. This slow-down in enrollment growth from the District's high point in 1998, is correlated with a modest decline in births and with a slowdown in overall population growth in the region. The District has followed that trend with headcount enrollment declining steadily since October 2006. The biggest losses in the District in recent years have been seen at the junior high and high school level as the smaller elementary classes from the past few years have moved up. Elementary enrollment, after stabilizing at around 9,800 students for the past 3 years, trended up above 10,000 in 2010.

For this year's District projections, regional trends were modified to include population and housing growth, and any market share losses or gains due to private schools. In addition, assumptions and corresponding projections were taken down to the feeder pattern level. Growth rates were adjusted based on a database of new housing and construction information specific to those respective areas. The resulting trends were used to further refine the projection methodology for both headcount and full time equivalent (FTE) forecasts used in this document. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

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<sup>2</sup> The District contracts with an independent consultant to produce enrollment projections for the Capital Facilities Plan. The consultant has a long history of working with local school districts in doing projections, including 7 years as the demographer for the Seattle Public Schools and 14 years as an independent consultant providing long-range projections for the Highline, Edmonds, Mukilteo, Puyallup, Federal Way, Marysville, Bethel, South Kitsap, Bremerton, Tacoma, and Seattle school districts. For new housing and construction data the District contracts with a separate firm to collect and update this data on a regular basis.

## Methodology

Numerous methodologies are available for projecting long-term enrollment. The most common method is known as cohort survival, which tracks groups of students through the system and adjusts the populations to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, where there is no previous grade. At kindergarten two methodologies are generally used. First, one can use a linear extrapolation from the previous five years, assuming that there is a trend. Or, alternatively, one can compare the kindergarten enrollment to births from five years prior to calculate a "birth-to-k" ratio. For example, kindergarten enrollment in 2010 is divided by the total births in King and Snohomish counties in 2005 to produce a birth-to-k ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

The cohort survival method has been used by OSPI to predict enrollment for all districts in the state. In past years OSPI has used a five-year cohort average for grades 1-12 and a linear extrapolation method at kindergarten. In 2008 OSPI commissioned a study to evaluate the effectiveness of this method for predicting enrollment. The report recommended the use of the "birth-to-k" method for predicting kindergarten enrollment and the use of a housing adjustment factor for districts that are likely to be impacted by large numbers of new housing developments. To date, these suggestions have not been implemented. The latest forecast from OSPI for the District continues to use cohort survival with a linear extrapolation at the kindergarten level.

Table 2-1 shows a projection for Northshore using the headcount projection provided by OSPI. This model converts the OSPI headcount forecast to an FTE forecast based on the latest data comparing headcount to FTE enrollment in Northshore. The OSPI forecast predicts a gradual increase in FTE enrollment over the next six years, with growth primarily at the elementary level.

**TABLE 2-1**  
**OSPI Cohort Headcount Forecast CONVERTED to FTE Based on Latest Northshore FTE Data**  
**October FTE**

Grade	Actual 10/11*	Projected 11/12	Projected 12/13	Projected 13/14	Projected 14/15	Projected 15/16	Projected 16/17
K	681	683	693	703	714	724	735
1	1,447	1,454	1,460	1,481	1,504	1,525	1,548
2	1,431	1,481	1,493	1,499	1,520	1,543	1,566
3	1,390	1,443	1,494	1,506	1,511	1,533	1,556
4	1,413	1,398	1,458	1,509	1,521	1,527	1,549
5	1,427	1,428	1,415	1,475	1,527	1,539	1,545
6	1,484	1,455	1,454	1,440	1,502	1,555	1,567
7	1,450	1,529	1,481	1,480	1,466	1,529	1,583
8	1,550	1,478	1,558	1,509	1,508	1,493	1,558
9	1,499	1,557	1,490	1,570	1,521	1,520	1,505
10	1,655	1,530	1,589	1,519	1,602	1,551	1,550
11	1,497	1,585	1,467	1,523	1,456	1,535	1,487
12	1,556	1,436	1,522	1,409	1,464	1,399	1,475
Total K-6	9,271	9,343	9,466	9,613	9,800	9,947	10,066
Total 7-9	4,498	4,565	4,529	4,560	4,495	4,542	4,645
Total 10-12	4,709	4,551	4,578	4,452	4,521	4,485	4,512
District Total	18,478	18,458	18,573	18,624	18,816	18,974	19,223
		-21	115	51	192	158	249
		-0.1%	0.6%	0.3%	1.0%	0.8%	1.3%

\*Actual FTE Enrollment as of 10/10

The cohort method displayed in Table 2-1 generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. Combining cohort survival with other information about housing, regional population trends, and even trends in service area and private school enrollment can sometimes provide for a more accurate forecast. New home construction and sales, for example, have declined dramatically in Northshore and the rest of the region since 2007. A five year average of historical trends from the past five years could well miss the significance of this trend going forward. Data from New Home Trends, for example, indicates that new home sales in Northshore in 2010 were about half of what they were between 2005 and 2007.

Table 2-2 shows an alternative to the OSPI forecast that combines cohort survival methodology with information about new housing, the District's predicted share of the King and Snohomish County birth cohort, and any predicted gains or losses in the District's market share. Market share refers to the District's share of the K-12 public school population in the region as well as any expected effect from private schools. For this forecast, the average rollup at existing grades was combined with estimates of growth that might be expected from new housing, and assumptions about market share gains or losses that the District is likely to see at certain grade levels. Estimates of housing growth for this model were obtained from Northshore's housing development database. Table 2-2 shows the forecast based on this methodology.

This forecast produces a result that is similar to the OSPI forecast, though it predicts greater growth at the elementary and kindergarten level. This difference results primarily from a consideration of births and housing trends for various service areas within the District. Overall, enrollment is predicted to remain stable into 2011 and

then gradually increase from 2011 to 2016. Similar to the cohort forecast, the growth is expected to be concentrated at the elementary level. Elementary enrollment is predicted to grow from 9,271 FTE in October 2010 to 10,346 FTE by October 2016. Junior high enrollment is projected to decline through 2014 before starting to increase again after that. High school enrollment is projected to decline from 4,709 FTE in 2010 to 4,448 FTE in 2016.

**TABLE 2-2**  
**FTE Forecast**  
**Facilities Forecast -- OCTOBER MEDIUM**

October FTE	Actual	Projected	Projected	Projected	Projected	Projected	Projected
Grade	10/11*	11/12	12/13	13/14	14/15	15/16	16/17
K	681	713	723	734	720	737	733
1	1,447	1,465	1,528	1,549	1,573	1,541	1,580
2	1,431	1,479	1,500	1,565	1,586	1,610	1,578
3	1,390	1,451	1,498	1,520	1,584	1,606	1,631
4	1,413	1,407	1,472	1,519	1,541	1,607	1,630
5	1,427	1,437	1,427	1,492	1,541	1,562	1,629
6	1,484	1,435	1,441	1,430	1,496	1,544	1,566
7	1,450	1,500	1,452	1,457	1,446	1,513	1,562
8	1,550	1,481	1,532	1,483	1,488	1,477	1,545
9	1,499	1,555	1,493	1,544	1,495	1,500	1,489
10	1,655	1,532	1,591	1,526	1,579	1,528	1,534
11	1,497	1,582	1,467	1,523	1,462	1,512	1,464
12	1,556	1,432	1,518	1,408	1,462	1,403	1,451
Total K-6	9,271	9,388	9,589	9,809	10,040	10,209	10,346
Total 7-9	4,498	4,536	4,476	4,484	4,429	4,490	4,596
Total 10-12	4,709	4,546	4,576	4,458	4,502	4,443	4,448
District Total	18,478	18,470	18,641	18,750	18,972	19,142	19,390
		-9	171	110	221	170	249
		0.0%	0.9%	0.6%	1.2%	0.9%	1.3%

\*Actual FTE Enrollment of 10/10

## Long Range Projections

The methodology described above was extrapolated to 2020 and 2025 to produce a longer-range forecast. In general, this model assumes that the period between 2016 and 2025 will have slightly better population and housing growth than is expected between 2010 and 2015. Similar to the methodology used above, the average cohort survival rollup-rate for each grade was calculated and applied at each grade level to predict the growth in each subsequent year. Kindergarten was projected using the birth-to-k ratio method described above. Longer-range kindergarten projections were arrived at by applying the latest fertility rates to the State projections of females in their child-bearing years for both King and Snohomish counties. This provided a projection of the number of births expected in the coming years. The average birth-to-k ratio for the last five years was then applied to the projected births to predict kindergarten enrollment. A growth factor was then applied to each of the grade level projections (K-12) to account for expected population and housing growth in future years. This factor was based on an analysis of future population growth for neighborhoods in and around the District obtained from the Puget Sound Regional Council.

Using this methodology, the District's enrollment shows continued growth from 2016 to 2025. As shown in Table 2-3, FTE enrollment in 2020 is projected to be 20,486 and projected FTE enrollment for 2025 is predicted to be 21,548. Elementary enrollment is expected to grow more dramatically between 2016 and 2025 when the birth cohorts entering school are expected to be larger. In fact, the State of Washington is predicting a marked increase in K-12 enrollment between 2015 and 2025 as the grandchildren of baby boomers reach school age. The State model assumes a stable fertility rate (number of births per female in her child-bearing years), and a generally positive economic outlook that will continue to bring new residents into the area.

Obviously, future growth trends are somewhat uncertain. Changes in population growth, fertility rates, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current projection should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

**TABLE 2-3**  
**Projected FTE Enrollment**

Level	2015	2020	2025
Elementary	10,209	10,668	11,203
Jr. High	4,490	5,112	5,247
High School	4,443	4,706	5,098
Total	19,142 FTE	20,486 FTE	21,548 FTE

### SECTION 3 -- DISTRICT STANDARD OF SERVICE

Optimizing student learning is the heart of what the District strives for in establishing its service standard for classroom capacity utilization. This requires a constant refinement and review of instructional practices, learning environment and program development. These elements are combined with demographic projections and cost considerations in determining service levels.

The District provides traditional educational programs and nontraditional programs (See Table 3-1) such as special education, expanded bilingual education, remediation, alcohol and drug education, preschool and daycare programs, home school, computer labs, music programs, movement programs, etc. Programs and the associated learning environment are regularly reviewed to attempt to determine the optimum instructional method and learning environment at each school. The required space for these programs is determined by noise, level of physical activity, teacher to student ratios, privacy and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program experimentation, and pre- and post- school activities. For example, service level capacities in rooms utilized for programs such as special education would reflect lower capacities of the defined service levels (See Table 3-2), eight versus 24 (for a standard size room or relocatables/portables). A second example is the Dual Language program with two dedicated classrooms at each grade level, in addition to the regular education classrooms. These classes have a scheduled use of 24 students per room.

Special teaching stations and programs offered by the Northshore School District at specific school sites are included in Table 3-1.

**TABLE 3-1**  
**Programs and Teaching Stations**

	Elementary	Secondary
Computer Labs	X	X
Group Activities Rooms	X	
Elementary Advanced Placement (EAP)	X	
All Day Kindergarten	X	
Parents Active in Cooperative Education (PACE)	X	
Special Education	X	X
Contained Learning Centers (CLC)	X	X
Learning Centers (LC)	X	X
Learning Assistance Program (LAP)	X	X
English Language Learners (ELL)	X	X
Dual Language (DL)	X	
Home School	X	X
Alternative School Program		X
Career Technical Education		X
International Baccalaureate (IB) and Advanced Placement (AP)		X

School-to-Work		X
Running Start		X
College in the High School		X

A number of the above programs affect the design capacity of some of the buildings housing these programs. Special programs usually require space modifications and sometimes have less density than other, more traditional programs; this potentially translates into greater space requirements. These requirements are part of the difference that we see between design capacity and scheduled capacity (see page 14).

Teaching station loading is identified in Table 3-2. Class sizes are averages based on actual utilization as influenced by state funding and instructional program standards. The District's standard of service is based on state and/or contractual requirements.

**TABLE 3-2**  
**Standard of Service –Class Size (Average)**

Classroom Type	Elementary – Average Students Per Classroom	Junior High – Average Students Per Classroom	High School – Average Students Per Classroom
Kindergarten	23	NA	NA
Regular, Alternative, EAP	24	27	27
Regular (portables)	24	27	27
Special Education (CLC)	12	12	12
Special Education – Severe/Profound (CLC)	8	8	8
Integrated - Regular & Special Education (15 regular & 6 special education students)	21	NA	NA
Special Education	8 (Sorenson & Woodmoor)	NA	NA
Vocational	NA	27	27
Dual Language - assuming 2 classes per grade level	24	NA	NA



Snohomish County has requested that the District's plan include a measurement of the current levels of service to compare to the District's minimum levels of service. A possible indicator of that is summarized in Table 3-3, which shows the District's average students per teaching station as a measurement of its minimum levels of service as of October 31, 2010.

**TABLE 3-3**  
**Average Students per Scheduled Teaching Station**

Grade Level	# of Scheduled Teaching Stations	FTE Scheduled Capacity	Calculated Standard of Service (1)	FTE Enrollment (2)	Average FTE / Teaching station
K-6	466	10,783	23.1	9,222	19.8
7-9	225	5,833	25.9	4,430	19.7
10-12	226	5,688	25.2	4,590	20.3
Total	917	22,304		18,242	

- (1) Capacity divided by the number of teaching stations
- (2) Excludes alternative programs except SAS

## SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. As seen in Table 4-1, this section summarizes the capacity owned and operated by the Northshore School District including permanent classrooms, relocatable classrooms (portables), developed school sites, undeveloped land, and support facilities.

Site capacities are established based on existing programs, projected future programs and, where possible the recommendation of local site administration. To monitor this, and for use in preliminary capacity planning, the District establishes design capacities. This is the maximum number of students a site can accommodate based on a standard room capacity of 54, 27, 24, or 12 FTE depending on room size. These figures are compared on a regular basis to the actual utilization or Scheduled Capacity. Scheduled Capacity takes into consideration the specific programs that actually take place in each of the rooms. For example, capacities in rooms utilized for programs such as special education would reflect capacities of the defined service levels (See Table 3-2), eight versus 24 (for a standard size room or relocatables/portables). Due to the need to provide planning time and space for teacher preparation, some facilities will only support a design capacity utilization of 85%. In secondary schools where recent modernizations have added more teacher preparation space, the utilization percentage is higher.

### Schools

The Northshore School District currently operates 20 elementary schools (grades K-6), six junior high schools (grades 7-9), and three high schools (grades 10-12). The District also has one alternative secondary school program, a home school program and an early childhood center.

TABLE 4-1

### Elementary School Capacity Inventory (Including Relocatables)

School	Year Built	Last Modernization or Capacity addition	Total # of Rooms		Capacity		# Students / Rm		Relocatables	
			Design	Schedule	Design	Schedule	Design	Schedule	Schedule Capacity	% of Schedule
Arrow head	1957	1994/2011	26	17	622	382	23.9	22.5	24	6.3%
Bear Creek	1988	2011	22	21	526	502	23.9	23.9	0	0.0%
Canyon Creek	1977	1999/2008	34	29	813	669	23.9	23.1	72	10.8%
Collage Lake	1958	2005	23	16	550	358	23.9	22.4	0	0.0%
Crystal Springs	1957	2002/2010	28	24	670	574	23.9	23.9	96	16.7%
East Ridge	1991		27	18	646	430	23.9	23.9	24	5.6%
Fernwood	1988	2002/2010	32	28	785	660	23.9	23.6	48	7.3%
Frank Love	1990		27	20	646	478	23.9	23.9	24	5.0%
Hollywood Hill	1980	2001	25	16	598	394	23.9	24.6	0	0.0%
Kenmore	1955	2002/2011	27	23	645	549	23.9	23.9	48	8.7%
Kokanee	1994		31	25	741	597	23.9	23.9	48	8.0%
Lockwood	1962	2004/2011	28	21	670	502	23.9	23.9	24	4.8%
Maywood Hills	1961	2002	26	25	622	579	23.9	23.2	68	11.7%
Moorlands	1963	2002/2011	32	27	764	620	23.9	23.0	12	1.9%
Shelton View	1969	1989/2011	24	20	574	443	23.9	22.2	24	5.4%
Sorenson EOC *	2002									
Sunrise	1985		26	17	622	382	23.9	22.5	24	6.3%
Wellington	1978	2000/2011	28	25	670	597	23.9	23.9	47	7.9%
Westhill	1980	1995/2011	25	21	598	478	23.9	22.8	24	5.0%
Woodin	1970	2003	29	28	692	668	23.9	23.9	120	18.0%
Woodmoor	1994		46	45	1101	921	23.9	20.5	0	0.0%
<b>Subtotal</b>			<b>566</b>	<b>466</b>	<b>13,535</b>	<b>10,783</b>	<b>23.9</b>	<b>23.1</b>	<b>727</b>	<b>6.7%</b>
Canyon Park	1964	2000/2005	47	41	1,285	1,039	27.3	25.3	0	0.0%
Kenmore	1961	2002/2008	51	36	1,378	913	27.0	25.4	0	0.0%
Leota	1972	1998	44	36	1,204	943	27.4	26.2	39	4.1%
Northshore	1977	2004	44	38	1,222	970	27.8	25.5	27	2.8%
Skyview	1992		44	41	1,219	1,048	27.7	25.6	108	10.3%
Timbercrest	1997		38	35	1,072	920	28.2	26.3	0	0.0%
<b>Subtotal</b>			<b>266</b>	<b>227</b>	<b>7,380</b>	<b>5,833</b>	<b>27.5</b>	<b>25.7</b>	<b>174</b>	<b>3.0%</b>
Bothell	1953	2005	87	76	2,221	1,936	25.5	25.5	27	1.4%
Inglemoor	1964	2000	82	73	2,140	1,912	26.1	26.2	162	8.5%
Woodinville	1983	1994/2008	66	62	1,725	1,618	26.1	26.1	127	7.8%
<b>Subtotal</b>			<b>235</b>	<b>211</b>	<b>6,086</b>	<b>5,466</b>	<b>25.9</b>	<b>25.9</b>	<b>316</b>	<b>5.8%</b>
SAS	2010		18	15	264	222	14.7	14.8	0	0.0%
<b>Total K-12 All</b>			<b>1,087</b>	<b>919</b>	<b>27,265</b>	<b>22,304</b>	<b>25.1</b>	<b>24.3</b>	<b>1,217</b>	<b>5.5%</b>

\* Sorenson EOC has 10 classrooms designed and scheduled with 142 students that do not count toward district FTE.  
 Note 1: includes planned summer 2011 work; boiler, roofing and window replacements

### **Relocatable Classroom Facilities (Portables)**

To achieve efficient facility utilization and encourage new programs and differing learning styles, the District maintains ten - fifteen percent of its Design Capacity in relocatables (portables). The use of relocatables is an effective way to provide capacity on relatively short notice in order to support the dynamic nature of growth and program changes. This provides a cost effective method to encourage innovation and new approaches, particularly for non-core or pilot programs.

A typical portable classroom provides capacity for 24 students at the elementary level and 27 at the secondary level. Relocatables are used to meet a variety of instructional needs. Of the 132 relocatable classrooms (portables) that the District owns, 81 are used as classrooms housing students for scheduled classes or for pull out programs. Within the financial capabilities of the District, the intent is to minimize the size of the first group. Their actual use may reflect loads that are less than the standards of service identified in Section 3. Not included in Scheduled Capacity is approximately 33 relocatables that are used for daycare, PTA, Conference Rooms/Resource Rooms, temporary housing in conjunction with pending modernizations or recently vacated as a result of the consolidation of some programs within other existing permanent space. A summary of relocatables is presented in Table 4-2.

**TABLE 4-2  
Relocatable Classroom Facilities**

School	Total # of Portables	Portables Scheduled (Note 1)	Designed Student Capacity	Scheduled Student Capacity	"Pull Out" Programs (Note 2)
Arrowhead	6	1	144	24	3
Bear Creek	0	0	0	0	0
Canyon Creek	8	3	192	72	3
Cottage Lake	0	0	0	0	0
Crystal Springs	8	4	192	96	1
East Ridge	5	1	120	24	0
Fernwood	6	2	144	48	4
Frank Love	5	1	120	24	3
Hollywood Hill	2	0	48	0	0
Kenmore	5	2	120	48	3
Kokanee	6	2	144	48	4
Lockwood	2	1	48	24	1
Maywood Hills	4	3	96	68	1
Moorlands	5	1	120	12	0
Shelton View	4	1	96	24	2
Sorenson ECC**	0	0	0	0	0
Sunrise	5	1	120	24	2
Wellington	4	2	96	47	2
Westhill	5	1	120	24	2
Woodin	6	5	144	120	1
Woodmoor	0	0	0	0	0
<b>Subtotal</b>	<b>86</b>	<b>31</b>	<b>2,064</b>	<b>727</b>	<b>32</b>
Canyon Park	4	2	108	0	0
Kenmore	7	0	189	0	0
Leota	9	3	243	39	0
Northshore	4	1	108	27	0
Skyview	4	4	108	108	0
Timbercrest	1	0	27	0	0
<b>Subtotal</b>	<b>29</b>	<b>10</b>	<b>783</b>	<b>174</b>	<b>0</b>
Bothell	6	0	162	27	3
Inglemoor	7	7	189	162	0
Woodinville	4	3	108	127	0
SAS	0				
<b>Subtotal</b>	<b>17</b>	<b>10</b>	<b>459</b>	<b>316</b>	<b>3</b>
<b>Total K-12 All</b>	<b>132</b>	<b>51</b>	<b>3,306</b>	<b>1,217</b>	<b>35</b>

Note 1: Excluded from Scheduled Capacity are portables used for OTPT/LAP/Science Labs/Computer Labs/Admin/ASB/Music

Note 2: "Pull Out" programs include OTPT/LAP/Science Labs/Computer Labs/Admin/ASB/Music but exclude Day Care/PTA/Resource/Conference Rooms/Counseling/Storage

### Other Facilities and Land

Northshore School District owns and operates facilities that provide operational support to the schools such as District Administration, Transportation and Facilities Management. The District also holds undeveloped properties that are being held for possible instructional use and/or are surplus properties. An inventory of those facilities is provided in Table 4-3 below. The District owns two undeveloped sites, one located in the east portion of the District and one located in the northern central corridor of the District. Property that was sold to the City of Bothell on August 1, 2010 has been removed from the list.

**TABLE 4-3**  
**Inventory of Support Facilities**

Facility Name	Status	Building Area (Sq Feet)	Site Size (Acres)
Administrative Center (Monte Villa)		49,373	5
Support Services Building		41,913	5
Paradise Lake Site			26
Warehouse	Leased	44,786	2
Proposed Site of a New Elementary School in the Growth Corridor			20

## SECTION 5 -- PROJECTED FACILITY NEEDS

### **Near-term Facility Needs**

Changing capacity needs as well as shifts in demographic growth patterns are reviewed by District staff and a group of parents, educators, administrators and consultants who comprise the Enrollment Demographic Task Force (EDTF). The EDTF examines enrollment projections, capacity considerations, program choices, etc. and recommends potential solutions to enrollment issues. These recommendations, as they are approved by the Board and implemented by the District, are incorporated into the Capital Facilities Plan.

The District continues to experience growth in its north central corridor and declining enrollment in its eastern area, primarily due to the positioning of the Urban Growth Boundary Line. In 2008, the District implemented the recommendation of the EDTF to adjust boundaries in the northern, fast-growing urban portion of the District to balance school enrollments, particularly at the elementary level. Also, after a recommendation by the EDTF, the District submitted a School Closure Analysis to the Board that was tabled until the full affects of the boundary changes could be assessed.

Capacity in the District's northern central corridor has been increased through permanent capacity additions and changes in service boundaries. The District included in its 2010 bond, funds for planning a new elementary site. Construction of a new instructional site would require approval by the voters of construction funding, possibly in 2014, and an assessment of whether its additional operational costs could be financed or necessitate the possible closure or consolidation of other facilities to minimize the amount of operational costs. While a full analysis has not been completed, extended ride times and resulting increased transportation costs may limit the extent to which service area changes could be a reasonable alternative.

Should unexpectedly high growth occur in the next six years, the District would retain relocatables that would otherwise be declared surplus, convert special-use relocatables into additional classrooms, review feeder patterns and/or convert some specialized permanent spaces for use as classrooms. The latter action would involve revising the District's Standard of Service and also be reflected in the next updated CFP.

Those schools projected by 2014 to have either a high design capacity utilization (80% or more) or those projected to have a low capacity utilization (55% or less) are overlaid on a District map in Table 5-3 and shown in detail in Tables 5-1 and 5-2.

**TABLE 5-1 School Enrollment vs. Scheduled & Design Capacity**

Enrollment vs Scheduled Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Elementary Enrollment</b>	9,271	9,388	9,589	9,809	10,040	10,209	10,346
Scheduled Permanent Capacity - Existing	10,056	10,056	10,056	10,056	10,056	10,056	10,656
Scheduled Capacity in New Permanent Facilities						600	
Scheduled Capacity in Relocatables	727	727	727	727	727	727	727
# of Relocatables included in Scheduled Capacity	86	86	86	86	86	86	86
Total Scheduled Capacity with Relocatables	10,783	10,783	10,783	10,783	10,783	11,383	11,383
<i>Surplus Capacity</i>	1,512	1,395	1,194	974	743	1,174	1,037
<b>Junior High School Enrollment</b>	4,498	4,536	4,476	4,484	4,429	4,490	4,596
Scheduled Permanent Capacity - Existing	5,659	5,659	5,659	5,659	5,659	5,659	5,659
Scheduled Capacity in New Permanent Facilities							
Scheduled Capacity in Relocatables	174	174	174	174	174	174	174
# of Relocatables included in Scheduled Capacity	29	29	29	29	29	29	29
Total Scheduled Capacity with Relocatables	5,833	5,833	5,833	5,833	5,833	5,833	5,833
<i>Surplus Capacity</i>	1,335	1,297	1,357	1,349	1,404	1,343	1,237
<b>High School Enrollment</b>	4,709	4,546	4,576	4,458	4,502	4,443	4,448
Scheduled Permanent Capacity - Existing	5,372	5,372	5,372	5,372	5,372	5,372	5,372
Scheduled Capacity in New Permanent Facilities							
Scheduled Capacity in Relocatables	316	316	316	316	316	316	316
# of Relocatables included in Scheduled Capacity	17	17	17	17	17	17	17
Total Scheduled Capacity with Relocatables	5,688	5,688	5,688	5,688	5,688	5,688	5,688
<i>Surplus Capacity</i>	979	1,142	1,112	1,230	1,186	1,245	1,240
<b>Total Enrollment</b>	18,478	18,470	18,641	18,751	18,971	19,142	19,390
Scheduled Permanent Capacity - Existing	21,087	21,087	21,087	21,087	21,087	21,087	21,687
Scheduled Capacity in New Permanent Facilities	-	-	-	-	-	600	-
Scheduled Capacity in Relocatables	1,217	1,217	1,217	1,217	1,217	1,217	1,217
# of Relocatables included in Scheduled Capacity	132	132	132	132	132	132	132
Total Scheduled Capacity with Relocatables	22,304	22,304	22,304	22,304	22,304	22,904	22,904
<i>Surplus Capacity</i>	3,826	3,834	3,663	3,553	3,333	3,762	3,514



Enrollment vs Design Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Elementary Enrollment</b>	9,271	9,388	9,589	9,809	10,040	10,209	10,346
Designed Permanent Capacity - Existing	11,471	11,471	11,471	11,471	11,471	11,471	12,071
Designed Capacity in New Permanent Facilities						600	
Designed Capacity in Relocatables	2,064	2,064	2,064	2,064	2,064	2,064	2,064
# of Relocatables included in Designed Capacity	86	86	86	86	86	86	86
Total Designed Capacity with Relocatables	13,535	13,535	13,535	13,535	13,535	14,135	14,135
Surplus Capacity	4,264	4,147	3,946	3,726	3,495	3,926	3,789
<b>Junior High School Enrollment</b>	4,498	4,536	4,476	4,484	4,429	4,490	4,596
Designed Permanent Capacity - Existing	6,597	6,597	6,597	6,597	6,597	6,597	6,597
Designed Capacity in New Permanent Facilities							
Designed Capacity in Relocatables	783	783	783	783	783	783	783
# of Relocatables included in Designed Capacity	29	29	29	29	29	29	29
Total Designed Capacity with Relocatables	7,380	7,380	7,380	7,380	7,380	7,380	7,380
Surplus Capacity	2,882	2,844	2,904	2,896	2,951	2,890	2,784
<b>High School Enrollment</b>	4,709	4,546	4,576	4,458	4,502	4,443	4,448
Designed Permanent Capacity - Existing	5,891	5,891	5,891	5,891	5,891	5,891	5,891
Designed Capacity in New Permanent Facilities							
Designed Capacity in Relocatables	459	459	459	459	459	459	459
# of Relocatables included in Designed Capacity	17	17	17	17	17	17	17
Total Designed Capacity with Relocatables	6,350	6,350	6,350	6,350	6,350	6,350	6,350
Surplus Capacity	1,641	1,804	1,774	1,892	1,848	1,907	1,902
<b>Total Enrollment</b>	18,478	18,470	18,641	18,751	18,971	19,142	19,390
Designed Permanent Capacity - Existing	23,959	23,959	23,959	23,959	23,959	23,959	24,559
Designed Capacity in New Permanent Facilities	-	-	-	-	-	600	-
Designed Capacity in Relocatables	3,306	3,306	3,306	3,306	3,306	3,306	3,306
# of Relocatables included in Designed Capacity	132	132	132	132	132	132	132
Total Designed Capacity with Relocatables	27,265	27,265	27,265	27,265	27,265	27,865	27,865
Surplus Capacity	8,787	8,795	8,624	8,514	8,294	8,723	8,475

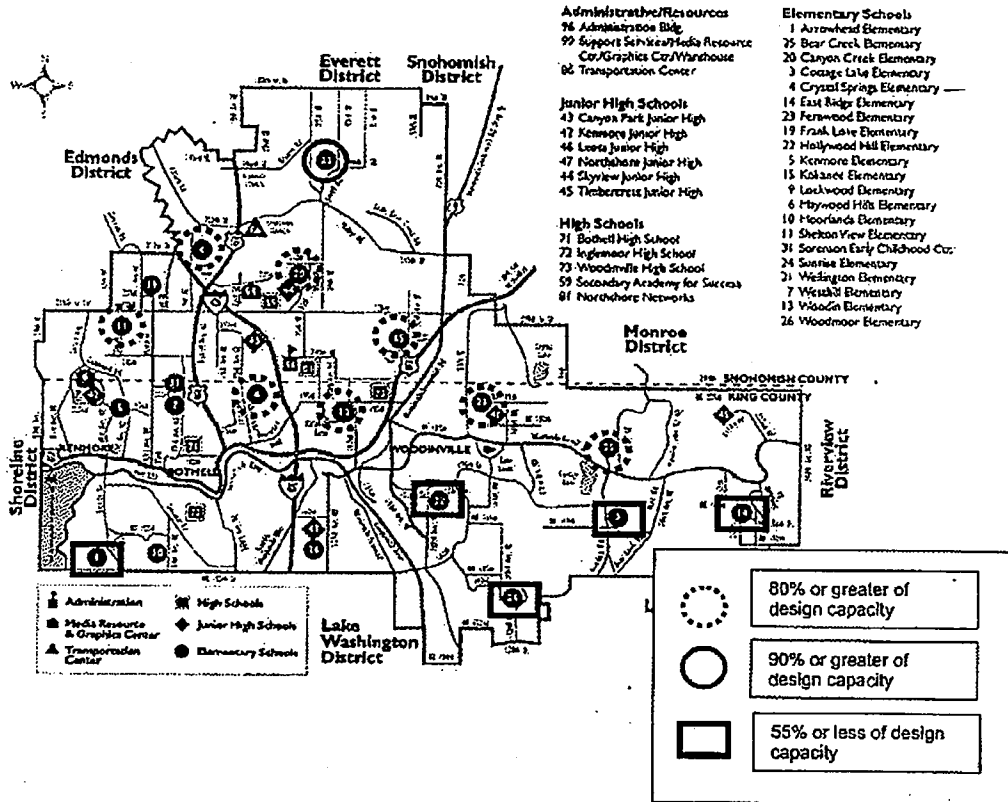
**TABLE 5-2  
Capacity Utilization**

Elementary Schools	Oct - 2014 Enrollment 80% or > than Design Capacity OR 55% or < than Design Capacity	Enrollment					Capacity	
		Oct - 2009	Oct - 2010	Oct - 2014 Projected	Average ('04 - '09)	Average ('88 - '04)	2010 Design	2010 Schedule
Arrowhead	49.2%	317	325	306	371	399	822	382
Bear Creek	85.0%	395	438	447	376	378	526	502
Canyon Creek	84.6%	553	591	688	501	437	813	689
Coitage Lake	50.9%	289	280	280	322	399	550	358
Crystal Springs	84.8%	486	518	587	505	543	670	574
East Ridge	48.5%	380	371	313	446	535	846	430
Fernwood	91.2%	534	558	698	549	548	765	680
Frank Love		412	435	442	378	426	646	478
Hollywood Hill	55.8%	338	330	334	346	405	598	394
Kenmore		435	440	500	422	445	645	549
Kokanee	86.0%	505	516	637	467	439	741	697
Lockwood		448	439	492	451	529	670	502
Maywood Hills	88.7%	481	488	552	487	520	622	579
Moorlands		532	537	598	543	575	764	620
Shelton View	80.5%	391	417	462	338	340	574	443
Sorenson ECC								
Sunrise	42.4%	332	303	284	358	418	622	382
Wellington	81.2%	505	530	544	530	541	670	597
Westhill		401	405	436	433	397	598	478
Woodin	85.5%	521	523	592	448	404	692	668
Woodmoor		815	780	827	787	825	1,101	921
Total Elementary		9,066	9,222	9,979	9,058	9,504	13,535	10,783

Secondary Schools	Oct - 2014 Enrollment 80% or > than Design Capacity OR 65% or < than Design	Enrollment					Capacity	
		Oct - 2009	Oct - 2010	Oct - 2014 Projected	Average ('04 - '09)	Average ('98 - '03)	2010 Design	2010 Schedule
Canyon Park		753	797	807	767	830	1,285	1,039
Kenmore	47.5%	743	688	654	772	826	1,378	913
Leola		712	658	664	673	737	1,204	943
Northshore	49.3%	717	697	603	849	802	1,222	970
Skyview		834	803	803	870	869	1,219	1,048
Timbarcrest		785	791	838	712	749	1,072	920
Total Junior High		4,544	4,430	4,369	4,673	4,913	7,380	5,833
Bothell		1,597	1,500	1,423	1,620	1,483	2,221	1,938
Inglamoor		1,715	1,698	1,490	1,822	1,687	2,140	1,912
Woodinville		1,185	1,263	1,358	1,277	1,395	1,725	1,818
Total High Schools		4,507	4,459	4,271	4,719	4,565	6,086	5,466
SAS		125	131	128	116	135	264	222
Total Secondary		8,176	8,020	8,768	9,508	9,613	13,730	11,521
Other		227	238	228				
Total K-12 All		18,469	18,478	18,973	18,588	19,117	27,265	22,304

**Table 5-3  
Sites with 2014 High and Low Design Capacity Utilization**

**Northshore School District**



**Long-term Facility Needs (Year 2025)**

A long-term projection of unhoused students and facilities needs is shown in Table 5-4 below. The capacity shown assumes the construction of a new elementary school in the District's northern central corridor. As with any long term projections, many assumptions and estimates must be made which are subject to change.

**TABLE 5-4  
Long-term Projection of Enrollment and Facility Needs Year 2025**

Grade Level	FTE Designed Capacity	FTE Enrollment
Elementary	14,135	11,203
Jr. High	7,380	5,247
High School	6,350	5,098
Total	27,865	21,548

## SECTION 6 -- GROWTH RELATED PROJECTS

### **Planned Improvements - Construction to Accommodate New Growth**

In Snohomish County, growth is expected to continue while enrollment in the eastern parts of the District is projected to be flat or declining. Insufficient residential growth to offset graduating classes and other elements previously mentioned are the primary cause.

If projected increases through 2016 materialize in the current Fernwood, Canyon Creek and Kokanee service areas, recent capacity increases from capital projects and boundary adjustments that moved students to adjoining schools will be fully utilized in the near future. While other options continue to be reviewed, this CFP assumes the construction of a new elementary school, as shown in Table 6-1.

Long term projections indicate growth with the District possibly experiencing an increase of up to 3,000 new students in the next fifteen years. The District will continue to monitor the multitude of factors that shape our capacity needs, e.g. instructional delivery, the economy, changes in planned land use, permit activity, and birth rates in order to help ensure needed instructional space is available when and where needed.

### **Planned Improvements – Existing Facilities (Building Improvement Program)**

In a number of other sites where the existing facility layout meets instructional needs and building structural integrity is relatively good, individual buildings systems are targeted for replacement or modernization to extend the life of the overall site. Planned modernizations or the replacement of one or more major building system(s) (Building Improvement Program – BIP) are planned for Bear Creek Elementary, Crystal Springs Elementary, Shelton View Elementary, Canyon Creek Elementary, Lockwood Elementary, East Ridge Elementary, Arrowhead Elementary, Kenmore Elementary, Wellington Elementary and Skyview Junior High. Other planned projects include renovating play fields and athletic fields, providing and upgrading technology and replacing/upgrading building systems. See Section 7 for a list of projects.

### **Modernizations/Building Improvement Programs**

In 2009, modernizations were completed at Woodinville High School (Phase I), and Kenmore Junior High (Phase II). Capacity additions at Canyon Creek Elementary and Fernwood Elementary were completed in the Fall of 2009 and Fall of 2010 respectively. The relocation of the alternative program (SAS) and Transportation was completed by the Fall of 2010. Phase II of the Woodinville High Modernization and Phase III of the Kenmore Junior High Modernization are expected to be completed by 2013.

**New Facilities and Additions**

Planning for needed new elementary capacity is included in the 2010 bond with construction funding planned for inclusion in the 2014 bond.

**TABLE 6-1  
Planned Construction Projects – Growth Related**

<b>Project</b>	<b>Estimated Completion Date</b>	<b>Projected Student Capacity Added</b>
New Elementary School – Growth Corridor	2016	550 – 650

SECTION 7 – CAPITAL INSTRUCTIONAL FACILITIES PLAN

**Six Year Capital Instructional Facilities Construction Schedule**

**2011/2012 Construction \***

Kenmore Junior High Phase III Modernization  
Woodinville High School Phase II Modernization (Continuation)  
BIP – Building Improvement Projects  
Field Improvements  
Technology Improvements  
Special Projects

**2012/2013 Construction \***

Woodinville High School Phase II Modernization (Continuation)  
Kenmore Junior High Phase III Modernization (Continuation)  
BIP – Building Improvement Projects  
Field Improvements  
Technology Improvements  
Special Projects

**2013/2014 Construction \***

**New Elementary School – Growth Corridor**  
BIP – Building Improvement Projects  
Field Improvements  
Technology Improvements  
Special Projects

**2014/2015 \***

**New Elementary School – Growth Corridor**  
BIP – Building Improvement Projects  
Field Improvements  
Technology Improvements  
Special Projects

**2015/2016\***

**New Elementary School – Growth Corridor**

WHS Phase III

BIP – Building Improvement Projects

Field Improvements

Technology Improvements

Special Projects

**2016/2017**

Existing Elementary Modernization

WHS Phase III

BIP – Building Improvement Projects

Field Improvements

Technology Improvements

Special Projects

**Note:** All projects in bold indicate growth-related improvements.

\*Projects in 2014 thru 2017 are subject to passage of the corresponding bond by voters and approval of the Board with the submission of the 2014 bond/levy recommendations.



## SECTION 8 -- CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed 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 issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. Voters approved a bond of 149.2 million in February 2010. Revenues from these bonds will be used to implement the Capital Facilities Plan set forth herein. If needed to meet growth, funding for the construction of a new elementary school would be presented to the voters in a new bond initiative in 2014.

### **State Financial Assistance**

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly 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.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This forces the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all State funded programs, have been reduced and given the current state budget could be eliminated. Also, if no changes to existing capacity are made, district demographics are projected to result in a loss of eligibility for state match at the secondary level. The district is already currently ineligible for state match at the elementary level.

### **Impact Fees**

Authorization to collect impact fees has been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected by the permitting agency at the time of final plat approval or when building permits are issued. In the case of the three cities in the District, the Capital Projects Office collects fees prior to recording of plats, or issuance of permits. The District will not request the collection of impact fees in 2011/2012. See the discussion regarding the impacts of growth in Section 6. The District may request impact fees in future CFP updates.

### **Budget and Financing Plan**

Table 8-1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include: construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingencies.

The School District's planning for bond issues is outlined on Table 8-1. The District expects the proceeds of the bond sales to be supplemented by state financial assistance<sup>3</sup>. However, since the timing and amounts of these supplemental sources are unpredictable, they have not been included in the District's internal budgeting.

**TABLE 8-1  
Facilities Plan Budget**

2011 CAPITAL FACILITIES PLAN BUDGET * \$\$ IN 000s	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
<b>MODERNIZATIONS/BUILDING SYSTEMS REPLACEMENT</b>							
Woodinville High School Modernization Phase II	20,000	24,000	8,000				
Kenmore Junior High Modernization Phase III	8,000	12,000	5,000				
Building Improvement Program	4,824	5,065	5,318	5,584	5,863	5,863	6,156
Woodinville High School Modernization Phase III						2,000	13,000
<b>NEW CONSTRUCTION</b>							
New Elementary School Growth Corridor Planning/Design			1,000	1,500			
New Elementary School Growth Corridor - Construction				15,000	15,000		
Technology	2,436	2,558	2,636	2,810	2,961	2,961	3,109
Fields	732	768	807	847	890	889	935
Code Compliance/Small Works	1,582	1,661	1,745	1,832	1,923	1,924	2,019
Site Purchase	488	513	538	565	593	591	623
Overhead	1,071	1,125	1,181	1,240	1,302	1,367	1,435
Bond Expenses		175			700		
<b>TOTAL:</b>	<b>39,133</b>	<b>47,865</b>	<b>26,275</b>	<b>29,388</b>	<b>29,232</b>	<b>15,598</b>	<b>27,177</b>
Bond Expenditures	39,133	47,865	26,275	29,388	29,232	15,598	27,177

\* Note projects are dependent upon Board approval and passage of related bond measures by voters

The financing plan in Table 8-2 addresses only the growth-related projects from Section 7.

**TABLE 8-2**

<sup>3</sup>State funding represents a significant challenge to the District. Although the District at times has a real need for additional classroom and support spaces, the criteria and formulas established by the state do not recognize this need, and as noted on page 28, the District has previously constructed growth-related additions without state financial assistance. Even where the District is eligible for State financial assistance, the present inadequate funding mechanism has resulted in significant delays in receiving the funds and a consequent reduction in their value.

### Financing Plan – Growth Projects

\$s in 000s	11/12	12/13	13/14	14/15	15/16	Local Funds	State Financial Assistance	Impact Fees/Mit Payments
New Elementary School – Growth Corridor		1,000	16,500	15,000	0	32,500		

## SECTION 9 -- IMPACT FEES

### School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (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 existing service demands.<sup>1</sup>

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

Impact fees have been calculated based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District, property taxes and capital project funds to be proposed for future bond measures. Credit may also be given for construction projects that will be built to accommodate current unhoused students.

The District has recently made several boundary adjustments to increase District wide facility utilization and accommodate planned growth. The District is evaluating the impact of these changes, and may at a later point in the next six years seek the collection of impact fees for growth related projects. The District will upgrade this CFP to reflect the new information.

### Impact Fee Schedules

The impact fee calculations in accordance with the formulas applicable to all jurisdictions are shown below:

**TABLE 9-1**  
**Impact Fee Schedule – All Jurisdictions**

Housing Type	Impact Fee per Unit
Single-family	\$0
Multi-family	\$0
Multi-family (2+ Bedroom)	\$0

<sup>1</sup> Paying for Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January, 1992

DEFINITIONS

Throughout the Capital Facilities Plan a number of terms are used which are defined as follows:

**Boeckh Index.** WAC 392-343-060 establishes guidelines for determining the per square foot area cost allowance for new school construction. Washington State uses what is called a "Boeckh Index." The Boeckh Index is the average of a seven-city building cost index for commercial and factory buildings in Washington State, as reported by the E.H. Boeckh Company. The index is adjusted every two months from a base index of \$74.87, which was established in 1984.<sup>1</sup>

**CFP.** Capital Facilities Plan - refers to this document.

**DCD.** Washington State Department of Community Development.

**FTE.** Full Time Equivalent. This is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered an FTE if he/she is enrolled for the equivalent of a full schedule each school day. Kindergarten students attending half-day programs are counted as 0.5 FTE.

**GFA (per student).** Gross floor area per student.

**GMA.** Washington State Growth Management Act.

**Multi-Family Dwelling Unit.** A residential dwelling unit contained in a building consisting of two or more attached residential dwelling units.

**OFM.** Washington State Office of Financial Management.

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

**SEPA.** Washington State Environmental Policy Act.

**Single-Family Dwelling Unit.** A detached residential dwelling unit designed for occupancy by a single family or household, including mobile homes.

**Student Factor or Student Generation Rate.** The Student Factor is the average number of students by grade span (elementary, junior high, and high school) typically generated by each housing type. Student Factors are calculated based on

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<sup>1</sup> Paying For Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992.

a survey of all new residential units permitted by jurisdictions within the District during the most recent five-year period.

**Teaching Station.** A facility space (classroom) specifically dedicated to implementing the District's educational program. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms, other special education, and resource rooms.

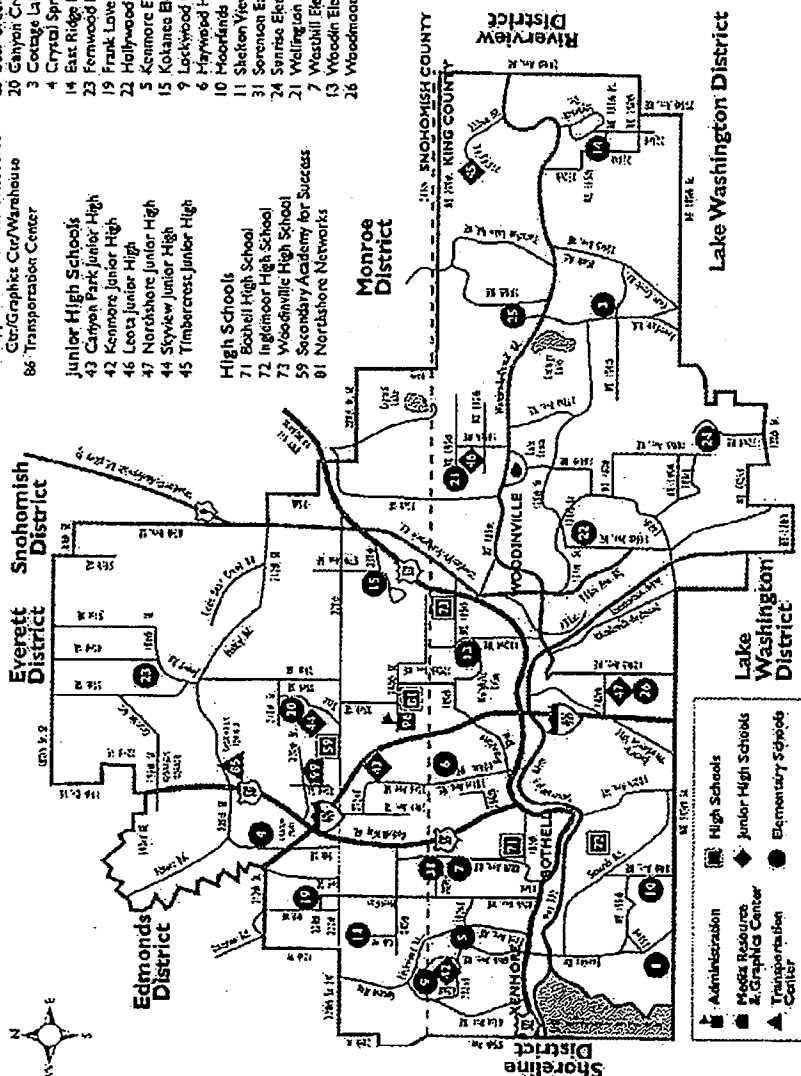
**Unhoused Students.** District enrolled students who are housed in portable temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

**WAC.** Washington Administrative Code.

# Northshore School District

- Administrative/Resources**
- 96 Administration Bldg
  - 99 Support Services/Media Resource
  - Graphic Arts Center
  - 86 Transportation Center
- Junior High Schools**
- 43 Canyon Park Junior High
  - 42 Kennore Junior High
  - 46 Leeta Junior High
  - 47 Northshore Junior High
  - 44 Skyview Junior High
  - 45 Timbercross Junior High
- High Schools**
- 71 Boothell High School
  - 72 Inglesmoor High School
  - 73 Woodinville High School
  - 59 Secondary Academy for Success
  - 81 Northshore Networks
- Elementary Schools**
- 1 Arrowhead Elementary
  - 25 Bay Creek Elementary
  - 30 Canyon Creek Elementary
  - 3 Coogee Lake Elementary
  - 4 Crystal Springs Elementary
  - 14 East Ridge Elementary
  - 23 Fernwood Elementary
  - 19 Frank Love Elementary
  - 22 Hollywood Hill Elementary
  - 5 Kennore Elementary
  - 15 Kokanee Elementary
  - 9 Lockwood Elementary
  - 6 Maywood Hills Elementary
  - 10 Moorfields Elementary
  - 11 Shelton View Elementary
  - 31 Shelton Early Childhood Ctr.
  - 24 Sunrise Elementary
  - 21 Wellington Elementary
  - 7 Washhill Elementary
  - 13 Woodbin Elementary
  - 26 Woodmoor Elementary

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  - 9 Lockwood Elementary
  - 6 Maywood Hills Elementary
  - 10 Moorfields Elementary
  - 11 Shelton View Elementary
  - 31 Shelton Early Childhood Ctr.
  - 24 Sunrise Elementary
  - 21 Wellington Elementary
  - 7 Washhill Elementary
  - 13 Woodbin Elementary
  - 26 Woodmoor Elementary



**SUMMARY OF CHANGES IN THIS YEAR'S CAPITAL FACILITIES PLAN**

This year's Capital Facilities Plan is an updated document, based on the 2008 CFP. The significant changes reflected in the 2011 Plan are identified below. Please note that the tables have been renumbered.

**Section 2 - Student Enrollment Trends and Projections**

Enrollment projections were updated to reflect recent enrollment trends for the years 2010 through 2017 and new long range projections for the year 2025.

**Section 3 – District Standard of Service**

Table 3-3 was updated.

**Section 4 - Capital Facilities Inventory**

Tables 4-1, 4-2 and 4-3 were revised to reflect reallocation of classroom utilization, movement of relocatable classrooms and design/schedule capacity as well as the sale of surplus District property.

**Section 5 - Projected Facility Needs**

Table 5-1 was changed to reflect new enrollment forecasts noted in Section 2, schedule/design capacity, pullout utilization and changes to capacity noted in Sections 4 & 6.

Table 5-2 was added to overlay those specific sites where projected 2014 enrollment indicates high/low design capacity utilization.

Table 5-4 was updated to the year 2025.

**Section 6 - Growth Related Projects**

Table 6-1 updated for the possible construction of a new elementary school in the District's northern growth corridor and the capacity addition in progress at Fernwood Elementary.



**Section 7 - Capital Facilities Plan**

This section was updated to reflect changes in scheduled modernizations and non-growth related projects.

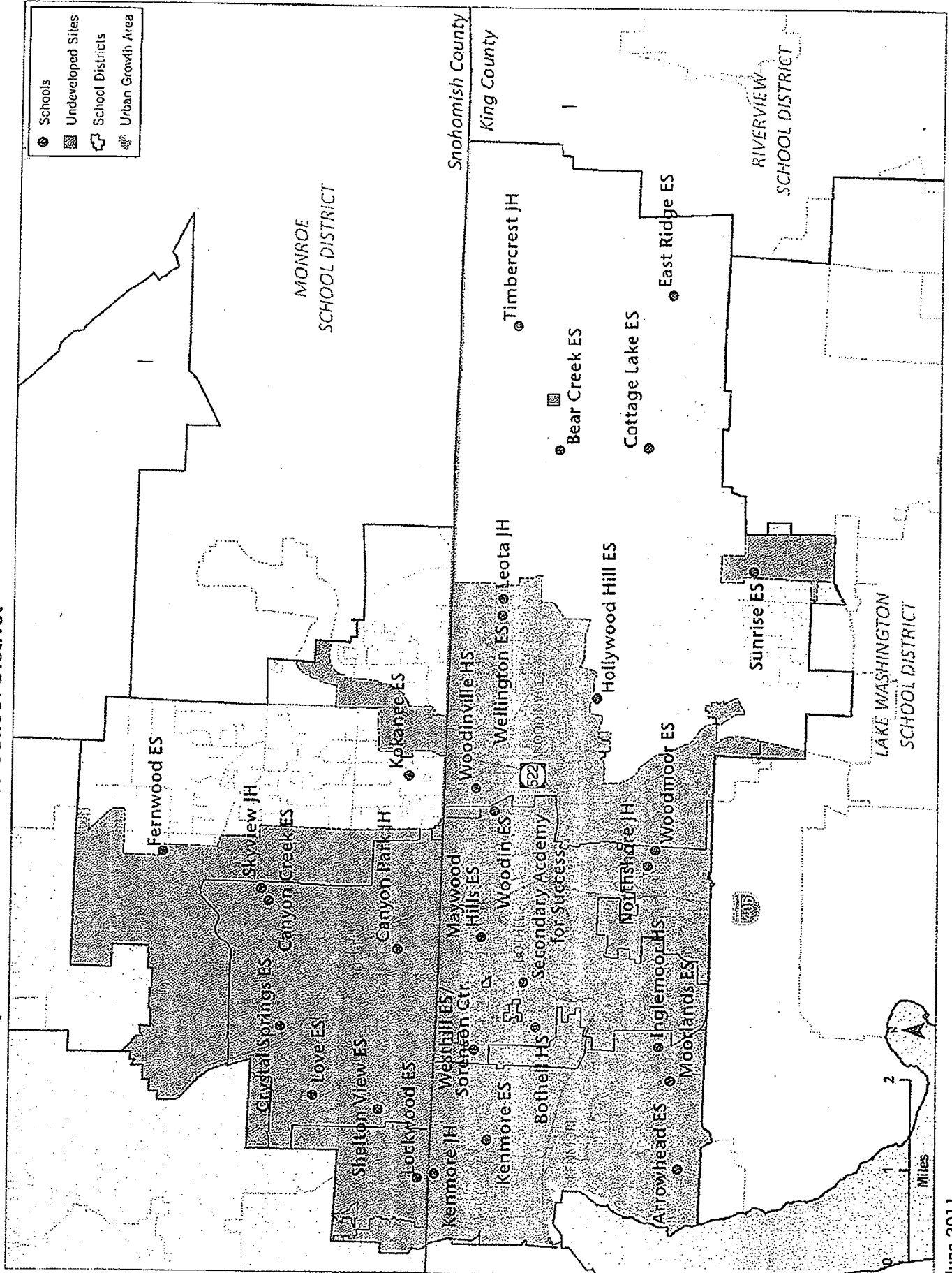
**Section 8 – Finance Plan**

The finance plan has been updated.

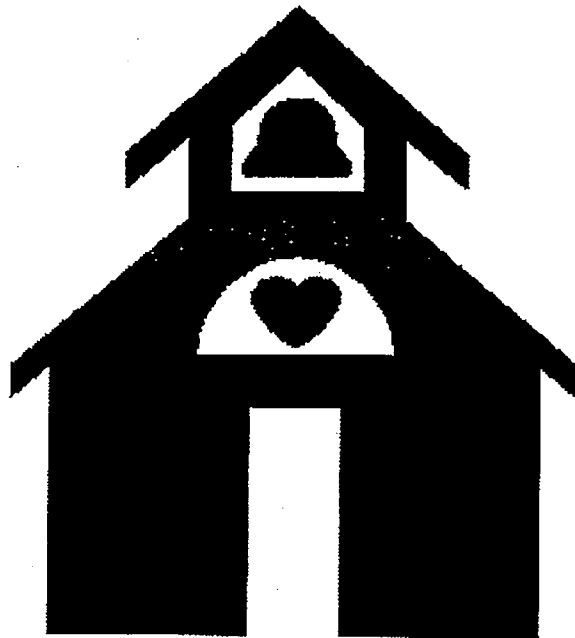
**Section 9 – Impact Fees**

Student Factors section removed.

# Schools and Undeveloped Site in Northshore School District



**Capital Facilities Plan  
2011-2016**



**Enumclaw School District No. 216**

*2929 McDougall Avenue  
Enumclaw, Washington 98022  
(360) 802-7100*

*Board Adopted: July 25, 2011*

**Six-Year Capital Facilities Plan  
2011-2016**

**Board of Directors**

**Corey Cassell**

**Chris VanHoof**

**Nancy Merrill**

**Tim Nickson**

**April Schroeder**

**Administration**

**Mike Nelson**  
Superintendent

**Tim Madden**  
Director, Business & Operations

**Kathleen Lockyer**  
Director, Human Resources

**Terry Parker**  
Director, Curriculum,  
Instruction, & Assessment

**Aaron Stanton**  
Director, Student Support  
Services

**Enumclaw School District No. 216**  
Enumclaw, Washington 98022

**CAPITAL FACILITIES PLAN**

Approved by Board of Directors  
Resolution No. 967

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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## Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,115 (Oct. 2010) students in kindergarten through grade 12. Enrollment projections presented herein, indicate that the enrollment growth will occur over the next six years.

Following a period of little to no growth, the District anticipates healthy enrollment gains as a result of growth projected to begin within the six-year planning period (and continue beyond the six year planning period). In particular, the City of Black Diamond recently approved Master Planned Development applications for a project of 1,250 dwelling units and a second project of approximately 4,800 residential dwelling units (both developments have primarily single family homes). Using current student generation rates, this could mean that the District's enrollment will grow by approximately 3,691 new students at full build out (using conservative estimates and the best known information regarding unit types). In addition, there is a third potential project of approximately 1,400 dwelling units as well as other smaller scale development within the City of Black Diamond. (This Plan does not consider the additional impacts from the third potential project in Black Diamond. Future updates to this Plan will incorporate relevant information.) In the City of Enumclaw, the District is likely to be impacted by growth now that the City of Enumclaw has lifted its sewer moratorium. In addition, the City of Enumclaw recently implemented annexation options and there are pending new residential development projects within the City limits which will lead to additional growth. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. With this cumulative potential new development, the District will likely need to add student capacity at all three grade levels. Section IV of this Plan identifies the District's anticipated long term planning with regard to the development within the City of Black Diamond.

This Plan includes the capacity projects planned by the District during this planning period. The District has identified a need during this six-year planning period for additional elementary capacity in the Black Diamond area. As noted above, the District will also need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect planning needs in response to growth.

## Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2016. The six-year projection (2011-2016) will assist in determining short term needs and form the basis for assessing the need for impact fees.

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 projection. 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. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2016 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year. Due to the fact that the cohort survival method does not incorporate in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. See [Appendix A](#).

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. See [Appendix B](#). Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase over the six years of this Plan.

With regard to the expected enrollment from the expected 6,050 dwelling units in Black Diamond, the District anticipates, using best known information to date, that building will commence in 2013 (and continue for a period of fifteen years or more thereafter). As such, the enrollment impacts from the start of these two developments begin to show during the last years of this Plan period. Future updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.<sup>1</sup>

Note that the District uses a headcount enrollment figure because full-day kindergarten has, for several years, been uniform across the District. Due to the state budget, during the 2009-10 school year, the District moved to a half-day kindergarten with an option to pay (either directly or through scholarships) for full-day kindergarten. This same program will continue through the 2011-12 school year. The District has also secured additional funding from a local foundation to provide for an increased Full Day Kindergarten Program. For this reason, the District is continuing to plan for full-day kindergarten space needs and will re-evaluate this program on a continual basis.

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<sup>1</sup> Similarly, the District intends to closely monitor development in the City of Enumclaw (where the current sewer moratorium was recently lifted and the City recently annexed additional land) in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

Using the modified cohort survival projections, a total enrollment of 4,538 (HC) is expected in 2016, with most of the growth occur in the last two years of the planning period when the first portion of homes in the large development in Black Diamond are expected to be occupied. In other words, the District expects the enrollment of 406 additional students between 2010 and 2016. See Table 1.

**Table 1: Projected Student Enrollment  
2010-2016**

<i>Projection</i>	<i>2010*</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>Actual Change</i>	<i>Percent Change</i>
Modified Cohort (HC)	4,115	4,086	4,106	4,150	4,305	4,448	4521	406	9.9%

\* Actual enrollment (October 1, 2010). Note that figure does not include students living in the Enumclaw School District but enrolled at the Muckleshoot Tribal School.



## **Section II: Current Enumclaw School District "Standard of Service"**

In order to determine the capacity of the District's facilities, the King County Code 21A refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity.

The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available portables are removed from service, transferred to other locations, or used for non-classroom purposes.

### **Current Standards of Service for Elementary Students:**

Average district wide class size for grades K-4 should not exceed 23 students.

Average district wide class size for grades 5 should not exceed 26 students.

Elementary school permanent capacity should be between 400 and 500 students.

Class size may vary from building to building based upon different influencing factors at each school.

Students may be provided music instruction, physical education, and lunch in a separate classroom or facility.

Students may have scheduled time in a special computer lab.

Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English as a Second Language (ESL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- School Adjustment Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Kindergarten
- Preschool Handicapped
- Early Childhood Education Assistance Programs (ECEAP)

All of the above special programs require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in these special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

**Current Standards of Service for Secondary Students:**

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Average district wide class size for grades 6-8 should not exceed 28 students.

Middle school permanent capacity should be between 500 and 550 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

High school permanent capacity should not exceed 1,300 students.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Computer Labs
- Advanced Placement Programs
- Basic Skills Programs
- Variety of Career and Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. In addition, an alternative (continuation) program with limited capacity and enrollment is provided for secondary students at the White River Alternative Program, cooperative programs with Sumner and White River School districts housed in Buckley.

Each schools' available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to site to add capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. become inadequate.

### Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,352 students based on the District's Standard of Service as set forth in Section II. Approximately 100 students are served by White River Alternative Program in Buckley. Students come from the Enumclaw, White River, and Sumner School Districts. Children attending White River Alternative Program are counted as students in the White River School District. Portable classroom capacity for 440 students brings the total capacity to 4,792.<sup>2</sup> A summary of the current enrollment and proposed capacity, and the breakdown at each grade span, is as follows:

*Table 2: Summary of Capacity*

2010-11 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct 2010 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	1,916	220	2,136	1,741	175	395
Middle School	1,092	0	1,092	1,001	91	91
Senior High	1,344	220	1,564	1373	-29	191
<b>District Total</b>	<b>4,352</b>	<b>440</b>	<b>4,792</b>	<b>4115</b>	<b>237</b>	<b>677</b>

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3. In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. Because the building does not meet current educational instruction requirements, the District would need to comprehensively modernize or completely replace the building before it could be used for classroom instruction. While the building remains on the District's inventory, the District is unable to use the building for instructional purposes. As such, J.J. Smith is not included in the District's inventory for purposes of this Capital Facilities Plan.

Based on the enrollment forecasts, current inventory and program capacity, current standard of service, portable capacity, and construction of new classroom spaces, the District anticipates having sufficient capacity to house students during the next two to three years. However, with the planned new development commencing in the City of Black Diamond and potential development in the City of Enumclaw and King County during the six year planning period, the District anticipates needing to add additional student capacity in the short term. Table 4 analyzes projected enrollment and capacity.

<sup>2</sup> The District's intent is for all student to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution.

**TABLE 3: Inventory Summary**

An inventory of existing permanent school facilities including the locations and capacities of those facilities is provided below.

<b>Existing Facility</b>	<b>Location</b>	<b>Capacity<sup>1</sup></b>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	193
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	461
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	364.5
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	461
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	436.5
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	560
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	532
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1344

<sup>1</sup>=Exclusive of portable classrooms and based upon District standards (see Section II).

**Table 4 – Projected Enrollment & Capacity\***

K-5 Elementary							
Plan Years	2010	2011	2012	2013	2014	2015	2016
Permanent Capacity	1,916	1,916	1,916	1,916	1,723**	1,723	2,223
New Construction: Elementary						500***	
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>1,943</b>	<b>2,443</b>	<b>2,443</b>
Projected Enrollment*	1741	1706	1713	1,795	1,930	2,032	2,094
Surplus/(Deficit) of Perm. Capacity	175	210	203	121	(207)	191	129
Surplus/(Deficit) with Portables —	395	430	423	341	13	411	349
6-8 Middle School							
Plan Years	2010	2011	2012	2013	2014	2015	2016
Permanent Capacity	1,092	1,092	1,092	1,092	1,092	1,092	1,092
New Construction: Middle School							
Portable Capacity Available	0	0	0	0	0	0	0
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>
Projected Enrollment*	1001	996	1002	1021	1,001	1,011	1,036
Surplus/(Deficit) of Perm. Capacity	91	96	90	71	91	81	56
Surplus/(Deficit) with Portables							
9-12 High School							
Plan Years	2010	2011	2012	2013	2014	2015	2016
Permanent Capacity	1,344	1,344	1,344	1,344	1,344	1,344	1,344
New Construction: H.S.							
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate****							
<b>Total Capacity</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>
Projected Enrollment*	1373	1384	1391	1,334	1,374	1,405	1,391
Surplus/(Deficit) of Perm. Capacity	(29)	(40)	(47)	10	(30)	(61)	(47)
Surplus/(Deficit) with Portables	191	180	173	230	190	159	173

2010 enrollment is actual (based upon October 2010 reported enrollment).

\*Note: the District uses headcount enrollment projections due to the fact that the majority of kindergarten students are enrolled in an all-day program.

\*\*The existing Black Diamond Elementary School will be closed for reconstruction. Students will be temporarily housed in portables or at other school sites.

\*\*\*The new Black Diamond Elementary School, with expanded capacity, is scheduled to open.

## **Section IV: The District's Planning and Construction Plan**

### **Trigger of Construction**

Planning for new schools and additions to existing schools is triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2010-2016). Capacity needs are expressed in terms of "Surplus/(Deficit) of Perm. Capacity." A "(Deficit)" in permanent capacity means that there will be unhoused students (who will likely be served in portable classrooms, in classrooms where class size exceeds State standards, Board expectations and/or contractually negotiated agreements within the local school district). The unhoused student levels are shown in Table 5. Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

### **Facility Needs (2010-2016)**

Based upon present information, it appears that the District should plan for additional elementary school capacity in the Black Diamond area. At the present time, the District anticipates that this will be accomplished with a replacement of and capacity addition at the existing Black Diamond Elementary School. Notably, creating capacity in this area of the District will also ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. The projects listed in Table 5 are anticipated based upon information available at the present time and are only preliminary planning estimates. Due in part to immediately anticipated growth within the City of Enumclaw, the District may also purchase additional portables during the six years of this planning period. Future updates to this Plan will reflect actual planning decisions.

### **Facility Needs (Long Term)**

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two projects currently under review will necessitate the need for four new elementary schools, two new middle schools, and one new high school. The District is uncertain at this time regarding long term additional capacity needs that may result from additional development in Black Diamond and development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. Future updates to this Plan will reflect the planning needs in response to long term growth impacts.

### **General Considerations**

The decision and ability to actually construct a new school facility involve multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration; whether those

funds are generated from locally approved bonds, state construction funds, impact fees, or mitigation payments, or a combination of the above.

The District is also currently researching the possible modernization/replacement of one or more of its existing facilities. This decision will be based upon the need for new facilities due to the age of the facilities and educational program needs. Modernization/replacement projects will generally not include new capacity additions. Future updates to this Plan will reflect actual planning decisions.

Table 5 - Planned Projects 2010-2015

Enumclaw School District No. 216  
**Projects Planned and Sites Acquisitions**

School/Facility/Site	Location	Type	Status	Projected Comp Date	Added Capacity	% for new Growth
					Approx	Approx
<b>Elementary</b> Black Diamond Elem	Black Diamond	New*	Planning	2014/15	307**	100%
<b>Middle School</b>						
<b>Senior High</b>						
Portable Facilities	Enumclaw		Planning	2013-2015	23-28	100%
<b>Other Sites</b>						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Exist.	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Exist.	Site Bank	0	0%
Black Diamond (various pending)		New	Planning		varying	100%

\*Replacement and expansion of capacity

\*\*The existing capacity of 193 will be increased to 500



Table 6 – Finance Plan

	Estimated Project Cost by Year - in \$ millions					Total Cost	Secured Bond/Levy (1) (All Amounts in \$000)	Secured Other (2)	Unsecured Other (3)
	2010	2011	2012	2013	2014				
<b>Improvements Adding Student Capacity</b>									
<b>Elementary School</b>									
Property Acquisition									
New Construction*				\$20.00	\$5.629	\$25.629			\$25.629
<b>Middle School</b>									
Property Acquisition									
New Construction									
<b>High School</b>									
Property Acquisition									
New Construction									
Portables				\$0.168		\$0.168			\$0.168
<b>Total</b>				\$0.168	\$20.00	\$5.629			\$25.797

(1) Secured Bond/Levy - Bond and levy funding already approved by voters.  
 (2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State Match Funds remaining from prior construction projects.  
 (3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, state match dollars not yet allocated.  
 \*Replacement of existing Black Diamond Elementary and related new capacity. Projected construction costs are updated annually.

## **Section V: Capital Facilities Financing Plan**

The Six-Year Finance Plan shown on Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2010-16. The financing plan and impact fee calculation formula also differentiate between capacity and noncapacity projects.

The District's ability to accomplish its building program is dependent on the following funding sources:

- Passage of general obligation bonds by District voters
- Collection of school mitigation and impact fees
- State equalization funds

### **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 District will need to present a bond proposal to its voters for the replacement of the existing Black Diamond Elementary School within the six years of this Plan.

### **State School Construction Funding Assistance**

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly 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 School Construction Funding Assistance for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused 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 statewide based on seven prioritization categories. Funds are then disbursed to the 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. The State contribution can range from less than half to more than 70% of the project's cost.

State School Construction Funding Assistance can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Funding Assistance dollars. School Construction Funding Assistance funds are not 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.

Because of the method of computing State School Construction Funding Assistance, the official percentage of funds calculated by the State does not typically equal the actual percentage of total facility cost. The State Funding Assistance Percentage for the Enumclaw School District is approximately 55.93%. Notably, this only applies to costs that the State considers eligible for State Funding. Land costs and other development costs are not considered eligible for State School Construction Funding Assistance. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by School Construction Funding Assistance dollars.

### **Mitigation Payments and School Impact Fees**

For development in those jurisdictions that have not adopted a school impact fee ordinance, the District relies on mitigation required under the State Environmental Policy Act and related statutes.

In those jurisdictions where a school impact fee ordinance is in place, the District requests that an impact fee be collected by the permitting agency for the construction of any new residential dwelling unit.

Fees assessed are based on the new enrollment growth in the District. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines "Student Factor" as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Enumclaw School District's student generation factors are based on the 2011 average of student factors from surrounding districts in King County. See Table 7. The surrounding districts include Auburn, Issaquah, Kent, and Lake Washington.

**Table 7 - Summary of Student Generation Rate (SGR)**

**Single Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lk. Wash	Average
<b>Elementary</b>	0.313	0.470	0.486	0.455	0.431
<b>Middle</b>	0.154	0.151	0.130	0.106	0.135
<b>High</b>	0.165	0.134	0.250	0.085	0.159
<b>Total</b>	0.632	0.755	0.866	0.646	0.725

**Multi-Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lk. Wash	Average
<b>Elementary</b>	0.124	0.073	0.331	0.062	0.148
<b>Middle</b>	0.056	0.025	0.067	0.019	0.042
<b>High</b>	0.052	0.042	0.124	0.016	0.059
<b>Total</b>	0.232	0.140	0.522	0.097	0.249

**Section VI: Impact Fee Variables and Impact Fees**

**Student Factors-Single/Multi-Family**

Elementary	.431/.148
Middle School	.135/.042
High School	.159/.059

**Temporary Facilities Costs**

Elementary	
Middle School	
High School	

**Student Capacity Per Facility**

Elementary	400-500
Middle School	500-550
High School	1,300

**Permanent Square Footage**

Elementary	244,960
Middle School	87,334
High School	<u>157,519</u>
Total	489,813

**Site Acreage Site**

Elementary	15 a
Middle School	25 a
High School	40 a

**Temporary Square Footage**

Elementary	15,645
Middle School	
High School	<u>10,638</u>
Total	26,283

**Site Cost per Acre**

Elementary	
Middle School	
High School	

**Total Facilities Square Footage**

Elementary	260,605
Middle School	87,334
High School	<u>168,157</u>
Total	516,096

**New Facility Construction Cost**

Elementary	\$ 25,628,625
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**State Construction Funding**

Local District 55.93%  
Current Construction Cost  
Allocation \$180.17

**SPI Square Footage per Student**

Elementary (K-5)	90
Middle School (6-8)	117
High School (9-12)	130
Special Education	144

**District Average Assessed Value**

Single Family Res. \$294,800  
K.C. Assessor, 2/11

**Temporary Classroom Capacity**

Elementary	22
Middle School	22
High School	22

**Gen. Obligation Bond Interest Rate**

Current Bond Buyer Index 4.91%

**District Average Assessed Value**

Multi-Family Res. \$86,924  
K.C. Assessor, 2/11  
Avg. of Condos and Apts.

**Developer Provided Sites/Facilities**

None

**District Debt Service Tax Rate**

Current \$/1,000 \$1.08

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

**Table 8 - School Impact Fees**

Housing Type	Impact Fee Per Dwelling Unit City of Black Diamond*
Single Family	\$11,671
Multi-Family	\$4,104

\*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$11,671
Multi-Family	\$4,104

\*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$7,295
Multi-Family	\$2,565

\*\*Per Chapter 21A.43 KCC and Ordinance No. 10162

# Appendix A OSPI Cohort Survival Projections

REPORT NO. 1049  
RUN ON 14:15 NOV 04 '10

STATE OF WASHINGTON  
SUPERINTENDENT OF PUBLIC INSTRUCTION  
OLYMPIA

DETERMINATION OF PROJECTED ENROLLMENTS  
BY COHORT SURVIVAL KK LINEAR PROJECTION

ENUMCLAW	DISTRICT NO. 216 KING COUNTY NO. 17												
	2005	2006	2007	2008	2009	2010	AVER. % SURVIVAL	2011	2012	2013	2014	2015	2016
KINDERGARTEN	353	309	293	280	281	288		263	252	241	230	219	207
GRADE 1	300	346	297	289	303	309	101.43	292	287	256	244	233	221
GRADE 2	322	305	340	313	311	298	102.25	316	299	273	262	249	238
GRADE 3	319	338	308	332	344	302	102.12	304	323	305	279	268	254
GRADE 4	345	318	337	309	358	347	102.16	309	311	330	312	285	274
GRADE 5	386	347	335	338	341	359	103.50	359	320	322	342	329	295
GRADE 6	376	355	342	351	368	333	101.91	376	366	328	328	349	329
K-6 HEADCOUNT	2,371	2,316	2,252	2,212	2,826	2,246		2,219	2,138	2,053	1,997	1,925	1,818
K-6 H/K @ 1/2	2,189	2,162	2,106	2,072	2,781	2,102		2,088	2,012	1,933	1,882	1,818	1,715
GRADE 7	378	387	376	352	381	373	103.19	344	388	378	336	338	380
GRADE 8	424	394	372	385	369	368	101.05	380	351	399	385	343	345
7-8 HEADCOUNT	802	781	748	738	730	741		724	739	774	721	681	705
GRADE 9	555	428	390	374	403	374	101.24	373	385	355	401	390	347
GRADE 10	426	414	412	381	405	402	95.37	357	355	367	339	382	372
GRADE 11	350	404	353	348	359	353	89.14	358	318	317	327	302	341
GRADE 12	299	341	380	335	340	356	95.66	338	342	304	303	313	289
9-12 HEADCOUNT	1,830	1,587	1,515	1,438	1,508	1,485		1,428	1,401	1,343	1,370	1,387	1,348
K-12 HEADCOUNT	4,803	4,664	4,515	4,388	4,564	4,472		4,369	4,278	4,170	4,088	3,993	3,872

\*October 2010 HC enrollment includes students living in the Enumclaw School District but enrolled at the Muckleshoot Tribal School. The enrollment projections in Appendix B exclude these students for purposes of determining the District's projected six year student enrollment.

**APPENDIX B**  
**MODIFIED COHORT SURVIVAL PROJECTIONS**

**PROJECTED ENROLLMENTS**

	2011	2012	2013	2014	2015	2016
Kindergarten	254	296	306	314	312	307
Grade 1	269	268	318	337	343	336
Grade 2	283	277	282	342	360	361
Grade 3	269	278	278	293	349	360
Grade 4	291	286	301	312	325	378
438	340	308	310	332	343	352
<b>K-5 Headcount</b>	<b>1706</b>	<b>1713</b>	<b>1795</b>	<b>1930</b>	<b>2132</b>	<b>2094</b>
Grade 6	356	350	321	328	353	358
Grade 7	302	357	347	324	331	350
Grade 8	338	295	353	349	327	328
<b>6-8 Headcount</b>	<b>996</b>	<b>1002</b>	<b>1021</b>	<b>1001</b>	<b>1011</b>	<b>1036</b>
Grade 9	345	338	300	362	359	332
Grade 10	363	352	348	326	379	371
Grade 11	355	344	337	339	318	364
Grade 12	321	357	349	347	349	324
<b>9-12 Headcount*</b>	<b>1384</b>	<b>1391</b>	<b>1334</b>	<b>1374</b>	<b>1405</b>	<b>1391</b>
<b>K-12 FTE</b>						
<b>K-12 Headcount</b>	<b>4086</b>	<b>4106</b>	<b>4150</b>	<b>4305</b>	<b>4448</b>	<b>4521</b>

\*The District uses headcount enrollment due to the fact that all-day kindergarten is uniform across the District. The enrollment projections do not include the anticipated students living in the Enumclaw School District but enrolled in the Muckleshoot Tribal School.

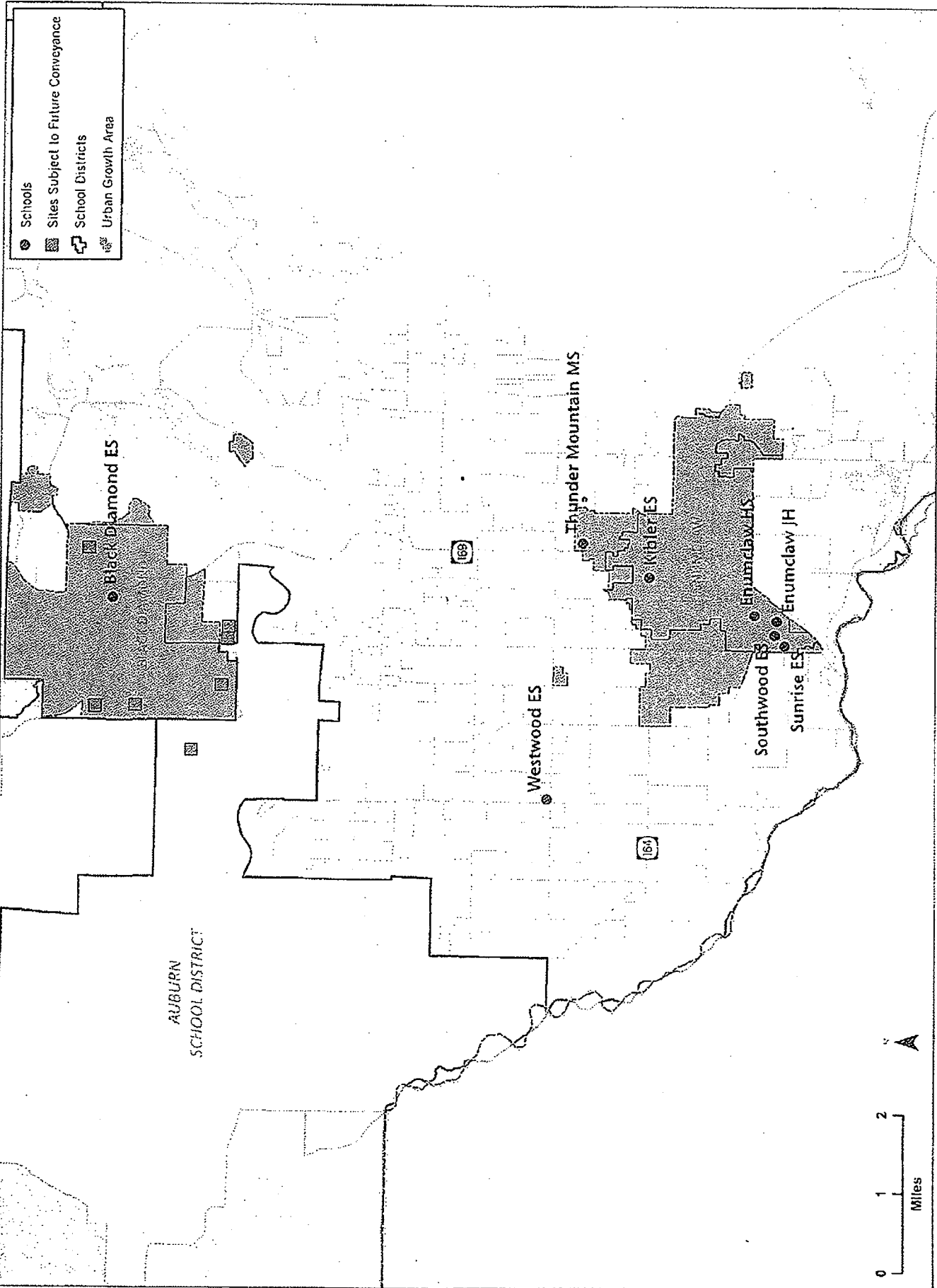


**APPENDIX C  
SCHOOL IMPACT FEE CALCULATIONS**

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2011 King County						
<b>School Site Acquisition Cost:</b>							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	15.00	\$0.00	500	0.431	0.148	\$0	\$0
Middle	25.00	\$0.00	800	0.135	0.042	\$0	\$0
High	40.00	\$0.00	1,200	0.159	0.059	\$0	\$0
					<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>							
((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	94.91%	\$ 25,628,625	500	0.431	0.148	\$20,967	\$7,200
Middle	94.91%	\$	800	0.135	0.042	\$0	\$0
High	94.91%	\$	1,200	0.159	0.059	\$0	\$0
					<b>TOTAL</b>	<b>\$20,967</b>	<b>\$7,200</b>
<b>Temporary Facility Cost:</b>							
((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	5.09%	\$	22	0.431	0.148	\$0	\$0
Middle	5.09%	\$	22	0.135	0.135	\$0	\$0
High	5.09%	\$	22	0.159	0.059	\$0	\$0
					<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b>State Matching Credit:</b>							
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	\$ 180.17	90	55.93%	0.431	0.148	\$3,909	\$1,342
Junior	\$ 180.17	117	0.00%	0.135	0.135	\$0	\$0
Sr. High	\$ 180.17	130	0.00%	0.159	0.059	\$0	\$0
					<b>TOTAL</b>	<b>\$3,909</b>	<b>\$1,342</b>
<b>Tax Payment Credit:</b>							
						SFR	MFR
Average Assessed Value						\$294,800	\$86,924
Capital Bond Interest Rate						4.91%	4.91%
Net Present Value of Average Dwelling						\$2,286,350	\$674,147
Years Amortized						10	10
Property Tax Levy Rate						\$1.080	\$1.080
Present Value of Revenue Stream						\$2,469	\$728
<b>Fee Summary:</b>				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$20,967	\$7,200		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,909)	(\$1,342)		
Tax Payment Credit				(\$2,469)	(\$728)		
FEE (AS CALCULATED)				\$14,589	\$5,130		
FEE (AS DISCOUNTED)				\$7,295	\$2,565		
<b>FINAL FEE</b>				<b>\$7,295</b>	<b>\$2,565</b>		

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2011 Enumclaw and Black Diamond						
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	15.00	\$0.00	500	0.431	0.148	\$0	\$0
Middle	25.00	\$0.00	800	0.135	0.042	\$0	\$0
High	40.00	\$0.00	1,200	0.159	0.059	\$0	\$0
					TOTAL	\$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	94.91%	\$ 25,628,625	500	0.431	0.148	\$20,967	\$7,200
Middle	94.91%	\$	800	0.135	0.042	\$0	\$0
High	94.91%	\$	1,200	0.159	0.059	\$0	\$0
					TOTAL	\$20,967	\$7,200
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	5.09%	\$	22	0.431	0.148	\$0	\$0
Middle	5.09%	\$	22	0.135	0.135	\$0	\$0
High	5.09%	\$	22	0.159	0.059	\$0	\$0
					TOTAL	\$0	\$0
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	\$ 180.17	90	55.93%	0.431	0.148	\$3,909	\$1,342
Junior	\$ 180.17	117	0.00%	0.135	0.135	\$0	\$0
Sr. High	\$ 180.17	130	0.00%	0.159	0.059	\$0	\$0
					TOTAL	\$3,909	\$1,342
Tax Payment Credit:							
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Average Assessed Value						\$294,800	\$86,924
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Property Tax Levy Rate						\$1,080	\$1,080
Present Value of Revenue Stream						\$2,469	\$728
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$20,967	\$7,200		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,909)	(\$1,342)		
Tax Payment Credit				(\$2,469)	(\$728)		
FEE (AS CALCULATED)				\$14,589	\$5,130		
FEE (AS DISCOUNTED)				\$11,671	\$4,104		
FINAL FEE				\$11,671	\$4,104		

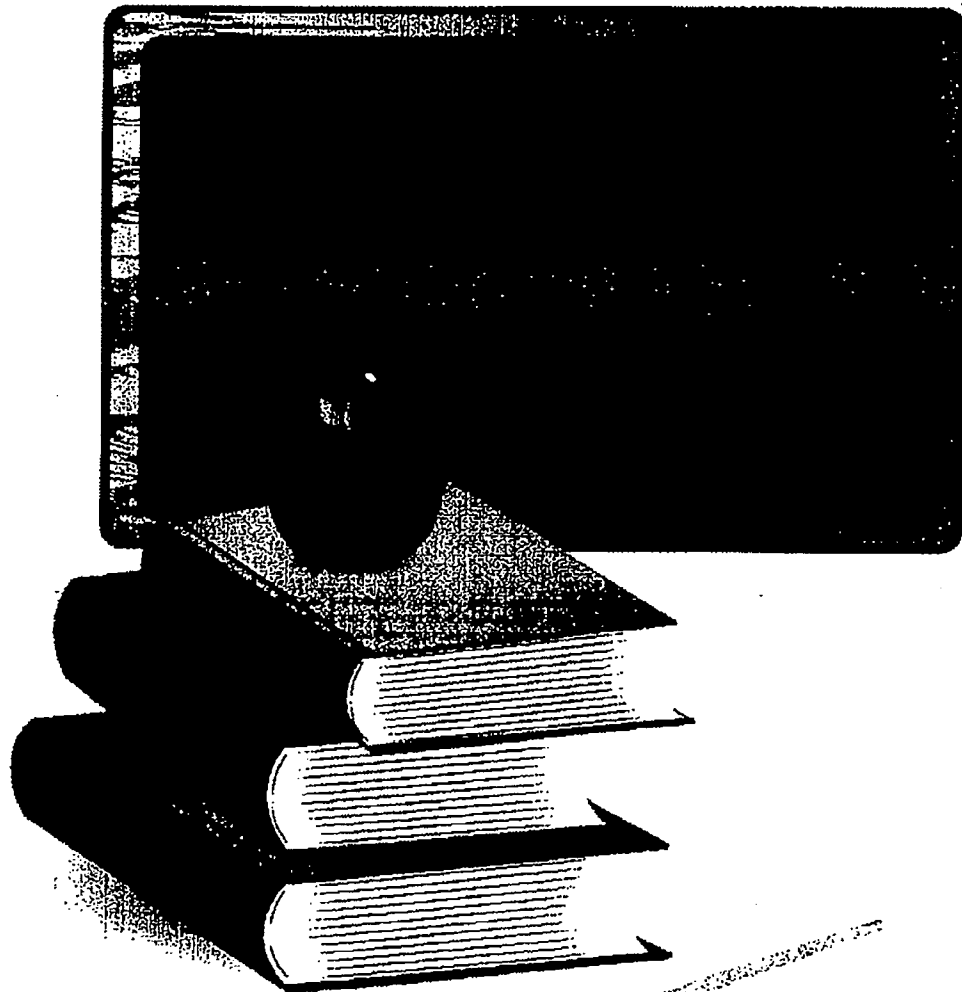
# Schools and Sites Subject to Future Conveyance in Enumclaw School District



# Fife School District No. 417

## Capital Facilities Plan

### 2011-2017



*Adopted: June 27, 2011*

**FIFE SCHOOL DISTRICT NO. 417**  
**5802 20 STREET EAST**  
**TACOMA WA 98424-2000**

**School Board Members**

Bruce Burnside  
Bob Scheidt  
Doug Fagundes  
Marisa Michaud  
Sally Finlayson

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Director of Business Services

**Fife High School, 5616 20<sup>th</sup> St E, Tacoma WA 98424**

Principal: Mark Knight

Assistant Principal: Brian Neufeld

Assistant Principal: Amanda Fox

**Columbia Junior High School, 2901 54<sup>th</sup> Ave E, Tacoma WA 98424**

Principal: Jeff Nelson

Dean of Students: Mark Robinson

**Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354**

Principal: Jim Snider

Dean of Students: *To be Filled*

**Endeavour Intermediate School, 1304 17<sup>th</sup> Ave, Milton WA 98354**

Principal: Kevin Alfano

**Alice V. Hedden Elementary School, 11313 8<sup>th</sup> Street East, Edgewood WA 98372**

Principal: Julia Grubiak

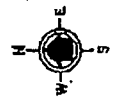
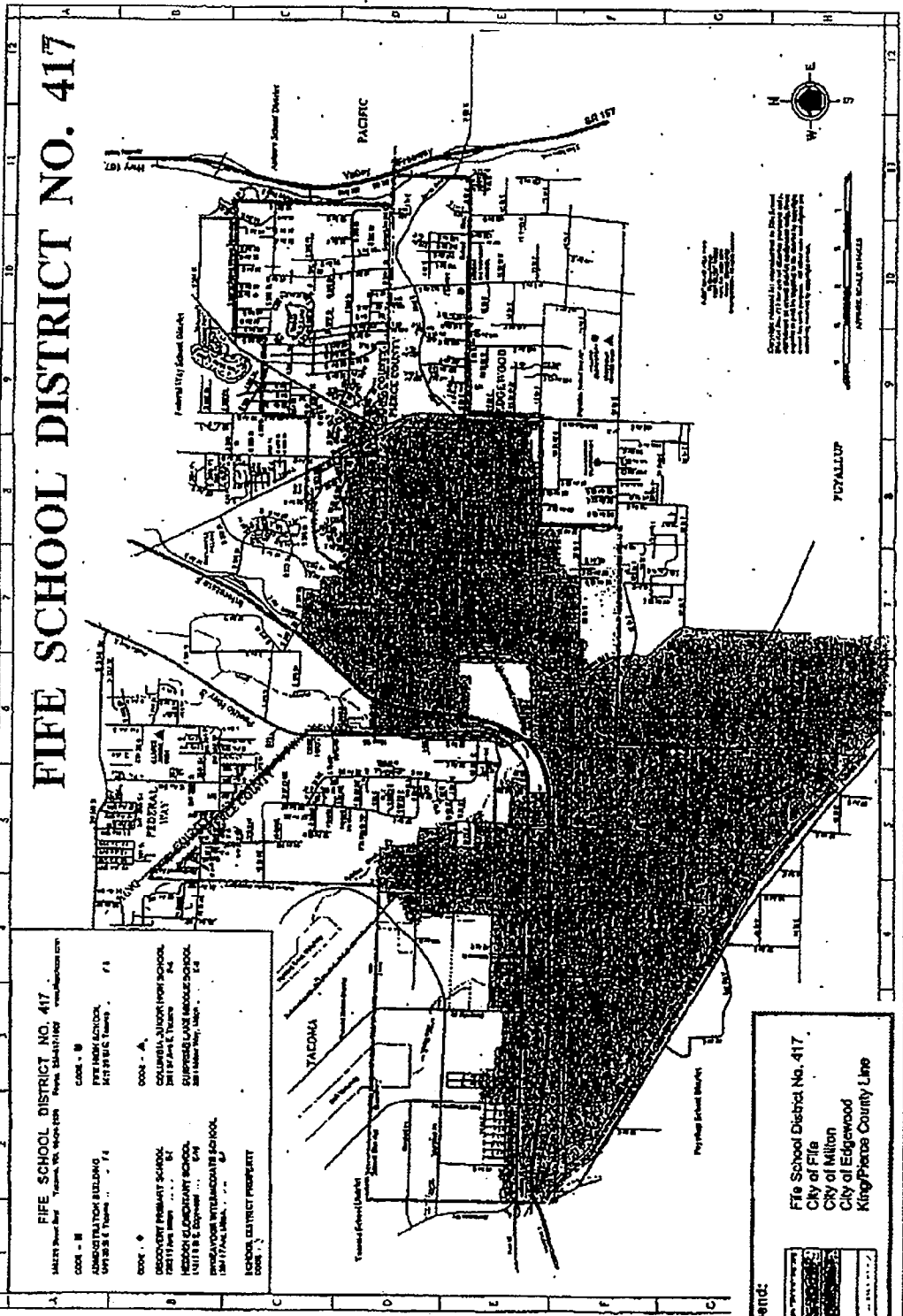
**Discovery Primary School, 1205 19<sup>th</sup> Ave, Milton WA 98354**

Principal: Julie Bartlett

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# FIFE SCHOOL DISTRICT NO. 417



APPROXIMATE SCALE IN FEET  
 1" = 1000'

**FIFE SCHOOL DISTRICT NO. 417**  
 14175 17th Ave S., Tacoma, WA 98406-1417 Phone: 252-4171 FAX: 252-4171000

**CODE - B**  
 ADMINISTRATION BUILDING  
 UNIVERSITY TRUSTEES ... 74

**CODE - C**  
 UNIVERSITY OF WASHINGTON  
 1910 17th Ave S. ... 84  
 14175 S. E. ... 84  
 14175 S. E. ... 84

**CODE - D**  
 UNIVERSITY OF WASHINGTON  
 14175 S. E. ... 84

**CODE - E**  
 UNIVERSITY OF WASHINGTON  
 14175 S. E. ... 84

**CODE - F**  
 UNIVERSITY OF WASHINGTON  
 14175 S. E. ... 84

**CODE - G**  
 UNIVERSITY OF WASHINGTON  
 14175 S. E. ... 84

**CODE - H**  
 UNIVERSITY OF WASHINGTON  
 14175 S. E. ... 84

**Legend:**

Fife School District No. 417  
 City of Fife  
 City of Milton  
 City of Edgewood  
 King/Pierce County Line

## INTRODUCTION

This Six-Year Capital Facilities Plan is Fife School District's planning document prepared in compliance with the requirements of the Growth Management Act (GMA), King County and Pierce County, and cities of Fife, Milton, and Edgewood. It is designed to support the collection of school impact fees and consists of:

- (a) An inventory of existing school facilities;
- (b) An enrollment base and projection;
- (c) A standard of service;
- (c) A summary of school facility capacity and projected need for space;
- (d) A forecast of future school facility needs, financing, and impact fee formula.

Fife School District serves a population of over 15,000, and is located off Interstate 5, east of Tacoma, north of the Puyallup River, about ten square miles in area, and falling in both Pierce and King Counties. It includes the cities of Fife, Milton, and Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights, and a portion of the Port of Tacoma.

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must approve the District's Capital Facilities Plan as a component of their comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

### Existing District Facilities

- Discovery Primary School** (grades K-1 and preschool) Built new and opened in 1992.
- Alice V. Hedden Elementary School** (grades 2-5) Built new and opened in 2001.
- Endeavour Intermediate School** (grades 2-5) Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.
- Surprise Lake Middle School** (grades 6-7) Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.
- Columbia Junior High School** (grades 8-9) Built new and opened in September 2003. Performing arts auditorium, sports and athletic complex completed in 2004.
- Fife High School** (grades 10-12) Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. Alternative High School modernized in 1997.
- Transportation Center** Built new in 1996.
- Educational Services Center** Located in a portion of the old Fife Elementary School. Modernized in 1997.



## INVENTORY OF EXISTING SCHOOL FACILITIES

School	Capacity	Site Size (est. acres)	Facility			Facility Size (sq.ft.)	Portable Number (3/08)	Portable Capacity	Portable Size (sq. ft.)
			(sq. ft) (D-7) New	(sq. ft) (D-7) Mod	(sq. ft) (D-7) Total				
<b>Fife High School</b>	<b>705</b>	<b>28.86</b>				<b>140,193</b>	<b>5</b>	<b>110</b>	<b>4,480</b>
IV Classroom			325	34,925	35,250				
V Annex			8,065	13,843	21,908				
VI Gym			22,089	20,564	42,653				
VII Cafeteria			1,952	14,045	15,997				
VIII Shop			104	9,780	9,884				
IX Science			2,882	4,169	7,051				
Alternative School				7,450	7,450				
					140,193				
<b>Columbia Jr. High School</b>	<b>600</b>	<b>34.4</b>				<b>92,000</b>	<b>4</b>	<b>88</b>	<b>3,544</b>
Classroom/Office/Gym			92,000		92,000				
<b>Surprise Lake Middle School</b>	<b>530</b>	<b>17.23</b>				<b>72,176</b>	<b>4</b>	<b>88</b>	<b>3,584</b>
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
<b>Endeavour Intermediate</b>	<b>530</b>	<b>7.045</b>				<b>54,058</b>	<b>4</b>	<b>88</b>	<b>3,584</b>
Classroom				3,020	3,020				
Classroom/Office			12,444	6,901	19,345				
Classroom/Gym			28,700	2,993	31,693				
					54,058				
Playshed			2,800		2,800				
<b>Alice V. Hedden Elementary</b>	<b>485</b>	<b>14.89</b>				<b>51,673</b>	<b>2</b>	<b>44</b>	<b>1,772</b>
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
<b>Discovery Primary</b>	<b>485</b>	<b>7.045</b>				<b>57,047</b>	<b>6</b>	<b>132</b>	<b>5,376</b>
Playshed			2,776		2,776				
<b>TOTAL</b>	<b>3,335</b>	<b>109.47</b>				<b>467,147</b>	<b>25</b>	<b>550</b>	<b>22,340</b>
<b>TOTAL CORE AND PORTABLE CAPACITY</b>	<b>3,885</b>								

## ENROLLMENT BASE AND PROJECTION

The District uses the enrollment projections provided by Washington State Office of Superintendent of Public Instruction (OSPI) as a base. The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, it does not account for anticipated growth due to new residential and commercial construction in the Fife/Milton area. For example, there are over 150 planned single family housing starts and over 140 planned multifamily units within our school district's boundary, expected to generate an additional 97 new students. Despite a down-turn in the economy, and slight decrease in the current year's enrollment, we are anticipating continued growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 2.04% per year, and 1.00% per year over the past five years. For the next six years, the Cohort Survival Method predicts an increased average growth rate of 1.79% as shown below.

ENROLLMENT*	08-07	07-08	08-09	09-10	10-11**	11-12	12-13	13-14	14-15	15-16	16-17
<b>FHS</b>											
10	279	297	294	294	246	264	258	288	289	307	285
11	287	312	280	283	284	245	264	258	288	289	307
12	301	284	306	283	286	276	249	268	262	293	273
Total	#	867	893	880	860	816	785	771	814	819	869
<b>COLUMBIA</b>											
8	276	290	250	268	270	279	281	297	276	294	325
9	292	311	300	262	269	284	285	276	314	292	311
Total	#	568	601	550	530	539	543	566	573	590	636
<b>SLMS</b>											
6	247	246	261	288	251	280	260	277	306	314	256
7	276	281	250	257	281	250	284	264	281	311	319
Total	#	523	507	511	545	532	530	544	541	587	615
<b>ENDEAVOUR</b>											
2	123	142	134	137	145	149	139	151	153	156	157
3	128	130	153	125	139	147	151	142	153	166	158
4	101	148	136	154	132	138	162	158	147	159	161
5	128	121	152	138	153	131	140	155	159	150	162
Total	#	478	541	575	554	589	565	582	604	612	630
<b>HEDDEN</b>											
2	112	121	105	112	119	121	114	123	125	127	128
3	118	111	121	103	113	120	124	116	126	127	129
4	108	117	106	128	108	112	124	128	120	130	132
5	89	111	119	112	125	108	115	126	130	122	132
Total	#	427	460	451	453	465	461	477	493	501	521
<b>DISCOVERY</b>											
PS sections											
K	3	3	3	3	4	4	5	5	5	5	5
1	199	233	277	265	238	250	254	257	281	264	268
2	246	219	253	271	269	243	283	267	271	274	278
Total K-1	#	445	452	530	536	605	493	517	524	532	546
Total K-12	#	3308	3464	3497	3478	3426	3377	3447	3549	3641	3821
FTE					3412.44						
% Increase		1.41%	4.41%	1.24%	-0.54%	-1.51%	-1.45%	2.03%	2.87%	2.52%	2.75%
Avg Growth/Year					1.00%						1.79%

\* Headcount (rather than FTE) is used as a more appropriate indicator for enrollment and capacity needs. Part-time students (less than 1 full FTE) require seating space and program resources as though full-time. Many kindergarten students now attend full-time as well and thus require full-time seating space.

\*\* Actual enrollment based on October student headcount through the 10-11 school year.

## STANDARD OF SERVICE

Fife School District, as written in its mission statement, is committed to providing a safe and caring environment, which ensures that all students will learn. And, as a Standard Bearer District, Fife is a leader in school reform and committed to providing our students highly engaging, meaningful, challenging, and satisfying work. The District is committed to achieving a high standard of learning for our students, as detailed in each of the six school building's School Improvement Plans. Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, the District is able to set this standard at approximately 20-22 students per class, with first priority at the primary grade levels (K – 4). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. In addition there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations. These special programs significantly affect school capacity by the need for separate space, scheduling complications, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

## CAPACITY AND SPACE NEEDS

Washington Administrative Code (WAC) sets factors determining a school's eligibility to receive state-matching funds for school construction. One factor is "square feet per student" set at 90 in grades K-6, 108 in grades 7 and 8, and 130 in grades 9-12. These space allocations are part of a funds allocation model and do not reflect the true space needed to carry out the instructional program. Fife's actual K – 12 average square feet per student is 132.88.

Fife School District has chosen to determine actual program capacity by surveying each school, reviewing with each school principal how the teaching spaces are being used, and the number of teaching staff assigned. Projections of space needs are based on the assumption of adding a teacher and classroom space for approximately each additional 19 to 23 students dependent upon grade level. *This does not account for additional space needed for special programs as discussed above, and support services such as library, gym, athletics, kitchen, bathrooms, storage, etc.* To reflect current programming needs and actual use of facility spaces, the District has finalized participation in a community-wide study and survey. The survey results are described on pages 12 and 13.

Previous and current survey information used to determine current and future capacity for each school is summarized on the following charts by buildings. The charts include:

1. Enrollment by grade level headcount from the 2006-07 school year through the 2016-17 year.  
Preschool information is by sections rather than headcount.
2. Planned capacity when the building was designed.
3. Teachers currently assigned and projected to be assigned under the District's standard of service.
4. Permanent rooms, including special program areas.
5. Portable classrooms (including the number of additional classrooms needed).

Because space needs are driven, in part, by the number of teachers available, future projections can be significantly impacted by availability of state and local funds. A levy failure or other severe budget impact may temporarily reduce the number of teachers, thus increasing class sizes and reducing the need for additional classrooms. When funding levels are restored, teachers will be re-hired to return class sizes to District standards. However, in the absence of budget set-backs, the number of teachers needed (and the number of classrooms required) will increase as District enrollment continues to grow.

### Capacity and Space Needs

FIFE HIGH SCHOOL		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
10		279	297	294	294	246	264	259	288	269	307	285
11		267	312	280	283	284	246	264	258	289	289	307
12		301	284	306	283	286	276	249	288	262	293	273
total 10-12	#	867	893	880	860	816	765	771	814	819	889	865
FTE						796.71						
Blank Capacity												
Teachers						42	40	40	42	42	45	45
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
IV Classrm												
Up Clsm	7					7	7	7	7	7	7	7
Down Clsm	1					1	1	1	1	1	1	1
Sp. Ed.	2					2	2	2	2	2	2	2
Home Ec.	1					1	1	1	1	1	1	1
Lib. Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
V Annex												
Up Clsm	1					1	1	1	1	1	1	1
Down Clsm	9					9	9	9	9	9	9	9
VI Gym												
Clsm	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrest/Weight	1					1	1	1	1	1	1	1
VII Café												
Music	1					1	1	1	1	1	1	1
VIII Shop												
Art	1					1	1	1	1	1	1	1
Wood	1					1	1	1	1	1	1	1
Metal	1					1	1	1	1	1	1	1
IX Science/Ag	3					3	3	3	3	3	3	3
Alt H.S.	1					1	1	1	1	1	1	1
(East) Classroom	4					4	4	4	4	4	4	4
total	39					39	39	39	39	39	39	39
Classrooms Needed												
Portables	5					3	1	1	3	3	5	5
Future						0	0	0	0	0	1	1
Total	44					42	40	40	42	42	45	45
note: 8 period day/1 teacher prep period												
Storage Containers						3	3	3	3	3	3	3

\*Headcount

**Capacity and Space Needs**

COLUMBIA JUNIOR HIGH SCHOOL		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
8		276	290	250	268	270	278	261	297	276	294	325
9		292	311	300	282	269	264	285	276	314	292	311
<b>Total 8-9</b>	<b>#</b>	<b>568</b>	<b>601</b>	<b>550</b>	<b>530</b>	<b>539</b>	<b>543</b>	<b>556</b>	<b>573</b>	<b>590</b>	<b>586</b>	<b>638</b>
<b>FTE</b>						<b>538.41</b>						
<b>Plan Capacity</b>	<b>#</b>	<b>600</b>										
<b>Teachers</b>						<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>33</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Special Ed	3					3	3	3	3	3	3	3
Science	4					4	4	4	4	4	4	4
Chorus	1					1	1	1	1	1	1	1
Band	1					1	1	1	1	1	1	1
Drama						0	0	0	0	0	0	0
Art	1					1	1	1	1	1	1	1
Technology	1					1	1	1	1	1	1	1
Auditorium	0					0	0	0	0	0	0	0
Computer	1					1	1	1	1	1	1	1
Library												
Classrooms	15					13	13	14	14	15	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
<b>Total</b>	<b>30</b>					<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>												<b>3</b>
<b>Portables</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>34</b>					<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>33</b>
<b>Note: 6 period day/1 teacher prep period</b>												
<b>Storage Containers</b>												

\*Headcount

\*\*Even though the Plan Capacity of Columbia Junior High is listed at 600, the actual regular capacity of the facility is less than 600 due to the programming needs at the school and the actual use of classroom spaces. As such, the District analyzes capacity needs at this school each year during the six year planning period.

**Capacity and Space Needs**

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
6		247	246	261	288	251	280	280	277	306	314	286
7		276	261	250	257	281	250	284	284	281	311	319
<b>Total 6-7</b>	<b>#</b>	<b>523</b>	<b>507</b>	<b>511</b>	<b>545</b>	<b>532</b>	<b>530</b>	<b>644</b>	<b>541</b>	<b>587</b>	<b>625</b>	<b>615</b>
<b>FTE</b>						<b>527.00</b>						
<b>Plan Capacity</b>	<b>580</b>											
<b>Teachers</b>						<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
ESL	1					1	1	1	1	1	1	1
Science	3					3	3	3	3	3	3	3
Drama												
Shop	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Choir/Band	1					1	1	1	1	1	1	1
Library/lab	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrestling	0											
Classrooms	15					15	15	15	15	15	15	15
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0											
<b>total</b>	<b>26</b>					<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<b>Classrooms Needed</b>						<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>
<b>Portables</b>	<b>4</b>					<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>6</b>
<b>Total</b>	<b>30</b>					<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>
<b>Note: 7 period day/1 teacher prep period</b>												
<b>Storage Containers</b>						<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

\*Headcount

**Capacity and Space Needs**

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
2		123	142	134	137	145	149	139	151	153	155	157
3		128	130	153	125	139	147	151	142	153	156	158
4		101	148	136	154	132	138	152	156	147	159	181
5		128	121	152	138	153	131	140	155	169	160	162
<b>Total 2-5</b>	<b>#</b>	<b>478</b>	<b>541</b>	<b>575</b>	<b>554</b>	<b>569</b>	<b>565</b>	<b>582</b>	<b>604</b>	<b>612</b>	<b>620</b>	<b>638</b>
<b>FTE</b>						<b>569.00</b>						
<b>Plan Capacity</b>	<b>530</b>											
<b>Teachers</b>						<b>29</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Sp. Ed.	2					2	2	2	2	2	2	2
Lab	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Title I/Lap	2					2	2	2	2	2	2	2
Art	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	21					20	20	21	21	21	21	21
<b>total</b>	<b>30</b>					<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>												
<b>Portables*</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>
Future						0	0	0	0	0	0	0
<b>Total</b>	<b>34</b>					<b>29</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>*Share Discovery Portables</b>												
<b>Storage Containers</b>						<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

\*Headcount

**Capacity and Space Needs**

ALICE V. HEDDEN ELEMENTARY		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
2		112	121	105	112	119	121	114	123	125	127	128
3		118	111	121	103	113	120	124	116	126	127	128
4		108	117	106	126	108	112	124	128	120	130	132
5		89	111	119	112	125	108	115	126	130	122	132
Total 2-5	#	427	460	451	453	465	461	477	493	501	506	521
FTE						465.00						
Plan Capacity	485											
Teachers						24	24	24	25	26	26	27
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Lap	2					2	2	2	2	2	2	2
Comp. Lab	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	18					16	16	16	17	18	18	18
total	26					24	24	24	25	26	26	26
Classrooms Needed						0	0	0	0	0	0	0
Portables	2					0	0	0	0	0	0	1
Future						0	0	0	0	0	0	0
Total	28					24	24	24	25	26	26	27
Storage Containers												

\*Headcount

\*\*Even though the Plan Capacity of Alice V. Hedden Elementary is listed at 485, the actual regular capacity of the facility is less than 485 due to the programming needs at the school and the actual use of classroom spaces. As such, the District analyzes capacity needs at this school each year during the six year planning period



### Capacity and Space Needs

DISCOVERY PRIMARY		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Birth to 3 space												
PS sections		3	3	3	3	4	4	5	5	5	5	5
Includes preschool slots												
K		199	233	277	265	236	250	254	257	261	264	268
1		246	219	253	271	269	243	263	267	271	274	278
<b>Total K-1</b>		<b>445</b>	<b>452</b>	<b>530</b>	<b>538</b>	<b>505</b>	<b>493</b>	<b>517</b>	<b>524</b>	<b>532</b>	<b>538</b>	<b>546</b>
FTE						389.50						
Plan Capacity	2850	Includes Preschool										
Teachers												
Teachers						26	25	27	27	27	28	28
Pre-School						4	4	5	5	5	5	5
total						30	29	32	32	32	33	33
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Pre-Sch	3					3	3	3	3	3	3	3
Sp. Ed.	2					2	2	2	2	2	2	2
Title I	2					2	2	2	2	2	2	2
Music	1					1	1	1	1	1	1	1
ESL / LAP	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	19					19	19	19	19	19	19	19
total	29					29	29	29	29	29	29	29
Classrooms Needed												
Portables**	6					1	0	3	3	3	4	4
Future						0	0	0	0	0	0	0
Total	35					30	29	32	32	32	33	33
**Share Endeavour Portables												
Storage Containers						2	2	2	2	2	2	2

\*Headcount

## SCHOOL FACILITIES SUMMARY AND FUTURE NEEDS / FINANCING

A survey and study was completed in July 1997, and revised April 2000. Based on those projections, the district received voter authorization to build 2 new schools (elementary and junior high schools) to meet projected enrollment growth. The Alice V. Hedden Elementary School was built and occupied in September 2001, adding capacity for 485 students. However, there were still approximately 350 secondary students occupying portables on sites throughout the District. Existing core facilities and support space at the secondary grade levels (bathrooms, cafeteria, gym, special programs, etc) remained over capacity as a result. The Columbia Junior High School was opened in September 2003 as planned, adding additional capacity for 600 students. The balance of the project (entry road and parking lot) was completed during the fall of 2006. The grade configuration at the high school was changed to grade levels 10-12, eliminating the need to build a new high school. Primary grade levels remain as grades K - 5. The middle and junior high schools now serve grades 6 - 9. As a result of these two new schools, the District has been able to meet the current capacity needs, and enable the Fife School District to maintain a high Standard of Service and commitment to our students and community.

Despite a slight decrease in the 2009-10 through projected 2011-12 school year enrollments, all indicators point to steady enrollment growth. Both Pierce and King County have shown birth rates at a decrease, with an increase beginning in 2007. This points toward an increase in our kindergarten population starting in 2012. These factors, along with new residential developments and general population changes are projected to account for approximately 400 additional students within the next six years. As core facilities become overcrowded, the District will continue to utilize portable classrooms to accommodate student growth on a temporary basis until enrollment is sufficient to occupy a new school. The need for space is based on the practical capacity of existing facilities and true space needed to carry out a full instructional program. This differs from space allocation used in the funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 105.77 square feet per student compared to 90 in the state formula. The National average is 110.

**Study and Survey 2009** - To reflect current building conditions as well as capacity needs, the District has recently finalized participation in a community-wide study and survey. The results of the survey include addressing the capacity needs at Fife High School due to enrollment growth. The proposal recommends an addition to the high school to make room for 10 new classrooms.

### Future Classroom Needs

District-wide projected classrooms needed, (including those for preschool), are shown below. In addition to classrooms, there is additional space needed for support services such as special programs, gym, cafeteria, storage, bathrooms, etc. These projections for future classrooms are based simply on past enrollment statistics through the 2010-11 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
FHS	5	6	6	5	3	1	1	3	3	6	6
COLUMBIA	0	0	0	0	0	0	0	0	0	0	3
BLMS	0	0	0	1	1	1	2	2	4	6	6
ENDEAVOUR	0	0	0	0	0	0	0	1	1	2	3
HEDDEN	0	0	0	0	0	0	0	0	0	0	1
DISCOVERY	0	0	3	2	1	0	3	3	3	4	4
Classrooms Needed	5	6	9	8	3	2	6	9	11	18	23

*Additon to Sr High  
16-17*

## Current Building Conditions

Since modernization began in 1992, all District facilities have been completely modernized and/or built new. This includes the new Columbia Junior High and Alice V. Hedden Elementary Schools, Discovery Primary, Fife Transportation Center as well as remodels/additions to Endeavour Intermediate, Surprise Lake Middle School, Fife High School, and the District Administration Office. Recently added modular classrooms at Alice V. Hedden and Columbia Junior High, as well as the proposed Fife Senior High addition are outlined below.

## School Construction Plans

1996-1997	Survey and study (completed)
1998-1999	Plan for schools (completed)
1999-2000	Plan and request bond issue for schools (approved February 2000)
2000-2001	Build/occupy Hedden Elementary (completed 2001)
2001-2006	Build/occupy Columbia Junior High (occupied 2003)
2007-2008	Add modular classrooms at Hedden and Columbia
2007-2009	Survey and Study (completed)
2012-2014	Plan for senior high school addition and request bond issue
2016-2017	Build/occupy new addition

## Cost

**Alice V. Hedden Elementary & Modular Classrooms** - Alice V. Hedden Elementary School was constructed on a 14.89 acre site located in Edgewood and opened in September 2001 with a capacity of 485 students. Final cost was \$11,100,000. Due to continued enrollment growth and special program needs, two new portable classrooms were added for use during the 2007-08 school year. Final cost was \$331,918 or about \$165,959 per classroom.

**Columbia Junior High & Modular Classrooms** - Columbia Junior High School was constructed in Fife as part of a joint cooperative effort with the City of Fife. The total site encompasses 34.4 acres, with the City of Fife providing 27.1 acres and the District providing an additional 7.3 acres. In return for receiving the 27.1 acres valued at approximately \$1.85 million, the District built additional park and athletic facilities. Usage, operations, and maintenance expenses will be shared according to interlocal agreements signed by the two agencies. The school has a capacity for 600 students and opened in September 2003, with final project completion during the fall of 2006. Final construction costs were \$25,398,269. Due to continued enrollment growth four new modular classrooms were added for use during the 2007-08 school year. Final cost was \$638,184 or about \$159,546 per classroom.

**Proposed Fife Senior High Addition** - As a result of our study and survey completed in 2009, preliminary plans call for a \$23,671,104 expansion of the present high school within the next 6 years to accommodate growing secondary enrollments. The existing five portable classrooms will be removed to make way for the new 320 student addition.

## Funding

**Alice V. Hedden Elementary, Columbia Junior High, & Modular Classrooms** - The District's last bond issue for \$35 million was approved by the voters on February 29, 2000 to construct the two new schools Alice V. Hedden Elementary, and Columbia Junior High. Impact fees were also collected and applied to these projects. The primary funding source for the modular classrooms for these two schools added during the 2007-08 school year, were school impact fees.

**Proposed Fife Senior High Addition** - The primary funding source for the Fife Senior High School addition will need Voted General Obligation Bonds, with impact fees providing an additional funding source. Due to inadequate state funding levels, the discrepancy still exists between the "square feet per student" used in the state formula and the actual space needed to provide a full instructional program with support services. Therefore, the District does not expect to qualify for matching funds for the Fife Senior High addition.

## **Impact Fees**

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. Impact fees for Fife School District are shown on the following page. Student Generation Rates (SGR) were updated in 2009, and are based on an analysis of single and multiple-family development projects constructed between 2004 through 2008 within Fife School District boundaries. The results were updated with 2009 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$2,945. The multiple-family rate is calculated at \$1,632.

## **New Capacity Needs and Financing Summary**

As demonstrated in the tables on pages 6-11, the District currently has capacity to serve 1,500 students at the elementary (preschool – 5<sup>th</sup> grade) level, 1,130 students at the middle/junior high school level (grades 6-9), and 705 students at the high school (grades 10-12) level. Current enrollment at each grade level is identified in the tables on pages 6-11. The District is currently over capacity at the elementary level by 39 students, under capacity at the middle/junior high school level by 59 students, and over capacity at the high school level by 111 students.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

- Construction of new capacity and remodel of Fife High School.

Based upon the District's capacity and enrollment projections, the District determined that the majority of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs.

Based on the District's student generation rates, the District expects that .398 students will be generated from each new single family home in the District and that .219 students will be generated from each new multi-family dwelling unit.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduces that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted by 50%. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

School Impact Fee Calculation									
District: FIFE									
<b>School Site Acquisition Cost:</b>									
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor									
	Facility	Cost/	Facility	Student	Student	Calculated			
	Acres	Acre	Size	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary			485	0.189	0.081	\$ -	\$ -		
Jr. High			600	0.097	0.073	\$ -	\$ -		
Sr. High			320	0.112	0.065	\$ -	\$ -		
					TOTAL	\$ -	\$ -		
<b>School Construction Cost:</b>									
0.398 0.219									
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.F	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary			485	0.189	0.081	\$ -	\$ -		
Jr. High			600	0.097	0.073	\$ -	\$ -		
Sr. High	95.44%	\$ 2,357,110	320	0.112	0.065	\$ 7,907.10	\$ 4,588.94		
					TOTAL	\$ 7,907.10	\$ 4,588.94		
<b>Temporary Facility Cost:</b>									
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)									
	%Portable	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.F	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	4.56%	\$ 0	44	0.189	0.081	\$ -	\$ -		
Jr. High	4.56%	\$ 0	88	0.097	0.073	\$ -	\$ -		
Sr. High	5.56%	\$ 2,357,110	20	0.112	0.065	\$ -	\$ -		
					TOTAL	\$ -	\$ -		
<b>State Matching Credit:</b>									
Boeckh Index X SPI Square Footage X State Match % X Student Factor									
	Boeckh	SPI	State	Student	Student	Cost/	Cost/		
	Index	Footage	Match %	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	180.17			0.189	0.081	\$ -	\$ -		
Jr. High	180.17			0.097	0.073	\$ -	\$ -		
Sr. High	180.17			0.112	0.065	\$ -	\$ -		
					TOTAL	\$ -	\$ -		
<b>Tax Payment Credit:</b>									
Average Assessed Value									
\$ 245,410.00 \$ 161,053.00									
Capital Bond Interest Rate									
4.91% 4.91%									
Net Present Value of Average Dwelling									
\$ 1,903,300.70 \$ 1,249,061.93									
Years Amortized									
10 10									
Property Tax Levy Rate									
\$ 1.06 \$ 1.06									
Present Value of Revenue Stream									
\$ 2,017.50 \$ 1,324.01									
<b>Fee Summary:</b>									
				Single -	Multiple -				
				Family	Family				
	Site Acquisition Costs			\$ -	\$ -				
	Permanent Facility Cost			\$ 7,907.10	\$ 4,588.94				
	Temporary Facility Cost			\$ -	\$ -				
	State Match Credit			\$ -	\$ -				
	Tax Payment Credit			\$ (2,017.50)	\$ (1,324.01)				
	Sub-total			\$ 5,889.60	\$ 3,264.93				
	Local Share			\$ 2,944.80	\$ 1,632.47				
	District Discount			\$ -	\$ -				
	FEE			\$ 2,944.80	\$ 1,632.47		YEAR 2010		

## Appendix Table 1

### Fife School District Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

Name	Capacity* (Number of Students)	Location
<b>FIFE</b>		
<u>Elementary</u>		
Discovery Primary	485	1205 – 19 <sup>th</sup> Avenue, Milton WA 98354
Hedden Elementary	485	11313 8 <sup>th</sup> Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17th Avenue, Milton WA 98354
<u>Middle/Junior</u>		
Surprise Lake Middle School	530	2001 Milton Way, Milton WA 98354
Columbia Jr. High School	600	2901 54 <sup>th</sup> Avenue East, Tacoma, WA 98424
<u>Senior</u>		
Fife High School	<u>705</u>	5616 - 20 Street East, Tacoma, WA 98424
TOTAL	3,335	

\* These capacity numbers exclude portable classroom facilities.

**Appendix Table 2**  
Public School Facilities  
(Square Feet per Actual Student Headcount)

District Name FIFE	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	105.77	153.29	171.81

(1) Includes Discovery @ 112.96, Hedden @ 111.13 and Endeavour @ 95.01.

(2) Includes Surprise Lake Middle School @ 135.67 and Columbia @ 170.69.

**Appendix Table 3**  
Public School Facilities  
Individual Capacity Projects

Name	Capacity
Senior High Addition	320

**Appendix Table 4**  
Public School Facilities  
CFP Projects and Financing Plan  
Sources and Uses of Funds

Sources/Uses	2007-2017
<b>Sources of Funds:</b>	
Existing Revenue:	483,143
<b>New Revenue:</b>	
Bonds, Not approved	24,000,000
Impact Fees	931,424
<b>Total Sources:</b>	<b>24,931,424</b>
<b>Use of Funds:</b>	
<b>Capacity Projects:</b>	
Senior Hi Addition	23,671,104
<b>Sub Total</b>	<b>23,671,104</b>
<b>Non-Capacity Projects:</b>	
<b>Sub Total</b>	<b>1,260,320</b>
<b>Total Costs</b>	<b>24,931,424</b>
<b>Balance:</b>	
Surplus or (Deficit)	0

### Appendix Table 5

Public School Facilities  
Capital Facility Requirements to 2016-17

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2010-11 Actual	3,426	3,335	-91	-\$ 4,222,036*
2010-11 to 2016-17 Growth	3,821	3,655	-166	-\$ 7,701,736*

\* Calculated using cost per student (Table 6) avg. \$46,396 X deficiency.

### Appendix Table 6

Public School Facilities  
School District Cost per Student Headcount

District Name	Elementary School	Junior High School	Senior High School
Fife	\$22,887	\$42,330	\$73,972

Elementary School: calculated using actual Hedden Elementary cost of \$11,100,000 ÷ 485 (actual capacity).

Jr. High School: calculated using actual Columbia Jr. High cost of \$25,398,269 ÷ 600 (actual capacity).

Sr. High School: calculated using construction manager estimate of \$23,671,104 ÷ 320 (projected capacity).



### Appendix Table 7

#### PROJECTS CAPACITY TO HOUSE STUDENTS

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
New Addition							
Core Capacity	3335	3335	3335	3335	3335	3335	3655
Portable # Change	0	0	0	0	0	0	-5**
Portable Capacity Change	0	0	0	0	0	0	-110
Portable Capacity	550	550	550	550	550	550	440
Core + Portable Capacity	3885	3885	3885	3885	3885	3885	4095
Projected Enrollment (Headcount)	3426	3377	3447	3549	3641	3744	3821
Surplus Capacity with Portables	459	508	438	336	244	141	274
Surplus Capacity w/o Portables	-91	-42	-112	-214	-306	-409	-166

\*\* Removal of 5 portable classrooms from Fife High School, replaced by permanent addition.

### Appendix Table 8

#### SIX YEAR FINANCE PLAN (\$ in 1,000's)

		Local Bond	State	Impact Fees/Other
New Capacity		\$22,739	\$0	\$931
# Portables Purchased				
Cost of Portables Purchased		\$0	\$0	\$0
Totals		\$22,739	\$0	\$931

## Appendix Table 9

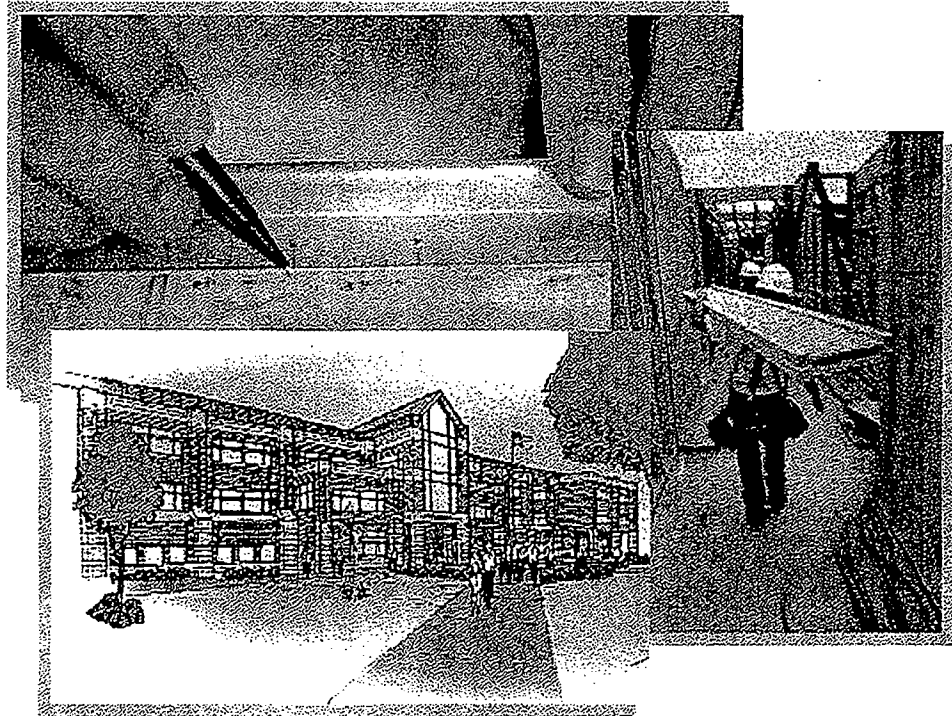
### 2011 Fife School District Student Generation Rates\*

	Total Pierce and King County SGR	King County SGR	Pierce County SGR		SF Combined	MF Combined
<b>SINGLE FAMILY</b>						
Elementary -- K through 5	0.189	0.220	0.186	K	21	0
Middle School -- 6 through 8	0.097	0.136	0.094	1	23	2
High School -- 9 through 12	0.112	0.169	0.107	2	27	1
				3	32	5
				4	13	0
<b>Total</b>	<b>0.398</b>	<b>.525</b>	<b>0.386</b>	5	22	2
<b>MULTIPLE FAMILY</b>				6	21	2
Elementary -- K through 5	0.081	0.000	0.081	7	27	4
Middle School -- 6 through 8	0.073	0.000	0.073	8	23	3
High School -- 9 through 12	0.065	0.000	0.065	9	26	2
				10	19	3
				11	20	1
				12	17	2
<b>Total</b>	<b>0.219</b>	<b>0.000</b>	<b>.218</b>	<b>Total</b>	<b>291</b>	<b>27</b>
				<b>Total</b>	<b>732</b>	<b>124</b>
				<b>Units</b>		

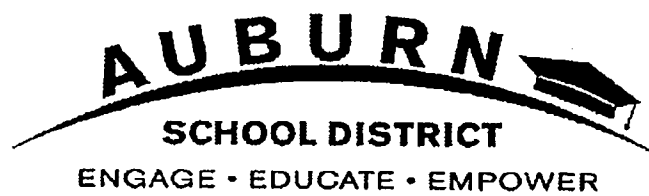
\*Note: These student generation rates are based on new residential development for the five year period 2004 through 2008.

Auburn School District No. 408

# CAPITAL FACILITIES PLAN 2011 through 2017



Adopted by the Auburn School District Board of Directors  
May 9, 2011



915 Fourth Street NE  
Auburn, Washington 98002

(253) 931-4900

Serving Students in:  
Unincorporated King County  
City of Auburn  
City of Algona  
City of Kent  
City of Pacific  
City of Black Diamond

## BOARD of DIRECTORS

Carol Helgerson

Lisa Conners

Craig Schumaker

Ray Vefik

Janice Nelson

Dr. Dennis Kip Herren, Superintendent

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Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

**Section I**  
**Executive Summary**

Auburn School District No. 408  
CAPITAL FACILITIES PLAN  
2011 through 2017

I. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Auburn School District (the "District") as the District's principal planning document, in compliance with the requirements of Washington's Growth Management Act and the adopted ordinances of the counties and cities served by the District. This plan was prepared using data available in the spring of 2011.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the City of Auburn and City of Kent; the King County Council, the City of Auburn and the City of Kent will adopt this Plan by reference as part of each jurisdiction's respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona, Pacific and Black Diamond, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, the Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs. In general, the District's current standard provides that class size for grades K-2 should not exceed 25 students; class size for grades 3-4 should not exceed 27 students; class size for grade 5 should not exceed 30 students. When averaged over the six elementary grades, this computes to 26.5 students per classroom. Class size for grades 6-12 should not exceed 30 students, with some subject areas restricted to lesser numbers. (See Section III for more specific information.)

The capacity of the schools in the District is calculated based on this standard of service and the existing inventory of facilities including transitional classrooms. The District's 2010-11 capacity was 13,725 whereas Full Time Equivalent ("FTE") enrollment for this same period was 13,812.45 (includes Full Day Kindergarten). The actual number of individual students was 14,482 as of October 1, 2010. (See Section V for more specific information.)

The capital construction plan shown in Section VI addresses the additions and proposed modernization to the District's existing facilities. This provided for a new high school approved by the voters in February 2003 and opened in September 2005; and the addition of two new elementary schools approved by the voters in February 2005; with Lakeland Hills Elementary opening in the Fall of 2006 and Arthur Jacobsen Elementary opening in the Fall of 2007. The plan includes the construction of a new middle school and a new elementary school, as well as the acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected student population increase to be generated from the large development areas within the Auburn School District. Three areas that have significant impact on the school

district are the Lakeland South, the Lea Hill, and the north Auburn valley areas of the district. There are other pockets of development that impact the District as well. The City of Kent has an area of approximately 158 acres that was sold to developers in 2004. The economic downturn has slowed development in these areas.

The district completed a comprehensive review of all district facilities and in October 2008 a Steering Committee made recommendations to the board for capital improvements to existing facilities and replacement of seven schools over the next ten years. These recommendations led to a capital improvements levy and a bond issue that was placed on the ballot in March 2009. Both ballot measures were not successful in March. The board determined to re-run only the capital improvements levy in November 2009, which the voters approved.

The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impact incurred by a District experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been generated using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS; and to integrate the mapping with student data from the district's student data system. This method gives the District actual student generation numbers for each grade span for identified developments. This data is contained in Appendix A.3.



Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
2011 through 2017

**EXECUTIVE SUMMARY**

**CAPITAL FACILITIES PLAN CHANGES FROM 2010 TO 2011**

Listed below is a summary level outline of the changes from the 2010 Capital Facilities Plan that are a part of the 2011 Plan. The changes are noted by Section for ease of reference.

**Section I**

**Executive Summary**

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

**Section II**

**Enrollment Projections**

Updated projections. See Appendices A.1 & A.2.

**Section III**

**Standard of Service**

- A. Increase of 1 adaptive behavior classroom at high school level
- B. Reduction of 1 adaptive behavior room at elementary level

**Section IV**

**Inventory of Facilities**

No change from 2010-11 to 2011-12.

**Section V**

**Pupil Capacity**

No change from 2010-11 to 2011-12.

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017

EXECUTIVE SUMMARY

**Section VII**  
**Impact Fees**

**CHANGES TO IMPACT FEE DATA ELEMENTS 2010 to 2011**

DATA ELEMENTS	CPF 2010	CPF 2011	EXPLANATION
<b>Student Generation Factors</b>			
Single Family			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Elementary	0.3080	0.3130	
Mid School	0.1470	0.1540	
Sr. High	0.1770	0.1650	
Multi-Family			
Elementary	0.0860	0.1240	
Mid School	0.0380	0.0560	
Sr. High	0.0310	0.5190	
<b>School Construction Costs</b>			
Elementary	\$21,750,000	\$21,750,000	
Middle School	\$42,500,000	\$42,500,000	
<b>Site Acquisition Costs</b>			
Cost per acre	\$290,381	\$290,381	Updated estimates on land costs
<b>Area Cost Allowance Boeckh Index</b>	\$180.17	\$180.17	Updated to projected SPI schedule.
<b>Match % - State</b>	60.23%	58.67%	Updated to current SPI schedule.
<b>Match % - District</b>	39.77%	41.33%	Computed
<b>District Average AV</b>			
Single Family	\$254,009	\$248,795	Updated from March 2011 King County Dept of Assessments data.
Multi-Family	\$76,573	\$67,821	Updated from March 2011 King County Dept of Assessments data using weighted average.
<b>Debt Serv Tax Rate</b>	\$0.82	\$0.93	Current Fiscal Year
<b>GO Bond Int Rate</b>	4.33%	4.91%	Current Rate (Bond Buyers 20 Index 3-11)

**Section VIII**  
**Appendices**

- Appendix A.1 - Updated enrollment projections from October 1, 2010
- Appendix A.2 - Updated enrollment projections with anticipated buildout schedule.
- Appendix A.3 - Student Generation Survey March 2011

Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

Section II  
**Enrollment Projections**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
**ENROLLMENT PROJECTIONS**

The Auburn School District uses a modified cohort survival model to project future enrollment for all of the District's operations. Table II.1 is an extract from the comprehensive projection model found in Appendix A.2 titled "CAPITAL FACILITIES PLAN Enrollment Projections". This Table shows the anticipated enrollment for the next six years based on the previous 6 year history of the District under the assumptions set forth in the comprehensive projections, Appendix A.1, and the projection for additional students generated from new developments in the district as shown in Appendix A.2.

TABLE II.1	ASD ENROLLMENT PROJECTIONS (March 2010)						
	2010-11 Actual	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected
KDG	1010	1027	1047	1069	1095	1123	1148
1	1066	1056	1077	1099	1125	1153	1179
2	1016	1081	1074	1095	1122	1150	1176
3	1013	1038	1105	1100	1127	1155	1180
4	1024	1055	1082	1152	1152	1180	1206
5	1079	1049	1083	1113	1187	1189	1215
K - 5	6208	6305	6468	6627	6809	6949	7104
6	1041	1086	1059	1094	1129	1204	1203
7	1060	1065	1113	1088	1128	1164	1238
8	1112	1080	1088	1138	1118	1160	1194
6 - 8	3213	3231	3260	3320	3375	3529	3635
9	1221	1336	1310	1322	1380	1366	1409
10	1238	1237	1356	1332	1351	1411	1394
11	1258	1209	1212	1333	1314	1334	1391
12	1344	1267	1222	1226	1353	1336	1352
9 - 12	5061	5050	5100	5213	5398	5446	5546
TOTALS	14,482	14,586	14,828	15,160	15,582	15,924	16,286

GRADES K-12	Actual	Projected	Projected	Projected	Projected	Projected	Projected
K-5 w/K @ 1/2	5703	5792	5945	6093	6261	6388	6530
6-8	3213	3231	3260	3320	3375	3529	3635
9-12	5061	5050	5100	5213	5398	5446	5546
K-12 w/K @ 1/2	13,977	14,072	14,304	14,626	15,034	15,362	15,711

Note: The district is currently operating Full Day Kindergarten in eight schools and includes two state funded Full Day Kindergartens at two additional elementary schools.

Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

**Section III**  
**Standard of Service**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

*The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent indicate that each school district must establish a "Standard of Service" in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage "capacity" guidelines for computing state funding support. The fundamental purpose of the SPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district's capacity to house its student population. The SPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student's educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the SPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.*

**OVERVIEW**

The Auburn School District operates fourteen elementary schools housing 6,208 students in grades K through 5. For Kindergarten students; 665 of the 1,010 attend 1/2 days throughout the year and 5,198 students, grades 1 through 5, plus 345 kindergartners, attend on a full day basis. When converted to full time equivalents, the K-5 enrollment is 5,797. The four middle schools house 3,213 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school, housing 5,061 students in grades 9 through 12.

**CLASS SIZE**

The number of pupils per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining. Changes to class size agreements can have significant impact on available space.

The current pupil/teacher limit across all elementary programs is an average of 26.5 students per teacher. Consistent with this staffing limit, room capacities are set at 26.5 students per room at grades K - 5. At grades 6 - 12 the limit is set at 30 pupils per room. The SPI space allocation for each grade articulation level, less the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected pupil populations. These reductions are shown below by grade articulation level.

**ELEMENTARY SCHOOLS**

**STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION**

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses ten classrooms to provide for 105 students. The housing requirements for this program are provided for in the SPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

**ADAPTIVE BEHAVIOR**

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses two classrooms to provide for 15 students. The housing requirements for this program exceed the SPI space allocations by two classrooms.

Loss of Permanent Capacity 1 room @ 26.5 each =	(27)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(27)

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

**SPECIAL EDUCATION RESOURCE ROOMS**

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Fourteen standard classrooms are required to house this program. The housing requirements for this program exceed the SPI space guidelines by seven standard classrooms. The loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 7 rooms @ 26.5 each =	(186)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(186)

**NATIVE AMERICAN RESOURCE ROOM**

The Auburn School District operates one resource room to support the education of Native American students at the elementary level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 26.5 each =	(27)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(27)

**HEAD START**

The Auburn School District operates a Head Start program for approximately 120 youngsters in six sections of 1/2 day in length. The program is housed at three elementary schools and utilizes three standard elementary classrooms and auxiliary office spaces. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 26.5 each =	(80)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(80)

**EARLY CHILDHOOD SPECIAL EDUCATION**

The Auburn School District operates a pre-school program for young children with disabilities below age five. This program is housed at seven different elementary schools and currently uses ten standard classrooms. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 10 rooms @ 26.5 each =	(265)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(265)

**READING LABS**

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Four elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 26.5 each =	(106)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(106)

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

**MUSIC ROOMS**

The district elementary music programs require one acoustically modified classroom at each elementary school for music instruction. The housing requirements are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**ENGLISH AS A SECOND LANGUAGE PROGRAM**

The Auburn School District operates a pullout program at the elementary school level for students learning English as a second language. This program requires fourteen standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**SECOND GRADE TOSA PROGRAM**

The Auburn School District provides a TOSA reading specialist program for eight highly impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 26.5 each =	(212)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(212)

**ELEMENTARY LEARNING SPECIALIST PROGRAM**

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model has been created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fourteen elementary schools.

Loss of Permanent Capacity 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**FULL DAY KINDERGARTEN**

The Auburn School District provides Full-Day Kindergarten programs to increase academic skills for kindergarten students. This program model has been created from tuition, ARRA funds and currently there are two schools receiving state funding for 2010-11 school year. The district is utilizing fourteen classrooms at eight of the fourteen elementary schools. Housing requirements exceed the OSPI space guidelines for this program by seven classrooms.

Loss of Permanent Capacity 7 rooms @ 26.5 each =	(186)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(186)



Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

**MIDDLE SCHOOLS**

***SPECIAL EDUCATION RESOURCE ROOMS***

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 350 students. The housing requirements for this program are not entirely provided for in the SPI space guidelines.

***ADAPTIVE BEHAVIOR SPECIAL EDUCATION***

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses one classroom. The housing requirements for this program are provided for in the SPI space allocations.

***STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION***

The Auburn School District operates four structured learning classrooms at the middle school level for students with moderate to severe disabilities and one developmentally disabled classroom for students with profound disabilities. Two of the four classrooms for this program are provided for in the SPI space allocations.

Loss of Permanent Capacity 2 rooms @ 26.5 each =	(53)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(53)

***MIDDLE SCHOOL COMPUTER LABS***

The Auburn School District operates a minimum of one computer lab at each middle school. This program utilizes a standard classroom per middle school. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(120)

***ENGLISH AS A SECOND LANGUAGE***

The Auburn School District operates a pullout program at the middle school level for students learning English as a second language. This program requires four standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(120)

***ROOM UTILIZATION***

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. SPI Report #3 dated 11/23/10 identifies 148 teaching stations available in the mid-level facilities. The utilization pattern results in a loss of approximately 8 teaching stations.

Loss of Permanent Capacity 8 rooms @ 30 each =	(240)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(240)

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

**SENIOR HIGH SCHOOLS**

**SENIOR HIGH COMPUTER LABS**

The Auburn School District operates two computer labs at each of the senior high schools. This program utilizes two standard classrooms at comprehensive high schools and one at West Auburn. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 30 each =	(210)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(210)

**ENGLISH AS A SECOND LANGUAGE**

The Auburn School District operates a pullout program at three comprehensive high schools for students learning English as a second language. This program requires three standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 30 each =	(90)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(90)

**ADAPTIVE BEHAVIOR SPECIAL EDUCATION**

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses one classroom. The housing requirements for this program are not provided for in the SPI space allocations.

Loss of Permanent Capacity 1 rooms @ 30 each =	(30)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(30)

**STRUCTURED LEARNING CENTER PROGRAM**

The Auburn School District operates six structured learning center classrooms for students with moderate to severe disabilities. This program requires two standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 2 rooms @ 30 each =	(60)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(60)

**SPECIAL EDUCATION RESOURCE ROOMS**

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires eleven classrooms to provide program to meet educational needs of the students. The SPI space guidelines provide for one of the eleven teaching stations.

Loss of Permanent Capacity 10 rooms @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(300)

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 STANDARD OF SERVICE

**PERFORMING ARTS CENTERS**

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The SPI Inventory includes this space when computing unhoused student capacity. This space was not intended for nor is it usable for classroom instruction. It was constructed to provide a community center for the performing arts. Using SPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 8.33 classrooms.

Loss of Permanent Capacity 8.33 rooms @ 30 each = (250)

**ROOM UTILIZATION**

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(300)

**STANDARD OF SERVICE COMPUTED TOTALS**

**ELEMENTARY**

Loss of Permanent Capacity =	(2,200)
Loss of Temporary Capacity	0
Total Capacity Loss	(2,200)

**MIDDLE SCHOOL**

Loss of Permanent Capacity =	(533)
Loss of Temporary Capacity	0
Total Capacity Loss	(533)

**SENIOR HIGH**

Loss of Permanent Capacity =	(1,240)
Loss of Temporary Capacity	0
Total Capacity Loss	(1,240)

**TOTAL**

Loss of Permanent Capacity =	(3,972)
Loss of Temporary Capacity	0
Total Capacity Loss	(3,972)

Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

**Section IV**  
**Inventory of Facilities**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
 INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI rated capacities.

Table IV.2 shows the number and location of each portable unit by school. The district uses relocatable facilities to:

1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting.
2. make space available for changing program requirements and offerings determined by unique student needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Relocatable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding relocatable classrooms.

Table IV.1 Permanent Facilities @ OSPI Rated Capacity (November 2010)

**District School Facilities**

Building	Capacity	Acres	Address
<b>Elementary Schools</b>			
Washington Elementary	486	5.40	20 E Street Northeast, Auburn WA, 98002
Terminal Park Elementary	408	6.70	1101 D Street Southeast, Auburn WA, 98002
Dick Scobee Elementary	477	10.50	1031 14th Street Northeast, Auburn WA, 98002
Pioneer Elementary	441	8.30	2301 M Street Southeast, Auburn WA, 98002
Chinook Elementary	440	8.75	3502 Auburn Way South, Auburn WA, 98092
Lea Hill Elementary	450	10.00	30908 124th Avenue Southeast, Auburn WA, 98092
Gildo Rey Elementary	551	10.00	1005 37th Street Southeast, Auburn WA, 98002
Evergreen Heights Elem.	456	8.09	5602 South 316th, Auburn WA, 98001
Alpac Elementary	497	10.60	310 Milwaukee Boulevard North, Pacific WA, 98047
Lake View Elementary	559	16.40	16401 Southeast 318th Street, Auburn WA, 98092
Hazelwood Elementary	580	12.67	11815 Southeast 304th Street, Auburn WA, 98092
Halko Elementary	585	12.00	301 Oravetz Place Southeast, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Arthur Jacobsen Elementary	614	10.00	29205 132 <sup>nd</sup> Street SE, Auburn WA, 98092
<b>ELEM CAPACITY</b>	<b>7,138</b>		
<b>Middle Schools</b>			
Cascade Middle School	829	17.30	1015 24th Street Northeast, Auburn WA, 98002
Olympic Middle School	921	17.40	1825 K Street Southeast, Auburn WA, 98002
Rainier Middle School	843	26.33	30620 116th Avenue Southeast, Auburn WA, 98092
Mt. Baker Middle School	837	30.88	620 37th Street Southeast, Auburn WA, 98002
<b>MS CAPACITY</b>	<b>3,430</b>		
<b>Senior High Schools</b>			
West Auburn High School	233	5.10	401 West Main Street, Auburn WA, 98001
Auburn Senior High	2,101	18.60	800 Fourth Street Northeast, Auburn WA, 98002
Auburn Riverside HS	1,387	33.00	501 Oravetz Road, Auburn WA, 98092
Auburn Mountainview HS	1,443	40.00	28900 124 <sup>th</sup> Ave SE, Auburn WA, 98092
<b>SH CAPACITY</b>	<b>5,164</b>		
<b>TOTAL CAPACITY</b>	<b>15,732</b>		

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2010 through 2017  
**INVENTORY OF FACILITIES**

TABLE IV.2		TEMPORARY/RELOCATABLE FACILITIES INVENTORY (March 2011)						
Elementary Location	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	
Washington	0	0	0	0	0	0	0	
Terminal Park	2	2	2	2	2	2	2	
Dick Scobee	3	3	3	3	3	3	3	
Pioneer	3	3	3	3	3	3	3	
Chinook	5	5	5	5	5	5	5	
Lea Hill	5	5	5	2	2	2	2	
Gildo Rey	6	6	6	6	6	6	6	
Evergreen Heights	0	0	0	2	2	2	2	
Alpac	2	2	2	2	2	2	2	
Lake View	2	2	2	2	2	2	2	
Hazelwood	0	0	0	0	0	0	0	
Ilako	2	2	2	2	2	2	2	
Lakeland Hills Elementary	2	2	2	4	4	4	4	
Arthur Jacobsen Elementary	0	0	0	0	0	0	0	
<b>TOTAL UNITS</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	
<b>TOTAL CAPACITY</b>	<b>848</b>	<b>848</b>	<b>848</b>	<b>875</b>	<b>875</b>	<b>875</b>	<b>875</b>	

Middle School Location	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Cascade	0	0	0	0	2	2	2
Olympic	0	0	0	0	2	2	2
Rainier	5	5	5	7	7	8	8
ML Baker	8	8	8	8	8	8	8
<b>TOTAL UNITS</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>15</b>	<b>19</b>	<b>20</b>	<b>20</b>
<b>TOTAL CAPACITY</b>	<b>390</b>	<b>390</b>	<b>390</b>	<b>450</b>	<b>570</b>	<b>600</b>	<b>600</b>

Sr. High School Location	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
West Auburn	0	0	0	0	1	1	1
Auburn High School	12	12	12	12	12	12	12
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Riverside	13	13	13	13	13	13	13
Auburn Mountainview	0	0	0	0	0	0	0
<b>TOTAL UNITS</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>27</b>	<b>27</b>	<b>27</b>
<b>TOTAL CAPACITY</b>	<b>780</b>	<b>780</b>	<b>780</b>	<b>780</b>	<b>810</b>	<b>810</b>	<b>810</b>

\*TAP - Transition Assistance Program for 18-21 year old students with special needs.

<b>COMBINED TOTAL UNITS</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>74</b>	<b>79</b>	<b>80</b>	<b>80</b>
<b>COMBINED TOTAL CAPACITY</b>	<b>2,018</b>	<b>2,018</b>	<b>2,018</b>	<b>2,105</b>	<b>2,255</b>	<b>2,285</b>	<b>2,285</b>

Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

**Section V**  
**Pupil Capacity**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
**PUPIL CAPACITY**

While the Auburn School District uses the SPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of pupils in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new unfunded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2 below. Table V.1 shows the District's capacity with relocatable units included and Table V.2 without these units.

		2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
1/	A. SPI Capacity	15,732	15,732	15,732	15,732	15,732	15,732	16,532
	A.1 SPI Capacity-New Elem							585
	A.2 SPI Capacity- New MS						800	
	B. Capacity Adjustments	(1,954)	(1,954)	(1,954)	(1,868)	(1,718)	(1,688)	(1,688)
	C. Net Capacity	13,778	13,778	13,778	13,864	14,014	14,844	15,429
	D. ASD Enrollment	14,482	14,586	14,828	15,160	15,582	15,924	16,286
3/	E. ASD Surplus/Deficit	(704)	(808)	(1,050)	(1,296)	(1,568)	(1,080)	(857)
<b>CAPACITY ADJUSTMENTS</b>								
2/	Include Relocatable	2,018	2,018	2,018	2,105	2,255	2,285	2,285
	Exclude SOS (pg 14)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)
	Total Adjustments	(1,954)	(1,954)	(1,954)	(1,868)	(1,718)	(1,688)	(1,688)

		2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
1/	A. SPI Capacity	15,732	15,732	15,732	15,732	15,732	15,732	16,532
	A.1 SPI Capacity-New Elem							585
	A.2 SPI Capacity- New MS						800	
	B. Capacity Adjustments	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)
	C. Net Capacity	11,760	11,760	11,760	11,760	11,760	12,560	13,145
	D. ASD Enrollment	14,482	14,586	14,828	15,160	15,582	15,924	16,286
3/	E. ASD Surplus/Deficit	(2,722)	(2,826)	(3,068)	(3,400)	(3,822)	(3,364)	(3,141)
<b>CAPACITY ADJUSTMENTS</b>								
2/	Exclude SOS (pg 14)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)
	Total Adjustments	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)	(3,972)

1/ New facilities shown in 2015-16 and 2016-17 are not funded under the current Capital Facilities Plan.

2/ The Standard of Service represents 25.38% of SPI capacity. When new facilities are added the Standard of Service computations are decreased to 23.35% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).



Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
**PUPIL CAPACITY**

<b>PERMANENT FACILITIES</b> <b>@ SPI Rated Capacity</b> <b>(March 2011)</b>
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A. Elementary Schools

Building	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Washington	486	486	486	486	486	486	486
Terminal Park	408	408	408	408	408	408	408
Dick Scobee	477	477	477	477	477	477	477
Pioneer	441	441	441	441	441	441	441
Chinook	440	440	440	440	440	440	440
Lea Hill	450	450	450	450	450	450	450
Gildo Rey	551	551	551	551	551	551	551
Evergreen Heights	456	456	456	456	456	456	456
Alpac	497	497	497	497	497	497	497
Lake View	559	559	559	559	559	559	559
Hazelwood	580	580	580	580	580	580	580
Ilalko	585	585	585	585	585	585	585
Lakeland Hills	594	594	594	594	594	594	594
Arthur Jacobsen	614	614	614	614	614	614	614
Elementary #15							585
<b>ELEM CAPACITY</b>	<b>7,138</b>	<b>7,138</b>	<b>7,138</b>	<b>7,138</b>	<b>7,138</b>	<b>7,138</b>	<b>7,723</b>

B. Middle Schools

Building	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Cascade	829	829	829	829	829	829	829
Olympic	921	921	921	921	921	921	921
Rainier	843	843	843	843	843	843	843
Mt. Baker	837	837	837	837	837	837	837
Middle School #5						800	800
<b>MS CAPACITY</b>	<b>3,430</b>	<b>3,430</b>	<b>3,430</b>	<b>3,430</b>	<b>3,430</b>	<b>4,230</b>	<b>4,230</b>

C. Senior High Schools

Building	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
West Auburn	233	233	233	233	233	233	233
Auburn	2,101	2,101	2,101	2,101	2,101	2,101	2,101
Auburn Riverside	1,387	1,387	1,387	1,387	1,387	1,387	1,387
Auburn Mountainview	1,443	1,443	1,443	1,443	1,443	1,443	1,443
<b>SH CAPACITY</b>	<b>5,164</b>	<b>5,164</b>	<b>5,164</b>	<b>5,164</b>	<b>5,164</b>	<b>5,164</b>	<b>5,164</b>

<b>COMBINED CAPACITY</b>	<b>15,732</b>	<b>15,732</b>	<b>15,732</b>	<b>15,732</b>	<b>15,732</b>	<b>16,532</b>	<b>17,117</b>
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Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

Section VI  
**Capital Construction Plan**

Auburn School District No. 408  
CAPITAL FACILITIES PLAN  
2011 through 2017  
CAPITAL CONSTRUCTION PLAN

The formal process used by the Board to address current and future facility needs began in 1974 with the formation of a community wide citizens committee. The result of this committee's work was published in the document titled '*Guidelines for Development.*' In 1985 the Board formed a second Ad Hoc citizens committee to pick up from the work of the first and address the needs of the District for subsequent years. The work of this committee was published in the document titled '*Directions for the Nineties.*' In 1995 the Board commissioned a third Ad Hoc citizens committee to make recommendations for improvements to the District's programs and physical facilities. The committee recommendations are published in the document titled '*Education Into The Twenty-First Century - - A Community Involved.*'

The 1995 Ad Hoc committee recommended the District develop plans for the implementation, funding, and deployment of technology throughout the District's programs. The 1996 Bond proposition provided funding to enhance the capacity of each facility to accommodate technological applications. The 1998 Capital Levy provided funding to further deploy technology at a level sufficient to support program requirements in every classroom and department. In 2005 a replacement technology levy was approved to continue to support technology across all facets of the District's teaching, learning and operations.

In addition to the technology needs of the District, the Ad Hoc committee recognized the District must prepare for continued student enrollment growth. As stated in their report, "the District must pursue an appropriate high school site as soon as possible." The Ad Hoc recommendation included commentary that the financing should be timed to maintain consistent rates of assessment.

A proposition was approved by the voters on April 28, 1998 that provided \$8,000,000 over six years to address some of the technology needs of the District; and \$5,000,000 to provide funds to acquire school sites.

During the 1997-98 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Dieringer School Boards to make recommendations on how best to serve the school population from an area that includes a large development known as Lakeland South. Lakeland South at that time was immediately adjacent to the southern boundary of the Auburn School District. On June 16, 1998 the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Dieringer Boards of Directors. On June 22, 1998 the Auburn School Board adopted Resolution No. 933 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 23, 1998 the Dieringer School Board adopted a companion Resolution No. 24-97-98 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from Dieringer to Auburn containing most of the Lakeland South development and certain other undeveloped properties. Development in this area is progressing at an aggressive rate.

In April of 2002, the Board formed a fifth citizen's Ad Hoc committee to address the following two items and make recommendations to the board in the Fall of 2002:

- a. A review of the conclusion and recommendations of 1985 and 1995 Ad Hoc Committees related to accommodating high school enrollment growth. This included the review of possible financing plans for new facilities.
- b. Develop recommendations for accommodating high school enrollment growth for the next 10 years if a new senior high school is not built.

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
2011 through 2017  
**CAPITAL CONSTRUCTION PLAN**

This committee recommended the board place the high school on the ballot for the fifth time in February 2003. The February election approved the new high school at 68.71% yes votes. The school opened in the Fall of 2005.

In the Fall of 2003 the school board directed the administration to begin the planning and design for Elementary #13 and Elementary #14. In the Fall of 2004, the Auburn School Board passed Resolution No. 1054 to place two elementary schools on the ballot in February 2005. The voters approved the ballot measure in February of 2005 at 64.72%. Lakeland Hills Elementary (Elementary #13) opened in the Fall of 2006. Arthur Jacobsen Elementary (Elementary #14) is located in the Lea Hill area on a 10 acre site and opened in the Fall of 2007. These two elementary schools were built to accommodate the housing growth in Lakeland Hills and Lea Hill areas of the school district.

In the 2004-05 school year, the Board convened a sixth Citizen's Ad Hoc committee to again study and make recommendations about the future impacts in the District. One of the areas of study was the need for New Facilities and Modernization. The committee made a number of recommendations including school size, the need for a new middle school, and to begin a capital improvements program to modernize or replace facilities based upon criterion.

During the 2005-06 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Kent School Boards to make recommendations on how best to serve the school population that will come from an area that includes a number of projected developments in the north Auburn valley. On May 17, 2006 the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Kent Boards of Directors. On June 14, 2006 the Kent School Board adopted Resolution No. 1225 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 26, 2006 the Auburn School Board adopted a companion Resolution No. 1073 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from the Kent School District to the Auburn School District effective September 29, 2006.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the school board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the school board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy will fund \$46.4 million of needed improvement projects at 24 sites over the next seven school years. Planning for the replacement of aging schools has started with educational specifications and schematic design process beginning in 2010. A future bond issue will be necessary to fund these projects.

The Special Education Transition Facility opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

The school district acquired a site for a future middle school in 2009 and will need to consider possibilities for a site for elementary school #15.

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017  
**CAPITAL CONSTRUCTION PLAN**

The District is projecting 1800 additional students within the six year period including the Lakeland, Lea Hill, and north Auburn valley areas. This increase in student population will require the acquisition of new middle school and new elementary school sites and construction of a middle school and elementary school during the six year window.

Based upon the District's capacity data and enrollment projections, as well as the student generation data included in Appendix A.3, the District has determined that approximately eighty-six percent of the capacity improvements are necessary to serve the students generated from new development, with the remaining additional capacity required to address existing need.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population and passage of bond issues and/or capital improvement levies.

2011-17 Capital Construction Plan (March 2011)				Project Timelines						
Project	Funded	Projected Cost	Fund Source	10-11	11-12	12-13	13-14	14-15	15-16	16-17
All Facilities - Technology Modernization	Yes	\$12,000,000	2006 6 Year Cap Levy	XX	XX					
Portables	Yes	\$1,200,000	Impact Fees	XX	XX	XX	XX	XX	XX	XX
Property Purchase New Elementary	No	\$3,500,000	Impact Fees	XX	XX	XX	XX			
1/ Multiple Facility Improvements	Yes	\$46,400,000	Capital Levy	XX	XX	XX	XX	XX	XX	XX
1/ Middle School #5	No	\$42,500,000	Bond Impact Fee				XX plan	XX const	XX open	
1/ Elementary #15	No	\$21,750,000	Bond Impact Fee					XX plan	XX const	XX open
1/ Replacement of three aging schools	No	\$239,000,000	Bond Issue	XX	XX	XX	XX	XX	XX	XX

1/ These funds may be secured through local bond issues, sale of real property, impact fees, and state matching funds. The District currently is not eligible for state assistance at the elementary school level for new construction. The district is eligible for state matching funds for modernization.

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**Section VII**  
**Impact Fees**

Auburn School District No. 403  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017

**IMPACT FEE COMPUTATION (Spring 2011)**

Middle School #5 within 6 year period  
 Elementary #15 within 6 year period

**I. SITE COST PER RESIDENCE**

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

Site	Acreage	Cost/ Acre	Facility Capacity	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K-5)	12	\$0	550	0.3130	0.1240	\$0.00	\$0.00
Middle Sch (6-8)	25	\$0	800	0.1540	0.0560	\$0.00	\$0.00
Sr High (9-12)	40	\$0	1500	0.1650	0.0519	\$0.00	\$0.00
						<b>\$0.00</b>	<b>\$0.00</b>

**II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

Facility	Cost	Facility Size	% Perm Sq Ft Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Single Family	\$21,750,000	550	0.9652	0.3130	0.1240	\$11,946.60	\$4,732.84
Elem (K-5)	\$42,500,000	800	0.9652	0.1540	0.0560	\$7,896.29	\$2,871.38
Middle Sch (6-8)	\$0	1500	0.9652	0.1650	0.0519	\$0.00	\$0.00
Sr High (9-12)						<b>\$19,842.89</b>	<b>\$7,604.22</b>

**III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

Facility	Cost	Facility Size	% Temp Sq Ft Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Single Family	\$130,000	26.5	0.0348	0.3130	0.1240	\$53.48	\$21.19
Elem (K-5)	\$130,000	30	0.0348	0.1540	0.0560	\$23.24	\$8.45
Middle Sch (6-8)	\$0	30	0.0348	0.1650	0.0519	\$0.00	\$0.00
Sr High (9-12)						<b>\$76.72</b>	<b>\$29.64</b>

**IV. STATE MATCH CREDIT PER RESIDENCE**

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

Boeckh Index	SPI Footage	District Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family	
			Single Family	Multi Family			
Elem (K-5)	\$180.17	90	58.87%	0.3130	0.1240	\$2,977.73	\$1,179.66
Middle Sch (6-8)	\$180.17	108	58.87%	0.1540	0.0560	\$1,758.10	\$639.31
Sr High (9-12)	\$180.17	130	58.87%	0.1650	0.0519	\$2,267.39	\$713.20
						<b>\$7,003.22</b>	<b>\$2,532.19</b>

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2011 through 2017

**V. TAX CREDIT PER RESIDENCE**

Formula: Expressed as the present value of an annuity

TC =  $PV(\text{interest rate, discount period, average asssd value} \times \text{tax rate})$

	Ave Resid Assd Value	Curr Dht Serv Tax Rate	Bnd Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$248,765	\$0.93	4.91%	10	\$1,801.79	
Multi Family	\$67,821	\$0.93	4.91%	10		\$491.22

**VI. DEVELOPER PROVIDED FACILITY CREDIT**

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facil Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

FEE RECAP SUMMARY	PER UNIT IMPACT FEES	
	Single Family	Multi Family
Site Costs	\$0.00	\$0.00
Permanent Facility Const Costs	\$19,842.88	\$7,604.22
Temporary Facility Costs	\$76.72	\$29.64
State Match Credit	(\$7,003.22)	(\$2,532.19)
Tax Credit	(\$1,801.79)	(\$491.22)
<b>FEE (No Discount)</b>	<b>\$11,114.60</b>	<b>\$4,610.44</b>
<b>FEE (50% Discount)</b>	<b>\$5,557.30</b>	<b>\$2,305.22</b>
Facility Credit	\$0.00	\$0.00
<b>Net Fee Obligation</b>	<b>\$5,557.30</b>	<b>\$2,305.22</b>



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	IMPACT FEE ELEMENTS			SINGLE FAMILY			MULTI-FAMILY		
	Elem K-5	Mid Sch 6-8	Sr High 9-12	Elem K-5	Mid Sch 6-8	Sr High 9-12	Elem K-5	Mid Sch 6-8	Sr High 9-12
Student Factor	0.313	0.154	0.165	0.124	0.056	0.052			
New Fac Capacity	550	800	1500	550	800	1500			
New Facility Cost	\$21,750,000	\$42,500,000	\$21,750,000	\$21,750,000	\$42,500,000	\$42,500,000			
Temp Rm Capacity	28.5	30	30	26.5	30	30			
Temp Facility Cost	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000			
Site Acreage	12	25	40	12	25	40			
Site Cost/Acre	\$326,827	\$326,827	\$326,827	\$326,827	\$326,827	\$326,827			
Perm Sq Footage	1,710,833	1,710,833	1,710,833	1,710,833	1,710,833	1,710,833			
Temp Sq Footage	61,740	61,740	61,740	61,740	61,740	61,740			
Total Sq Footage	1,772,573	1,772,573	1,772,573	1,772,573	1,772,573	1,772,573			
% - Perm Facilities	96.52%	96.52%	96.52%	96.52%	96.52%	96.52%			
% - Temp Facilities	3.48%	3.48%	3.48%	3.48%	3.48%	3.48%			
SPI Sq Ft/Student	90	108	130	90	108	130			
Boeckh Index	\$180.17	\$180.17	\$180.17	\$180.17	\$180.17	\$180.17			
Match % - State	58.67%	58.67%	58.67%	58.67%	58.67%	58.67%			
Match % - District	41.33%	41.33%	41.33%	41.33%	41.33%	41.33%			
Dist Aver AV	\$248,765	\$248,765	\$248,765	\$248,765	\$248,765	\$248,765			
Debt Serv Tax Rate	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93	\$0.93			
G. O Bond Int Rate	4.91%	4.91%	4.91%	4.91%	4.91%	4.91%			

**Site Cost Projections**

Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost/Acre	Adjusted Present Day	Projected Annual Inflation Factor	Sites Required	Latest Date of Acquisition	Projected Cost/Acre
Lakeland	12.00	2002	\$2,701,043	\$225,087	\$310,687				
Labrador	35.00	2008	\$7,601,789	\$217,194	\$223,710				
Lakeland East	27.00	2009	\$9,092,160	\$336,747	\$336,747				
<b>Total</b>	<b>74.00</b>		<b>\$19,395,002</b>	<b>\$262,095</b>	<b>\$290,381</b>	<b>3.00%</b>	<b>Elementary</b>	<b>2014</b>	<b>\$326,827</b>

Auburn School District No. 408  
**Capital Facilities Plan**  
2011 through 2017

**Section VIII**

**Appendix**

Appendix A.1 - Student Enrollment Projections

Appendix A.2 - CAPITAL FACILITIES PLAN Enrollment Projections

Appendix A.3 - Student Generation Survey

**Appendix A.1 - Student Enrollment Projections**

Auburn School District #408  
Student Enrollment Projections  
October 2010

**Introduction**

The projective techniques give some consideration to historical and current data as a basis for forecasting the future. In addition, the 'projector' must make certain assumptions about the operant variables within the data being used. These assumptions are "judgmental" by definition. Forecasting can be defined as the extrapolation or logical extension from history to the future, or from the known to the unknown. The attached tabular data reviews the history of student enrollment, sets out some quantitative assumptions, and provides projections based on these numerical factors.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. The logic embraces the assumptions that whatever these individual factors have been in the past are present today, and will be in the future. It further moderates the impact of singular factors by averaging data over thirteen years and six years respectively. The results provide a trend, which reflects a long (13-year) and a short (6-year) base from which to extrapolate.

Two methods of estimating the number of kindergarten students have been used. The first uses the average increase or decrease over the past 13 and 6-year time frame and adds it to each succeeding year. The second derives what the average percentage Auburn kindergartners have been of live births in King County for the past 5 years and uses this to project the subsequent four years.

The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and credibility of the projections derived by these techniques.

**Tables**

**Table 1 – Thirteen Year History of October 1 Enrollments** – page 3

The data shown in this table is the baseline information used to project future enrollment. This data shows the past record of enrollment in the district on October 1 of each year.

**Table 2 – Historical Factors Used in Projections** - page 4

This table shows the three basic factors derived from the data in Table 1. These factors have been used in the subsequent projections. The three factors are:

1. **Factor 1 – Average Pupil Change Between Grade Levels**  
This factor is sometimes referred to as the "holding power" or "cohort survival." It is a measure of the number of pupils gained or lost as they move from one grade level to the next.
2. **Factor 2 - Average Pupil Change by Grade Level**  
This factor is the average change at each grade level over the 13 or 6-year period.
3. **Factor 3 – Auburn School District Kindergarten Enrollment as a Function of King County Live Births.**  
This factor calculates what percent each kindergarten class was of the King County live births in the 5 previous years. From this information has been extrapolated the kindergarten pupils expected for the next 4 years.

Table 3 – Projection Models – pages 5-13 –

This set of tables utilizes the above mentioned variables and generates several projections. The models are explained briefly below.

- Table 3.13 (pg 5) – shows a projection based on the 13-year average gain in kindergarten (Factor 2) and the 13-year average change between grade levels (Factor 1). The data is shown for the district as a whole.
- Table 3.6 (pg 5) – shows a projection using the same scheme as Table 3.13 except it shortens the historical to only the most recent 6 years.
- Table 3.13A and 3.6A (pg 6) – uses the same factors above except Factor 3 is substituted for Factor 2. The kindergarten rates are derived from the King County live births instead of the average gain.
- Tables 3E.13, 3E.6, 3E.13A, 3E.6A (pg 7) – breaks out the K-5 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Tables 3MS.13, 3MS.6, 3MS.13A, 3MS.6A (pg 8) – breaks out the 6-8 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Tables 3SH.13, 3SH.6, 3SH.13A, 3SH.6A (pg 9) – breaks out the 9-12 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Table 4 (pg 10) – Collects the four projection models by grade group for ease of comparison.
- Table 5 (pgs 11-13) – shows how well each projection model performed when compared with actual enrollments. Data is provided in both number and percent formats for the past 13 years.

Summary

This year we had a second consecutive year of unprecedented decline in student enrollment of 107 students. The loss of those students changes our historical average gain in students. Over the past 6 years the gain is now .97% annually down from 1.53%; that equates to 135 students down from 213 in prior projections. Over the past 13 years the average gain has dropped from 1.41% to .92% and equates to 122 students annually down from 189 students.

Using the cohort survival models, the data below is a summary of the range of variation between the four models. This data can be used for planning for future needs of the district.

The models show changes in the next six years:

- Elementary level shows increase ranging from 449 to 545. (page 7)
- Middle School level shows increase ranging from 190 to 211. (page 8)
- High School level shows increases ranging from 32 to 104. (page 9)

The models show these changes looking forward thirteen years:

- Elementary level shows increase ranging from 911 to 1091. (page 7)
- Middle School level shows increase ranging from 414 to 498. (page 8)
- High School level shows increase ranging from 485 to 531. (page 9)

This data does not factor new developments that are currently under construction or in the planning stages.

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE I  
Thirteen Year History of October 1 Enrollments (Rev 10/10)

GRADE	88/89	89-90	90-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	Actual 10-11
KDG	854	849	912	846	905	822	892	955	941	896	998	1032	1010
1	995	943	905	968	900	992	960	963	1012	895	1015	1033	1066
2	1023	1015	914	948	961	909	992	963	1002	1018	1024	998	1016
3	1009	1054	1031	966	940	996	918	1002	1031	997	1048	993	1013
4	974	1012	1071	1077	973	947	1016	939	1049	1057	1044	1073	1024
5	982	583	1011	1108	1062	1018	957	1065	998	1078	1069	1030	1078
6	962	581	998	1028	1104	1111	1020	1004	1058	1007	1096	1040	1041
7	939	1015	979	1017	1021	1131	1124	1028	1014	1057	1034	1125	1060
8	959	974	1003	1004	1026	1052	1130	1137	1072	1033	1078	1031	1112
9	1156	1202	1222	1405	1441	1473	1461	1379	1372	1337	1256	1244	1221
10	1165	1132	1157	1073	1234	1249	1261	1383	1400	1368	1341	1277	1238
11	1007	1038	1067	1090	927	1010	1055	1182	1322	1352	1350	1303	1258
12	817	855	865	930	933	902	886	1088	1147	1283	1352	1410	1344
TOTALS	12942	13051	13135	13481	13427	13702	13872	14088	14418	14559	14703	14588	14482
Percent of Gain	0.84%	0.64%	0.64%	2.48%	(0.25)%	2.05%	(0.22)%	3.04%	2.34%	0.98%	0.99%	(0.78)%	(0.73)%
Pupil Gain	109	84	326	(34)	275	(30)	416	330	141	144	(114)	(107)	135
Average % Gain for 1st 6 years: 0.92%													
Average Pupil Gain for 1st 6 years: 122													
Average % Gain for last 6 years: 0.95%													
Average Pupil Gain for last 6 years: 128													

TABLE 1A  
Grade Group Combinations

KDG	854	849	912	846	905	822	892	955	941	896	998	1032	1010
K-1-2	2872	2807	2731	2763	2766	2613	2844	2881	2955	3010	3037	3063	3082
K-5	5837	5858	5844	5914	5741	5774	5735	5887	6033	6142	6188	6159	6208
K-6	6799	6837	6842	6942	6845	6865	6755	6891	7091	7149	7294	7199	7249
1-3	3027	3012	2850	2883	2861	2887	2870	2928	3045	3011	3087	3024	3095
1-5	4883	5007	4932	5068	4836	4852	4843	4932	5092	5146	5200	5127	5198
1-6	5945	5988	5930	6096	5940	5963	5863	5936	6150	6153	6296	6167	6238
6-8	2860	2970	2980	3049	3151	3284	3274	3169	3144	3097	3206	3196	3213
7-8	1998	1989	1882	2021	2047	2183	2254	2165	2088	2090	2110	2156	2172
7-9	3054	3191	3204	3426	3488	3656	3715	3544	3458	3427	3366	3400	3393
8-12	4245	4225	4311	4498	4535	4634	4893	5032	5241	5320	5289	5234	5061
10-12	3089	3023	3089	3093	3094	3161	3202	3653	3869	3983	4043	3990	3840

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 2 Factors Used in Projections

Factor 1		Average Pupil Change Between Grade Levels	
13 YEAR BASE		6 YEAR BASE	
K to 1	53.33	K to 1	35.80
1 to 2	7.58	1 to 2	8.20
2 to 3	18.33	2 to 3	15.20
3 to 4	24.75	3 to 4	35.20
4 to 5	18.83	4 to 5	18.40
5 to 6	10.58	5 to 6	0.40
6 to 7	16.33	6 to 7	17.00
7 to 8	13.83	7 to 8	13.20
8 to 9	293.00	8 to 9	216.20
9 to 10	(69.58)	9 to 10	7.20
10 to 11	(30.67)	10 to 11	(36.80)
11 to 12	(60.50)	11 to 12	1.40
total	235.63	total	335.40

Factor 1 is the average gain or loss of pupils as they move from one grade level to the next. Factor 1 uses the past (12) OR (9) years of changes.

Factor 2		Average Pupil Change By Grade Level	
13 YEAR BASE		6 YEAR BASE	
K	13.00	K	11.00
1	5.92	1	20.80
2	(0.58)	2	10.80
3	0.33	3	2.20
4	4.17	4	17.00
5	8.08	5	2.80
6	6.58	6	7.40
7	10.08	7	6.40
8	12.75	8	(5.00)
9	5.42	9	(31.50)
10	6.08	10	(29.00)
11	20.92	11	15.20
12	35.58	12	51.20

Factor 2 is the average change in grade level size from 94/95 OR 01/02.

Factor 3	AUBURN SCHOOL DISTRICT KINDERGARTEN ENROLLMENTS AS FUNCTION OF KING COUNTY LIVE BIRTH RATES										AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS	
	CAL- ENDAR YEAR	TOTAL LIVE BIRTHS	2/3rds BIRTHS	1/3rds BIRTHS	YEAR CF ENROLL	YEAR ADJUSTED LIVE BIRTHS	KDG ENROLL	KDG ENROLL AS A % OF ADJUSTED LIVE BIRTHS	YEAR ADJUSTED LIVE BIRTHS	KDG ENROLL	KDG ENROLL AS A % OF ADJUSTED LIVE BIRTHS	
1972	13,719	9,146	4,573	7879	13,339	598	4.417%	13,339	598	4.417%		
1973	13,449	8,966	4,463	7960	13,478	618	4.585%	13,478	618	4.585%		
1974	13,493	8,995	4,488	8081	13,524	600	4.436%	13,524	600	4.436%		
1975	13,540	9,027	4,513	8182	13,667	598	4.396%	13,667	598	4.396%		
1976	13,781	9,174	4,587	8283	14,375	698	4.858%	14,375	698	4.858%		
1977	14,682	9,788	4,894	8384	14,958	666	4.452%	14,958	666	4.452%		
1978	15,096	10,064	5,032	8485	16,048	726	4.524%	16,048	726	4.524%		
1979	16,524	11,016	5,508	8586	16,708	782	4.740%	16,708	782	4.740%		
1980	16,800	11,200	5,600	8687	17,000	829	4.876%	17,000	829	4.876%		
1981	17,100	11,400	5,700	8788	18,241	769	4.215%	18,241	769	4.215%		
1982	18,811	12,541	6,270	8889	19,626	817	4.166%	19,626	817	4.166%		
1983	18,533	12,355	6,178	8990	18,827	871	4.626%	18,827	871	4.626%		
1984	18,974	12,649	6,325	9091	19,510	858	4.399%	19,510	858	4.399%		
1985	19,778	13,185	6,593	9192	19,893	909	4.569%	19,893	909	4.569%		
1986	19,951	13,301	6,650	9293	21,852	920	4.210%	21,852	920	4.210%		
1987	22,803	15,202	7,601	9394	21,624	930	4.301%	21,624	930	4.301%		
1988	21,034	14,023	7,011	9495	24,062	927	3.853%	24,062	927	3.853%		
1989	25,576	17,051	8,525	9596	26,358	954	3.619%	26,358	954	3.619%		
1990	26,749	17,833	8,916	9697	24,116	963	3.993%	24,116	963	3.993%		
1991	22,789	15,199	7,600	9798	20,973	978	4.653%	20,973	978	4.653%		
1992	20,060	13,373	6,687	9899	21,573	854	3.959%	21,573	854	3.959%		
1993	22,330	14,887	7,443	9900	22,129	849	3.837%	22,129	849	3.837%		
1994	22,029	14,685	7,343	00/01	24,013	912	3.798%	24,013	912	3.798%		
1995	25,005	16,670	8,335	01/02	22,717	846	3.724%	22,717	846	3.724%		
1996	21,573	14,382	7,191	02/03	21,622	905	4.186%	21,622	905	4.186%		
1997	21,646	14,431	7,215	03/04	22,023	922	4.186%	22,023	922	4.186%		
1998	22,212	14,808	7,404	04/05	22,075	892	4.041%	22,075	892	4.041%		
1999	22,007	14,671	7,336	05/06	22,327	955	4.274%	22,327	955	4.274%		
2000	22,487	14,991	7,496	06/07	22,014	941	4.274%	22,014	941	4.274%		
2001	21,778	14,519	7,259	07/08	21,835	996	4.562%	21,835	996	4.562%		
2002	21,863	14,575	7,288	08/09	22,242	998	4.487%	22,242	998	4.487%		
2003	22,481	14,954	7,477	09/10	22,726	1032	4.541%	22,726	1032	4.541%		
2004	22,874	15,249	7,625	10/11	22,745	1010	4.441%	22,745	1010	4.441%		
2005	22,680	15,120	7,560	11/12	23,723	1014	←-Pricid Average	23,723	1014	←-Pricid Average		
2006	24,244	16,163	8,081	12/13	24,683	1075	←-Pricid Average	24,683	1075	←-Pricid Average		
2007	24,902	16,601	8,301	13/14	25,084	1058	←-Pricid Average	25,084	1058	←-Pricid Average		
2008	25,190	16,793	8,397	14/15	25,101	1101	←-Pricid Average	25,101	1101	←-Pricid Average		
2009	25,057	16,705	8,352	15/16			* number from DOH					

Source: Center for Health Statistics, Washington State Department of Health

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 3.13 DISTRICT PROJECTIONS Based on 13 Year History																								
GRADE	ACTUAL 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24										
KDG	1010	1023	1036	1049	1062	1075	1088	1101	1114	1127	1140	1153	1166	1179										
1	1066	1063	1076	1089	1102	1115	1128	1141	1154	1167	1180	1193	1206	1219										
2	1016	1074	1071	1084	1097	1110	1123	1136	1149	1162	1175	1188	1201	1214										
3	1013	1034	1092	1089	1102	1115	1128	1141	1154	1167	1180	1193	1206	1219										
4	1024	1038	1059	1117	1114	1127	1140	1153	1166	1179	1192	1205	1218	1231										
5	1079	1043	1057	1078	1136	1133	1146	1159	1172	1185	1198	1211	1224	1237										
6	1041	1090	1053	1067	1089	1146	1143	1156	1169	1182	1195	1208	1221	1234										
7	1060	1057	1106	1070	1084	1105	1162	1160	1173	1186	1199	1212	1225	1238										
8	1112	1074	1071	1128	1084	1097	1119	1176	1174	1187	1200	1213	1226	1239										
9	1221	1405	1367	1364	1413	1377	1380	1412	1469	1467	1480	1493	1506	1519										
10	1238	1151	1335	1287	1295	1343	1307	1321	1342	1400	1397	1410	1423	1436										
11	1258	1147	1081	1245	1207	1204	1253	1216	1230	1251	1309	1306	1319	1332										
12	1344	1198	1087	1000	1184	1146	1143	1192	1156	1170	1181	1249	1246	1259										
TOTALS	14482	14397	14471	14669	14967	15093	15271	15485	15622	15829	16038	16234	16387	16558										
Percent of Gain (0.59%)													0.52%	1.37%	2.03%	0.85%	1.18%	1.27%	1.02%	1.33%	1.30%	1.23%	0.94%	1.03%
Pupil Gain (85)													74	198	298	127	178	183	158	207	206	198	153	169

TABLE 3.6 DISTRICT PROJECTIONS Based on 6 Year History																									
GRADE	ACTUAL 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24											
KDG	1010	1021	1032	1043	1054	1065	1076	1087	1098	1109	1120	1131	1142	1153											
1	1066	1050	1061	1072	1083	1094	1105	1116	1127	1138	1149	1160	1171	1182											
2	1016	1074	1058	1069	1080	1091	1102	1113	1124	1135	1146	1157	1168	1179											
3	1013	1031	1089	1073	1084	1095	1106	1117	1128	1139	1150	1161	1172	1183											
4	1024	1048	1066	1125	1108	1118	1130	1141	1152	1163	1174	1185	1196	1207											
5	1079	1042	1067	1085	1143	1127	1138	1149	1160	1171	1182	1193	1204	1215											
6	1041	1079	1043	1067	1085	1143	1127	1138	1149	1160	1171	1182	1193	1204											
7	1060	1058	1096	1060	1084	1102	1160	1144	1155	1166	1177	1188	1199	1210											
8	1112	1073	1071	1110	1073	1097	1115	1174	1157	1168	1179	1190	1201	1212											
9	1221	1328	1288	1287	1326	1289	1313	1332	1380	1374	1385	1395	1407	1418											
10	1238	1228	1335	1297	1295	1333	1296	1321	1339	1397	1381	1392	1403	1414											
11	1258	1201	1191	1299	1260	1258	1286	1280	1284	1302	1360	1344	1355	1366											
12	1344	1259	1203	1193	1300	1281	1259	1298	1261	1285	1303	1362	1345	1356											
TOTALS	14482	14494	14602	14778	14975	15075	15225	15389	15524	15708	15878	16041	16157	16300											
Percent of Gain (0.08%)													0.75%	1.20%	1.33%	0.67%	1.00%	1.07%	0.88%	1.18%	1.08%	1.03%	0.72%	0.89%	
Pupil Gain (12)													108	176	197	100	150	163	136	183	170	206	198	153	169



**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010**

TABLE 3.13A		DISTRICT PROJECTIONS																									
Based on Birth Rates & 3.3 Year History																											
GRADE	ACTUAL	PROJ	11/12	12/13	PROJ	13/14	PROJ	14/15	PROJ	15/16	PROJ	16/17	PROJ	17/18	PROJ	18/19	PROJ	19/20	PROJ	20/21	PROJ	21/22	PROJ	22/23	PROJ	23-24	
K	1010	1014	1015	1058	1101																						
1	1066	1063	1067	1068	1112	1154																					
2	1016	1074	1071	1075	1076	1119	1162																				
3	1013	1034	1092	1089	1083	1084	1138																				
4	1024	1038	1059	1117	1114	1118	1119	1162	1205																		
5	1079	1043	1057	1078	1136	1133	1137	1181	1224																		
6	1041	1090	1053	1067	1089	1146	1143	1147	1178	1234																	
7	1060	1057	1106	1070	1084	1105	1162	1164	1208																		
8	1112	1074	1071	1120	1084	1097	1119	1174	1177	1234																	
9	1221	1405	1367	1364	1413	1377	1390	1412	1468	1467	1470	1471	1515	1558													
10	1238	1151	1335	1297	1285	1343	1307	1321	1342	1400	1387	1401	1402	1445													
11	1258	1147	1061	1245	1267	1204	1253	1216	1230	1251	1309	1306	1310	1311													
12	1344	1198	1087	1000	1184	1146	1143	1192	1155	1170	1191	1249	1246	1250													
<b>TOTALS</b>	<b>14482</b>	<b>14388</b>	<b>14441</b>	<b>14648</b>	<b>14985</b>																						
Percent of Gain		0.65%	0.37%	1.44%	2.30%																						
Pupil Gain		94	53	207	337																						

TABLE 3.6A		DISTRICT PROJECTIONS																								
Based on Birth Rates & 6 Year History																										
GRADE	ACTUAL	PROJ	11/12	12/13	PROJ	13/14	PROJ	14/15	PROJ	15/16	PROJ	16/17	PROJ	17/18	PROJ	18/19	PROJ	19/20	PROJ	20/21	PROJ	21/22	PROJ	22/23	PROJ	23-24
KDG	1010	1014	1015	1058	1101																					
1	1066	1050	1054	1098	1141																					
2	1016	1074	1058	1062	1063	1106	1149																			
3	1013	1031	1089	1073	1077	1078	1121	1164																		
4	1024	1048	1066	1125	1108	1112	1113	1157	1199																	
5	1079	1042	1067	1085	1143	1127	1131	1175	1218																	
6	1041	1079	1043	1067	1085	1143	1127	1131	1175	1218																
7	1060	1058	1096	1060	1084	1102	1160	1144	1148	1149	1192	1235														
8	1112	1073	1071	1110	1073	1097	1115	1174	1157	1161	1162	1206	1248													
9	1221	1328	1289	1287	1326	1289	1313	1332	1390	1374	1377	1378	1422	1465												
10	1238	1228	1335	1297	1295	1333	1286	1321	1339	1397	1381	1385	1429													
11	1258	1201	1191	1299	1280	1258	1286	1260	1284	1302	1344	1348	1349													
12	1344	1259	1203	1193	1300	1261	1259	1298	1261	1285	1303	1362	1345													
<b>TOTALS</b>	<b>14482</b>	<b>14487</b>	<b>14578</b>	<b>14760</b>	<b>15013</b>																					
Percent of Gain		0.04%	0.63%	1.31%	1.65%																					
Pupil Gain		5	91	191	244																					

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE K-5 PROJECTIONS 3E.13 Based on 13 Year History														
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ		
KDG	10/10	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
1	1066	1063	1076	1089	1102	1115	1128	1141	1154	1167	1180	1193	1206	1219
2	1013	1034	1092	1089	1110	1123	1136	1149	1162	1175	1188	1201	1214	1219
3	1024	1038	1058	1117	1140	1153	1166	1179	1192	1205	1218	1231	1231	1231
4	1079	1043	1057	1078	1136	1133	1146	1159	1172	1185	1198	1211	1224	1237
K-5 TOT	6208	6275	6391	6506	6675	6753	6831	6909	6987	7065	7143	7221	7299	7377
Percent of Gain	1.08%	1.08%	1.85%	1.80%	1.84%	0.94%	1.17%	1.15%	1.14%	1.13%	1.12%	1.10%	1.09%	1.08%
Pupil Gain	67	67	116	107	62	78	78	78	78	78	78	78	78	78
TABLE K-5 PROJECTIONS 3E.6 Based on 6 Year History														
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ		
KDG	10/10	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
1	1066	1050	1061	1072	1083	1094	1105	1116	1127	1138	1149	1160	1171	1182
2	1016	1074	1058	1059	1080	1091	1102	1113	1124	1135	1146	1157	1168	1179
3	1013	1031	1089	1073	1084	1095	1106	1117	1128	1139	1150	1161	1172	1183
4	1024	1048	1086	1125	1108	1119	1130	1141	1152	1163	1174	1185	1196	1207
5	1079	1042	1067	1085	1143	1127	1138	1149	1160	1171	1182	1193	1204	1215
K-5 TOT	6208	6267	6373	6466	6552	6631	6723	6789	6855	6921	6987	7053	7119	7185
Percent of Gain	0.95%	1.00%	1.70%	1.46%	1.33%	0.98%	1.00%	0.99%	0.98%	0.97%	0.96%	0.95%	0.94%	0.93%
Pupil Gain	59	59	106	93	86	39	66	66	66	66	66	66	66	66
TABLE K-5 PROJECTIONS 3E.13A Based on Birth Rates & 13 Year History														
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	
K	10/10	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
1	1066	1063	1057	1058	1112	1154	1162	1119	1182	1138	1180	1162	1205	1162
2	1016	1074	1071	1075	1076	1119	1138	1119	1182	1138	1180	1162	1205	1162
3	1013	1034	1082	1089	1093	1094	1118	1118	1182	1118	1162	1205	1162	1205
4	1024	1038	1058	1117	1114	1118	1119	1119	1182	1119	1162	1205	1162	1205
5	1079	1043	1057	1078	1136	1133	1137	1137	1181	1181	1224	1224	1224	1224
K-5 TOT	6208	6265	6360	6465	6631	6831	6987	7119	7299	7443	7587	7731	7875	8019
Percent of Gain	0.93%	1.51%	1.96%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%
Pupil Gain	58	95	125	146	146	146	146	146	146	146	146	146	146	146
TABLE K-5 PROJECTIONS 3E.6A Based on Birth Rates & 6 Year History														
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ		
KDG	10/10	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
1	1066	1050	1054	1054	1088	1141	1149	1184	1184	1184	1184	1184	1184	1184
2	1016	1074	1058	1062	1063	1106	1121	1157	1157	1157	1157	1157	1157	1157
3	1013	1031	1089	1073	1077	1078	1112	1112	1112	1112	1112	1112	1112	1112
4	1024	1048	1066	1125	1108	1143	1127	1131	1131	1131	1131	1131	1131	1131
5	1079	1042	1067	1085	1143	1127	1131	1131	1131	1131	1131	1131	1131	1131
K-5 TOT	6208	6260	6349	6457	6590	6831	7119	7299	7443	7587	7731	7875	8019	8163
Percent of Gain	0.83%	1.42%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%
Pupil Gain	52	89	108	133	133	133	133	133	133	133	133	133	133	133

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 3MS.13 MIDDLE SCHOOL PROJECTIONS Based on 13 Year History															
GRADE	ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
6	1041	1090	1053	1067	1089	1146	1143	1156	1169	1182	1195	1208	1221	1234	1234
7	1060	1057	1106	1070	1084	1105	1162	1173	1186	1199	1212	1225	1238	1238	1238
8	1112	1074	1071	1120	1084	1097	1119	1176	1174	1187	1200	1213	1226	1239	1239
6-8 TOT	3213	3221	3231	3257	3256	3348	3425	3492	3516	3555	3594	3633	3672	3711	3711
Percent of Gain 0.24% 0.30% 0.81% (0.03)% 2.85% 1.98% 0.67% 1.11% 1.10% 1.09% 1.07% 1.06%															
Pupil Gain 8 10 26 (1) 83 76 60 23 39 39 39 39 39 39															

6 year	211
13 year	498

TABLE 3MS.6 MIDDLE SCHOOL PROJECTIONS Based on 6 Year History															
GRADE	ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
6	1041	1079	1043	1067	1085	1143	1127	1138	1149	1160	1171	1182	1193	1204	1204
7	1060	1058	1096	1060	1084	1102	1160	1144	1155	1166	1177	1188	1199	1210	1210
8	1112	1073	1071	1110	1073	1097	1115	1174	1157	1168	1178	1190	1201	1212	1212
6-8 TOT	3213	3211	3210	3236	3242	3403	3456	3462	3485	3528	3561	3594	3627	3627	3627
Percent of Gain (0.07)% -0.1% .81% .18% 3.10% 1.80% 1.55% .17% .95% .94% .93% .92%															
Pupil Gain (2) (0) 26 6 101 60 53 5 33 33 33 33 33 33 33															

6 year	190
13 year	414

TABLE 3MS.13A MIDDLE SCHOOL PROJECTIONS Based on Birth Rates & 13 Year History															
GRADE	ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
6	1041	1090	1053	1067	1088	1146	1143	1147	1146	1182	1192	1234	1234	1234	1234
7	1060	1057	1106	1070	1084	1105	1162	1164	1164	1164	1164	1208	1251	1251	1251
8	1112	1074	1071	1120	1084	1097	1118	1176	1174	1177	1178	1222	1265	1265	1265
6-8 TOT	3213	3221	3231	3257	3256	3348	3425	3483	3485	3533	3621	3621	3621	3621	3621
Percent of Gain 0.24% 0.30% 0.81% (0.03)% 2.85% 2.28% 1.71% 0.06% 1.38% 2.47%															
Pupil Gain 8 10 26 (1) 93 76 59 2 48 87															

6 year	211
10 year	408

TABLE 3MS.6A MIDDLE SCHOOL PROJECTIONS Based on Birth Rates & 6 Year History															
GRADE	ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
6	1041	1079	1043	1067	1085	1143	1127	1131	1132	1175	1218	1218	1218	1218	1218
7	1060	1058	1096	1060	1084	1102	1160	1144	1148	1148	1192	1192	1235	1235	1235
8	1112	1073	1071	1110	1073	1097	1115	1174	1157	1161	1162	1162	1248	1248	1248
6-8 TOT	3213	3211	3210	3236	3242	3343	3403	3449	3437	3485	3573	3573	3573	3573	3573
Percent of Gain (0.07)% (0.01)% 0.81% 0.18% 3.10% 1.80% 1.35% (0.34)% 1.40% 2.50%															
Pupil Gain (2) (0) 26 6 101 60 46 (12) 48 87															

6 year	190
10 year	360

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 3SH.13  
SR. HIGH PROJECTIONS  
Based on 13 Year History

GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
9	1221	1405	1367	1364	1413	1377	1390	1412	1469	1467	1480	1493	1506	1519
10	1238	1151	1335	1297	1285	1343	1307	1321	1342	1400	1397	1410	1423	1436
11	1258	1147	1061	1245	1207	1204	1253	1216	1230	1251	1309	1306	1319	1332
12	1344	1198	1087	1000	1184	1146	1143	1192	1158	1170	1191	1249	1246	1259
9-12 TOT	5061	4901	4850	4906	5070	5093	5141	5197	5287	5377	5457	5494	5546	5546
Percent of Gain (3.16%)	(1.05)%	1.17%	1.17%	3.91%	(0.56)%	0.46%	0.93%	1.10%	1.73%	1.69%	1.51%	0.67%	0.95%	
Pupil Gain (160)	(51)	57	192	(28)	24	47	56	89	81	36	52			
6 year														32
13 year														485

TABLE 3SH.6  
SR. HIGH PROJECTIONS  
Based on 3 Year History

GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
9	1221	1328	1289	1287	1326	1288	1313	1332	1390	1374	1385	1396	1407	1418
10	1238	1228	1335	1297	1295	1333	1296	1321	1339	1387	1381	1392	1403	1414
11	1258	1201	1191	1299	1260	1258	1296	1260	1284	1302	1380	1344	1355	1366
12	1344	1259	1203	1193	1300	1261	1259	1298	1261	1285	1303	1362	1345	1356
9-12 TOT	5061	5017	5019	5075	5180	5141	5165	5209	5273	5358	5429	5493	5510	5554
Percent of Gain (0.87)%	0.04%	1.13%	2.08%	(0.75)%	0.47%	0.86%	1.23%	1.60%	1.33%	1.18%	0.31%	0.80%		
Pupil Gain (44)	2	57	105	(39)	24	44	64	71	84	17	44			
6 year														104
13 year														493

TABLE 3SH.13A  
SR. HIGH PROJECTIONS  
Based on Birth Rates & 13 Year History

GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
9	1221	1405	1367	1364	1413	1377	1390	1412	1468	1467	1470	1471	1515	1558
10	1238	1151	1335	1297	1285	1343	1307	1321	1342	1400	1397	1401	1402	1445
11	1258	1147	1061	1245	1207	1204	1253	1216	1230	1251	1309	1306	1310	1311
12	1344	1198	1087	1000	1184	1146	1143	1192	1156	1170	1191	1249	1246	1250
9-12 TOT	5061	4901	4850	4906	5098	5070	5093	5141	5197	5287	5367	5427	5472	5564
Percent of Gain (3.16%)	(1.05)%	1.17%	3.91%	(0.56)%	0.46%	0.93%	1.10%	1.73%	1.51%	1.11%	0.84%	1.66%		
Pupil Gain (160)	(51)	57	192	(28)	24	47	56	89	80	46	32			
6 year														32
13 year														503

TABLE 3SH.6A  
SR. HIGH PROJECTIONS  
Based on Birth Rates & 3 Year History

GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24
9	1221	1328	1289	1287	1326	1288	1313	1332	1390	1374	1377	1378	1422	1465
10	1238	1228	1335	1297	1285	1333	1296	1321	1339	1397	1381	1385	1385	1429
11	1258	1201	1191	1299	1260	1258	1296	1260	1284	1302	1360	1344	1348	1349
12	1344	1259	1203	1193	1300	1261	1259	1298	1261	1285	1303	1362	1345	1349
9-12 TOT	5061	5017	5019	5075	5180	5141	5165	5209	5273	5358	5422	5468	5500	5592
Percent of Gain (0.87)%	0.04%	1.13%	2.08%	(0.75)%	0.47%	0.86%	1.23%	1.60%	1.19%	0.86%	0.59%	1.66%		
Pupil Gain (44)	2	57	105	(39)	24	44	64	84	84	32	47			
6 year														104
13 year														531

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010**

TABLE 4 BY GRADE GROUP		PROJECTION COMPARISONS													6 year		13 year		
KINDERGARTEN		PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ
ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	6 year	13 year			
GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	78	169			
E.13	1010	1023	1036	1049	1062	1075	1088	1101	1114	1127	1140	1153	1166	1179	66	143			
E.6	1010	1021	1032	1043	1054	1065	1076	1087	1098	1109	1120	1131	1142	1153					
E.13A	1010	1014	1015	1058	1101														
E.6A	1010	1014	1015	1058	1101														
<b>GRD 1 -- GRD 5</b>																			
ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	383	768			
GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	467	922			
E.13	5198	5252	5355	5457	5551	5600	5665	5730	5795	5860	5925	5990	6055	6120					
E.6	5198	5246	5341	5423	5498	5526	5581	5636	5691	5746	5801	5856	5911	5966					
E.13A	5198	5252	5346	5427	5530														
E.6A	5198	5246	5334	5399	5488														
<b>GRD 6 -- GRD 8</b>																			
ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	190	414			
GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	211	498			
MS.13	3213	3221	3231	3257	3256	3348	3425	3492	3516	3555	3594	3633	3672	3711					
MS.6	3213	3211	3210	3236	3242	3343	3403	3466	3462	3495	3528	3561	3594	3627					
MS.13A	3213	3221	3231	3257	3256	3348	3425	3483	3485	3533	3621								
MS.6A	3213	3211	3210	3236	3242	3343	3403	3449	3437	3485	3573								
<b>GRD 9 -- GRD 12</b>																			
ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	104	531			
GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	32	485			
SH.13	5061	4901	4850	4906	5088	5070	5083	5141	5167	5287	5377	5457	5494	5546					
SH.6	5061	5017	5019	5075	5180	5141	5165	5209	5273	5358	5429	5493	5510	5554					
SH.13A	5061	4901	4850	4906	5098	5070	5083	5141	5197	5287	5367	5427	5472	5564					
SH.6A	5061	5017	5018	5075	5180	5141	5165	5209	5273	5358	5422	5468	5500	5592					
<b>DISTRICT TOTALS</b>																			
ACTUAL	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	789	2074			
GRADE	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	743	1818			
3.13	14482	14397	14471	14668	14967	15093	15271	15465	15622	15829	16036	16234	16387	16556					
3.6	14482	14484	14602	14778	14975	15075	15225	15389	15524	15708	15878	16041	16157	16300					
3.13A	14482	14388	14441	14646	14865														
3.6A	14482	14487	14578	14769	15013														

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 5 PROJECTION COMPARISONS BY GRADE GROUP

Total = October 1 Actual Count AND Projected Counts  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual

Pfj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase

Pfj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase

Pfj 3.13A 13 YEAR HISTORY & King City Birth Rates

Pfj 3.6A - 6 YEAR HISTORY & King City Birth Rates

Grades	1998-99		1999-00		2000-01		2001-02		2002-03	
	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %
K-5	5837	xxx	5856	xxx	5844	xxx	5914	xxx	5741	xxx
ACTUAL	6046	212 3.63%	5778	(78) (1.3%)	5811	(33) (0.5%)	5927	(87) (1.5%)	5723	(18) (0.3%)
Pfj 3E.13	6026	189 3.24%	5735	(121) (2.0%)	5664	(180) (3.0%)	5802	(112) (1.9%)	5735	(6) (0.1%)
Pfj 3E.6	5936	89 1.5%	5611	(45) (0.8%)	5819	75 1.3%	5839	(75) (1.3%)	5743	2 0.0%
Pfj 3E.13A	5917	80 1.4%	5785	(71) (1.2%)	5895	51 0.9%	5831	(83) (1.4%)	5776	35 0.6%
Pfj 3E.6A										
Grades 6-9	2860	xxx	2870	xxx	2880	xxx	3049	xxx	3151	xxx
ACTUAL	2910	50 1.7%	2927	(43) (1.5%)	3023	(80) (2.8%)	3025	(24) (0.8%)	3185	34 1.2%
Pfj 3E.13	2878	18 0.6%	2895	(75) (2.6%)	3009	(75) (2.6%)	3011	(38) (1.3%)	3182	41 1.4%
Pfj 3E.6	2910	50 1.7%	2927	(43) (1.5%)	3023	(80) (2.8%)	3025	(24) (0.8%)	3185	34 1.2%
Pfj 3E.13A	2878	18 0.6%	2895	(75) (2.6%)	3009	(75) (2.6%)	3011	(38) (1.3%)	3182	41 1.4%
Pfj 3E.6A										
Grades 10-12	4245	xxx	4225	xxx	4311	xxx	4498	xxx	4535	xxx
ACTUAL	4110	(135) (3.2%)	4301	76 1.8%	4369	58 1.4%	4455	(43) (1.0%)	4577	42 1.0%
Pfj 3E.13	4103	(142) (3.3%)	4313	88 2.1%	4384	83 2.0%	4476	(22) (0.5%)	4594	59 1.4%
Pfj 3E.6	4110	(135) (3.2%)	4301	76 1.8%	4369	58 1.4%	4455	(43) (1.0%)	4577	42 1.0%
Pfj 3E.13A	4103	(142) (3.3%)	4313	88 2.1%	4384	83 2.0%	4476	(22) (0.5%)	4594	59 1.4%
Pfj 3E.6A										
All	12942	xxx	13051	xxx	13135	xxx	13461	xxx	13427	xxx
ACTUAL	13069	127 0.9%	13006	(45) (0.3%)	13203	68 (0.5%)	13307	(154) (1.2%)	13485	56 0.4%
Pfj 3E.13	13007	65 0.5%	12843	(108) (0.8%)	13067	(68) (0.5%)	13289	(172) (1.3%)	13352	94 0.7%
Pfj 3E.6	12956	14 0.1%	13038	(12) (0.1%)	13311	176 (1.4%)	13319	(142) (1.1%)	13505	78 0.6%
Pfj 3E.13A	12898	(44) (0.3%)	12993	(58) (0.4%)	13298	163 (1.2%)	13318	(143) (1.1%)	13562	135 1.0%
Pfj 3E.6A										

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010**

**TABLE 5**  
**PROJECTION COMPARISONS BY GRADE GROUP (Continued)**

Total = October 1 Actual Count AND Projected Counts  
 Proj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase  
 Proj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual  
 Proj 3.13A 13 YEAR HISTORY & King City Birth Rates  
 Proj 3.6A - 6 YEAR HISTORY & King City Birth Rates

Grades	2003-04		2004-05		2005-06		2006-07		2007-08	
	Total	%	Total	%	Total	%	Total	%	Total	%
K-5	5774	(2.06)%	5735	(0.49)%	5887	(2.33)%	6033	(2.49)%	6142	(1.86)%
ACTUAL	5774	(2.06)%	5735	(0.49)%	5887	(2.33)%	6033	(2.49)%	6142	(1.86)%
Proj 3E.13	5655	(1.94)%	5761	(0.34)%	5750	(0.17)%	5871	(1.62)%	6085	(1.35)%
Proj 3E.6	5652	(1.94)%	5821	(0.34)%	5795	(0.22)%	5921	(1.12)%	6136	(0.71)%
Proj 3E.13A	5605	(1.89)%	5709	(1.24)%	5750	(1.37)%	5869	(1.64)%	6059	(1.35)%
Proj 3E.6A	5631	(1.43)%	5756	(0.81)%	5784	(1.03)%	5912	(1.21)%	6094	(0.76)%
Diff										
%										
2003-04										
2004-05										
2005-06										
2006-07										
2007-08										
Total	5774	(2.06)%	5735	(0.49)%	5887	(2.33)%	6033	(2.49)%	6142	(1.86)%
Diff	119	(2.06)%	26	(0.49)%	117	(2.33)%	162	(2.69)%	57	(0.93)%
%	(1.94)%	(0.34)%	(0.17)%	(1.56)%	(1.62)%	(1.86)%	(1.35)%	(0.71)%	(1.35)%	
13A	(1.89)%	(1.24)%	(1.37)%	(1.64)%	(1.75)%	(2.01)%	(1.35)%	(0.76)%	(1.35)%	
6A	(1.43)%	(0.81)%	(1.03)%	(1.21)%	(1.21)%	(2.01)%	(1.21)%	(0.76)%	(0.76)%	
6-8	3294	(2.43)%	3274	(0.61)%	3169	(3.37)%	3144	(0.79)%	3097	(1.82)%
ACTUAL	3294	(2.43)%	3274	(0.61)%	3169	(3.37)%	3144	(0.79)%	3097	(1.82)%
Proj 3E.13	3214	(2.37)%	3295	(2.43)%	3132	(3.37)%	3131	(3.37)%	3107	(3.37)%
Proj 3E.6	3216	(2.37)%	3311	(2.37)%	3137	(3.37)%	3146	(3.37)%	3116	(3.37)%
Proj 3E.13A	3214	(2.37)%	3295	(2.37)%	3132	(3.37)%	3131	(3.37)%	3107	(3.37)%
Proj 3E.6A	3216	(2.37)%	3311	(2.37)%	3137	(3.37)%	3146	(3.37)%	3116	(3.37)%
Diff										
%										
2003-04										
2004-05										
2005-06										
2006-07										
2007-08										
Total	3294	(2.43)%	3274	(0.61)%	3169	(3.37)%	3144	(0.79)%	3097	(1.82)%
Diff	80	(2.43)%	21	(0.61)%	37	(3.37)%	13	(0.41)%	10	(0.32)%
%	(2.37)%	(2.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	
13A	(2.37)%	(2.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	
6A	(2.37)%	(2.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	(3.37)%	
6-8										
13										
6										
Total	4634	(0.09)%	4663	(0.09)%	5032	(0.09)%	5241	(0.09)%	5320	(0.09)%
ACTUAL	4634	(0.09)%	4663	(0.09)%	5032	(0.09)%	5241	(0.09)%	5320	(0.09)%
Proj 3E.13	4630	(0.09)%	4783	(0.09)%	4898	(0.09)%	5085	(0.09)%	5190	(0.09)%
Proj 3E.6	4639	(0.11)%	4789	(0.11)%	4880	(0.11)%	5086	(0.11)%	5192	(0.11)%
Proj 3E.13A	4630	(0.09)%	4783	(0.09)%	4898	(0.09)%	5085	(0.09)%	5190	(0.09)%
Proj 3E.6A	4639	(0.11)%	4789	(0.11)%	4880	(0.11)%	5086	(0.11)%	5192	(0.11)%
Diff										
%										
2003-04										
2004-05										
2005-06										
2006-07										
2007-08										
Total	4634	(0.09)%	4663	(0.09)%	5032	(0.09)%	5241	(0.09)%	5320	(0.09)%
Diff	29	(0.09)%	29	(0.09)%	364	(0.09)%	414	(0.09)%	86	(0.09)%
%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	
13	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	(0.09)%	
6	(0.11)%	(0.11)%	(0.11)%	(0.11)%	(0.11)%	(0.11)%	(0.11)%	(0.11)%	(0.11)%	
Total	13702	(1.48)%	13672	(1.48)%	13572	(1.48)%	14418	(1.48)%	14559	(1.48)%
ACTUAL	13702	(1.48)%	13672	(1.48)%	13572	(1.48)%	14418	(1.48)%	14559	(1.48)%
Proj 3E.13	13489	(1.35)%	13839	(1.35)%	13499	(1.35)%	14087	(1.35)%	14382	(1.35)%
Proj 3E.6	13517	(1.51)%	13901	(1.51)%	13542	(1.51)%	14153	(1.51)%	14446	(1.51)%
Proj 3E.13A	13449	(1.25)%	13787	(1.25)%	13447	(1.25)%	14085	(1.25)%	14356	(1.25)%
Proj 3E.6A	13486	(1.58)%	13836	(1.58)%	13510	(1.58)%	14144	(1.58)%	14402	(1.58)%
Diff										
%										
2003-04										
2004-05										
2005-06										
2006-07										
2007-08										
Total	13702	(1.48)%	13672	(1.48)%	13572	(1.48)%	14418	(1.48)%	14559	(1.48)%
Diff	28	(1.48)%	30	(1.48)%	100	(1.48)%	800	(1.48)%	161	(1.48)%
%	(1.35)%	(1.51)%	(1.25)%	(1.58)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	
13	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	(1.35)%	
6	(1.51)%	(1.51)%	(1.51)%	(1.51)%	(1.51)%	(1.51)%	(1.51)%	(1.51)%	(1.51)%	
Total	13489	(1.25)%	13787	(1.25)%	13447	(1.25)%	14085	(1.25)%	14356	(1.25)%
Diff	30	(1.25)%	34	(1.25)%	100	(1.25)%	100	(1.25)%	100	(1.25)%
%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	
13A	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	(1.25)%	
6A	(1.58)%	(1.58)%	(1.58)%	(1.58)%	(1.58)%	(1.58)%	(1.58)%	(1.58)%	(1.58)%	

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2010

TABLE 5 PROJECTION COMPARISONS BY GRADE GROUP (Continued)

Total = October 1 Actual Count AND Projected Counts  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual

Pfj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase  
 Pfj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase  
 Pfj 3.13A - 13 YEAR HISTORY & King City Birth Rates  
 Pfj 3.6A - 6 YEAR HISTORY & King City Birth Rates

Grades	2008-09		2009-10		2010-11		Average Diff	Average %
	Total	%	Total	%	Total	%		
K-5	6198	xxx	6159	xxx	6208	xxx	xxx	xxx
ACTUAL	6179	(19)	6254	95	6282	74	(22)	(0.10)%
Pfj 3E.13	6237	39	6294	135	6323	115	(16)	0.10%
Pfj 3E.6	6129	(69)	6237	78	6252	44	(31)	(0.71)%
Pfj 3E.13A	6172	(26)	6264	105	6268	61	(17)	(0.43)%

Historical Data is grouped by K - 5, 6-8, 9-12 articulation pattern.

Articulation pattern has no numeric impact on efficacy of projection models.

Grades	2008-09		2009-10		2010-11		Average Diff	Average %
	Total	%	Total	%	Total	%		
6-8	3206	xxx	3198	xxx	3213	xxx	xxx	xxx
ACTUAL	3179	(27)	3242	46	3234	21	(7)	(1.05)%
Pfj 3E.13	3195	(11)	3243	47	3236	23	(9)	(0.85)%
Pfj 3E.6	3179	(27)	3242	46	3234	21	(7)	(1.05)%
Pfj 3E.13A	3195	(11)	3243	47	3236	23	(9)	(0.85)%

Grades	2008-09		2009-10		2010-11		Average Diff	Average %
	Total	%	Total	%	Total	%		
9-12	5298	xxx	5234	xxx	5081	xxx	xxx	xxx
ACTUAL	5129	(170)	5074	(160)	4821	(140)	(47)	(0.68)%
Pfj 3E.13	5155	(144)	5128	(106)	5027	(34)	(31)	(0.75)%
Pfj 3E.6	5129	(170)	5074	(160)	4921	(140)	(47)	(0.68)%
Pfj 3E.13A	5155	(144)	5129	(105)	5027	(34)	(31)	(0.75)%

All Grades	2008-09		2009-10		2010-11		Average Diff	Average %
	Total	%	Total	%	Total	%		
ACTUAL	14703	xxx	14589	xxx	14482	xxx	xxx	xxx
Pfj 3E.13	14487	(216)	14570	(19)	14437	(45)	(56)	(0.29)%
Pfj 3E.6	14587	(116)	14855	76	14586	104	(36)	(0.15)%
Pfj 3E.13A	14437	(266)	14553	(36)	14407	(75)	(69)	(0.60)%
Pfj 3E.6A	14522	(181)	14636	47	14532	50	(38)	(0.45)%



**Appendix A.2 - CAPITAL FACILITIES PLAN  
Enrollment Projections**

Buildout Data for Enrollment Projections-March 2011

**BASE DATA - BUILDOUT SCHEDULE**

**ASSUMPTIONS:**

- 1 Uses Build Out Estimates received from developers.
- 2 Student Generation Factors are updated Auburn data for 2011 as allowed per King County Ordinance
- 3 Takes area labeled Lakeland Projects @ 50% and divides across 2011-16
- 4 Takes area labeled Kersey Project @ 50% divides across 2011-2016
- 5 Takes area labeled Bridges and other Lea Hill area developments and projects across 2011-2017
- 6 Includes known developments in N. Auburn and other non-Lea Hill and non-Lakeland developments (see Development Growth)

Student Generation Factors		
2010 Auburn Factors	Single Family	Multi-Family
Elementary	0.3130	0.1240
Middle School	0.1540	0.0560
Senior High	0.1650	0.0519
<b>Total</b>	<b>0.6320</b>	<b>0.2319</b>

Table 1	Auburn School Distr	2011	2012	2013	2014	2015	2016	2017	Total
<b>Projected Pupils:</b>									
Elementary Pupils	K-5	42	58	69	100	108	105	77	559
Mid School Pupils	6-8	21	28	34	49	53	52	38	275
Sr. High Pupils	9-12	22	31	36	53	57	55	40	295
<b>Total</b>	<b>K-12</b>	<b>85</b>	<b>117</b>	<b>139</b>	<b>202</b>	<b>218</b>	<b>212</b>	<b>155</b>	<b>1128</b>
<b>Multi Family Units</b>									
Multi Family Units		25	75	75	100	100	0	0	375
<b>Total Multi Family Units</b>		<b>25</b>	<b>75</b>	<b>75</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>375</b>
<b>Projected Pupils:</b>									
Elementary Pupils	K-5	3	9	9	12	12	0	0	44
Mid School Pupils	6-8	1	4	4	6	6	0	0	11
Sr. High Pupils	9-12	1	4	4	5	5	0	0	25
<b>Total</b>	<b>K-12</b>	<b>6</b>	<b>17</b>	<b>17</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>80</b>
<b>Total Housing Units</b>									
Total Housing Units		160	260	295	420	445	335	245	2160
<b>Elementary Pupils</b>									
Elementary Pupils	K-5	45	67	78	113	120	105	77	605
Mid School Pupils	6-8	22	33	38	55	59	52	38	296
Sr. High Pupils	9-12	24	34	40	58	62	55	40	314
<b>Total</b>	<b>K-12</b>	<b>91</b>	<b>134</b>	<b>156</b>	<b>225</b>	<b>241</b>	<b>212</b>	<b>155</b>	<b>1215</b>
<b>Cumulative Projection</b>									
Elementary - Grades K-5		45	113	191	303	424	529	605	
Mid School - Grades 6-8		22	55	93	148	207	258	296	
Senior High - Grades 9-12		24	58	98	156	218	274	314	
<b>Total</b>		<b>91</b>	<b>225</b>	<b>382</b>	<b>607</b>	<b>849</b>	<b>1080</b>	<b>1215</b>	

Buildout Data for Enrollment Projections-March 2011

TABLE 2 New Projects - Annual New Pupils Added & Distributed by Grade Level												
GRADE	6 Year Average Enroll.	Percent of average Pupils by Grade & Level	Year									
			2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18		
KDG	989	6.83%	1010	6	15	26	41	58	72	83		
1	1014	7.01%	1066	6	16	27	43	59	74	85		
2	1004	6.93%	1016	6	16	26	42	59	74	84		
3	1014	7.01%	1013	6	16	27	43	59	74	85		
4	1031	7.12%	1024	6	16	27	43	60	76	87		
5	1053	7.28%	1079	7	16	28	44	62	77	88		
6	1041	7.19%	1041	7	16	27	44	61	76	87		
7	1053	7.28%	1060	7	16	28	44	62	77	88		
8	1077	7.44%	1112	7	17	28	45	63	79	90		
9	1302	8.99%	1221	8	20	34	55	76	95	109		
10	1335	9.22%	1238	8	21	35	56	78	98	112		
11	1295	8.94%	1258	8	20	34	54	75	95	109		
12	1267	8.76%	1314	8	20	33	53	74	93	106		
Totals	14473	100.00%	14482	91	225	382	607	849	1060	1215		

TABLE 3 6 year Historical Data											
Grade	Average Enrollment and Percentage Distributed by Grade Level										
	05-06	06-07	07-08	08-09	09-10	10-11	6-yr Ave		%		
KDG	955	941	996	998	1032	1010	988.67	6.83%	988.67	6.83%	
1	963	1012	995	1015	1033	1066	1014.00	7.01%	1014.00	7.01%	
2	963	1002	1019	1024	998	1016	1003.67	6.93%	1003.67	6.93%	
3	1002	1031	997	1048	993	1013	1014.00	7.01%	1014.00	7.01%	
4	939	1049	1057	1044	1073	1024	1031.00	7.12%	1031.00	7.12%	
5	1065	998	1078	1069	1030	1078	1053.17	7.28%	1053.17	7.28%	
6	1004	1058	1007	1096	1040	1041	1041.00	7.19%	1041.00	7.19%	
7	1028	1014	1057	1034	1125	1060	1053.00	7.28%	1053.00	7.28%	
8	1137	1072	1033	1076	1031	1112	1076.83	7.44%	1076.83	7.44%	
9	1379	1372	1337	1256	1244	1221	1301.50	8.99%	1301.50	8.99%	
10	1383	1400	1368	1341	1277	1238	1334.50	9.22%	1334.50	9.22%	
11	1182	1322	1352	1350	1303	1258	1294.50	8.94%	1294.50	8.94%	
12	1088	1147	1263	1352	1410	1344	1267.33	8.76%	1267.33	8.76%	
Totals	14088	14418	14559	14703	14589	14482	14473.17	100.00%	14473.17	100.00%	
% of change		2.34%		0.98%		-0.78%		-0.73%			
change +/-		330		141		-114		-107			

Buildout Data for Enrollment Projections-March 2011

**TABLE 4 New Projects - Pupil Projection Cumulative ND 3.13 by Grade Level Updated March 2011**

*Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.*  
Kindergarten calculates previous years number plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.

GRADE	2010-11 Actual	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected
KDG	1010	1029	1051	1075	1103	1133	1160	1184
1	1066	1070	1092	1116	1145	1175	1203	1226
2	1016	1080	1087	1110	1139	1169	1196	1220
3	1013	1041	1108	1116	1145	1175	1203	1226
4	1024	1044	1075	1144	1157	1187	1216	1240
5	1079	1049	1073	1106	1180	1195	1223	1247
K-5	6208	6313	6486	6667	6869	7033	7201	7344
6	1041	1096	1070	1095	1132	1207	1220	1244
7	1060	1064	1122	1098	1128	1167	1240	1248
8	1112	1081	1088	1148	1129	1160	1198	1267
GR 6-8	3213	3241	3280	3340	3389	3534	3657	3759
9	1221	1413	1387	1399	1467	1453	1486	1521
10	1238	1160	1356	1332	1351	1421	1405	1433
11	1258	1155	1081	1279	1261	1280	1347	1325
12	1344	1205	1107	1034	1237	1220	1236	1298
GR 9-12	5061	4934	4931	5044	5316	5374	5474	5577
Total	14482	14488	14697	15051	15574	15942	16331	16680
% of change		0.04%	1.44%	2.41%	3.47%	2.36%	2.44%	2.13%
change +/-		6	209	354	523	368	389	348

**TABLE 5 New Projects - Pupil Projection Cumulative ND 3.6 by Grade Level Updated March 2011**

*Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.*  
Kindergarten calculates previous years number plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.

GRADE	2010-11 Actual	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected	2018-19 Projected	2019-20 Projected
KDG	1010	1027	1047	1069	1095	1123	1148	1170	1183	1197
1	1066	1056	1077	1099	1125	1153	1179	1201	1215	1228
2	1016	1081	1074	1095	1122	1150	1176	1197	1211	1225
3	1013	1038	1105	1100	1127	1155	1180	1202	1216	1230
4	1024	1055	1082	1152	1152	1180	1206	1228	1242	1256
5	1079	1049	1063	1113	1187	1189	1215	1237	1251	1265
K-5	6208	6305	6468	6627	6809	6949	7104	7236	7318	7401
6	1041	1086	1059	1094	1129	1204	1203	1226	1240	1254
7	1060	1065	1113	1088	1128	1164	1238	1233	1247	1261
8	1112	1080	1088	1138	1118	1160	1194	1264	1278	1293
GR 6-8	3213	3231	3260	3320	3375	3529	3635	3722	3764	3807
9	1221	1336	1310	1322	1380	1366	1409	1441	1457	1474
10	1238	1237	1356	1332	1351	1411	1394	1433	1449	1465
11	1258	1209	1212	1333	1314	1334	1391	1368	1384	1400
12	1344	1267	1222	1226	1363	1336	1352	1404	1420	1436
GR 9-12	5061	5050	5100	5213	5398	5446	5546	5646	5710	5775
Total	14482	14586	14828	15160	15682	15924	16286	16604	16792	16983
% of change		0.71%	1.66%	2.24%	2.78%	2.19%	2.27%	1.95%	1.14%	1.13%
change +/-		104	242	332	422	342	352	318	188	191

Buildout Data for Enrollment Projections-March 2011

**TABLE 6 New Developments - Pupil Projection Cumulative**  
 ND3.13A by Grade Level  
 Updated March 2011  
 Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
 Kindergarten calculates birth rate average plus  
 Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.

GRADE	2010-11 Actual	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected
KDG	1010	1020	1030	1084	1143			
1	1066	1070	1063	1095	1154	1214		
2	1016	1080	1087	1101	1118	1178	1236	
3	1013	1041	1108	1116	1136	1153	1212	1265
4	1024	1044	1075	1144	1157	1178	1194	1249
5	1079	1049	1073	1106	1180	1195	1214	1226
6	6208	6304	6455	6646	6887	6918	6855	6740
7	1041	1096	1070	1095	1132	1207	1220	1235
8	1080	1064	1122	1098	1128	1167	1240	1248
9	1112	1081	1088	1148	1129	1160	1198	1267
10	3213	3241	3280	3340	3389	3534	3657	3749
11	1221	1413	1387	1399	1467	1453	1486	1521
12	1238	1160	1356	1332	1351	1421	1405	1433
Total	14482	14479	14666	15030	15592			
		% of change	1.29%	2.48%	3.74%			
		change +/-	187	364	562			

**TABLE 7 New Projects - Pupil Projection Cumulative**  
 ND 3.6A by Grade Level  
 Updated March 2011  
 Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
 Kindergarten calculates birth rate average plus  
 Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.

GRADE	2010-11 Actual	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected
KDG	1010	1020	1030	1084	1143			
1	1066	1056	1069	1081	1141	1200		
2	1016	1081	1074	1088	1105	1165	1223	
3	1013	1038	1105	1100	1120	1137	1196	1249
4	1024	1055	1082	1152	1152	1173	1189	1243
5	1079	1049	1083	1113	1187	1189	1208	1220
6	6208	6298	6444	6618	6846			
7	1041	1086	1059	1094	1129	1204	1203	1218
8	1060	1065	1113	1088	1128	1164	1238	1233
9	1112	1080	1088	1118	1118	1160	1194	1264
10	3213	3231	3260	3320	3375	3529	3635	3715
11	1221	1336	1310	1322	1380	1366	1409	1441
12	1238	1237	1356	1332	1351	1411	1394	1433
Total	14482	14578	14803	15151	15620			
		% of change	0.67%	1.54%	3.10%			
		change +/-	96	225	347	469		

**Appendix A.3 Student Generation Survey**

Auburn School District  
Development Growth since 1/1/05

March, 2011

**SINGLE FAMILY**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors			
				Elem	Middle	HS	
Alder Meadows	30	30	0	2	6	5	13
Aspen Meadows	21	21	0	10	9	5	24
Auburn Place	14	14	0	10	3	1	14
Cambridge Pointe	26	26	0	13	4	6	23
Dawson Hills	6	6	0	7	3	8	18
Hazel Park	15	15	0	22	14	11	47
Kelli Meadows	8	8	0	3	0	1	4
Lakeland: The Reserve	80	80	0	33	14	11	58
Lakeland: Verona South	400	400	0	99	42	67	208
Lakeland: Verona North	181	181	0	47	21	16	84
Little Fields	8	8	0	1	1	3	5
Marchini Meadows	83	83	0	38	16	17	71
Pacific View-Meadows	78	78	0	18	16	11	45
River Rim	11	11	0	7	4	2	13
Sera Monte	33	33	0	9	3	1	13
Washington National, Div 1	42	42	0	5	4	6	15
<b>Totals</b>	<b>1036</b>		<b>0</b>	<b>324</b>	<b>160</b>	<b>171</b>	<b>665</b>

**Developments Under Construction**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors			
				Elem	Middle	HS	
Beaver Meadows	60	30	30	9	5	5	19
Greenview	16	6	10	3	2	2	6
Lakeland: Pinnacle Estates	76	33	43	13	7	7	27
Lakeland: Vista Heights	125	117	8	3	1	1	5
Trail Run	169	135	34	11	5	6	21
Riverpointe	118	100	18	6	3	3	11
<b>Totals</b>	<b>564</b>	<b>421</b>	<b>143</b>	<b>45</b>	<b>22</b>	<b>24</b>	<b>90</b>

Auburn School District  
Development Growth since 1/1/05

March, 2011

2011 and up (Projected with Plats Submitted)

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors			
				Elem	Middle	HS	
Allcia Glenn	31	0	31	10	5	5	20
Anderson Acres	14	0	14	4	2	2	9
Backbone Ridge	7	0	7	2	1	1	4
Brandon Meadows	55	0	55	17	8	9	35
Brandon Place	78	0	78	24	12	13	49
Bridges	386	0	386	121	60	64	244
Bridle Estates	18	0	18	6	3	3	11
Cam-West	99	0	99	31	15	16	63
Carrington Pointe	24	0	24	8	4	4	15
Daljit Dhaliwal Plat	8	0	8	3	1	1	5
Estes Park	31	0	31	10	5	5	20
Harpreet Kang	8	0	8	3	1	1	5
Hazel Heights	22	0	22	7	3	4	14
Hazel View	20	0	20	6	3	3	13
Kendall Ridge	106	0	106	33	16	17	67
Kersey 3 Project	373	0	373	117	58	62	236
Lakeland: East Phase 1	130	0	130	41	20	21	82
Lakeland: Forest Glen At Lakeland	30	0	30	9	5	5	19
Lakeland: Park Ridge	256	0	256	80	40	42	162
Lawson Place	14	0	14	4	2	2	9
Megan's Meadows	9	0	9	3	1	1	6
Monterey Park	174	0	174	54	27	29	110
Mountain View Estates	37	0	37	12	6	6	23
New Hope Lutheran Plat	8	0	8	3	1	1	5
Ridge At Tall Timbers	104	0	104	33	16	17	66
Spencer Place	13	0	13	4	2	2	8
Stipps Plat	29	0	29	9	4	5	18
Vintage Place	25	0	25	8	4	4	16
Willow Place	18	0	18	6	3	3	11
Yates Plat	16	0	16	5	2	3	10
<b>Totals</b>	<b>2143</b>		<b>2143</b>	<b>670</b>	<b>331</b>	<b>354</b>	<b>1355</b>
				<b>45</b>	<b>22</b>	<b>24</b>	<b>90</b>
<b>Total from Under Construction</b>				<b>715</b>	<b>353</b>	<b>377</b>	<b>1445</b>
<b>Grand Total Students Anticipated</b>							



Auburn School District  
Development Growth since 1/1/05

March, 2011

**MULTI FAMILY**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total				
Butte Estates	29	29	0	8	4	2	14	0.276	0.1379	0.069	0.483
Cox/Woodward TH	8	8	0	2	3	0	5	0.250	0.375	0	0.625
Lakeland: Capri	168	168	0	2	1	2	5	0.012	0.006	0.0119	0.030
Lakeland: Carrara	170	170	0	10	4	5	19	0.059	0.0235	0.0294	0.112
Lakeland: Madera	70	70	0	2	0	1	3	0.029	0	0.0143	0.043
Lakeland: Palermo Apts	362	362	0	30	8	14	52	0.083	0.0221	0.0387	0.144
Lakeland: Siena	101	101	0	2	2	3	7	0.020	0.0198	0.0297	0.069
Lakeland: Sorano	79	79	0	1	0	1	2	0.013	0	0.0127	0.025
Pacific Ave Duplexes	12	12	0	5	2	1	8	0.417	0.1667	0.0833	0.667
Pasa Fino II	19	19	0	1	1	2	4	0.053	0.0526	0.1053	0.211
Seasons at Lea Hill Village	332	332	0	104	51	39	194	0.313	0.1536	0.1175	0.584
<b>Totals</b>	<b>1350</b>		<b>0</b>	<b>167</b>	<b>76</b>	<b>70</b>	<b>313</b>	<b>0.124</b>	<b>0.066</b>	<b>0.0519</b>	<b>0.232</b>

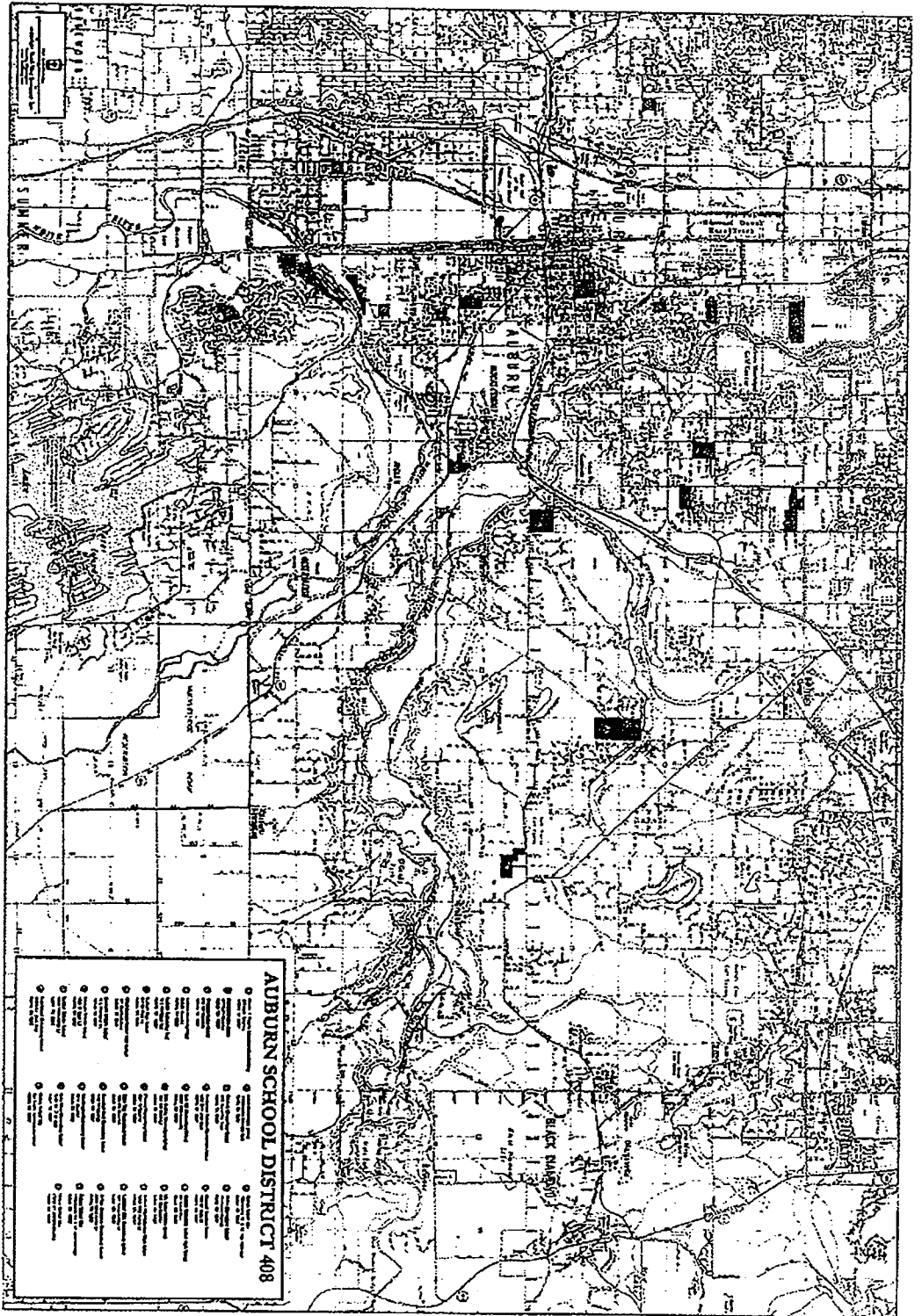
**2011 Under Construction**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total				
Trail Run Townhomes	115	100	15	3	0	1	4	2	1	1	4

**2011 and beyond**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total				
Auburn Hills Abv/TH	205	0	205	25	12	11	48				
Craig Commercial	10	0	10	1	1	1	2				
"D" Street Plat	32	0	32	4	2	2	7				
Monterey Park	65	0	65	8	4	3	15				
Sundallen Condos	48	0	48	6	3	2	11				
<b>Totals</b>	<b>360</b>		<b>360</b>	<b>46</b>	<b>21</b>	<b>19</b>	<b>87</b>				

Complexes Under Construction	
Total Anticipated Students	46



**AUBURN SCHOOL DISTRICT 408**

- 100' Contour
- 200' Contour
- 300' Contour
- 400' Contour
- 500' Contour
- 600' Contour
- 700' Contour
- 800' Contour
- 900' Contour
- 1000' Contour
- 1100' Contour
- 1200' Contour
- 1300' Contour
- 1400' Contour
- 1500' Contour
- 1600' Contour
- 1700' Contour
- 1800' Contour
- 1900' Contour
- 2000' Contour
- 2100' Contour
- 2200' Contour
- 2300' Contour
- 2400' Contour
- 2500' Contour
- 2600' Contour
- 2700' Contour
- 2800' Contour
- 2900' Contour
- 3000' Contour
- 3100' Contour
- 3200' Contour
- 3300' Contour
- 3400' Contour
- 3500' Contour
- 3600' Contour
- 3700' Contour
- 3800' Contour
- 3900' Contour
- 4000' Contour
- 4100' Contour
- 4200' Contour
- 4300' Contour
- 4400' Contour
- 4500' Contour
- 4600' Contour
- 4700' Contour
- 4800' Contour
- 4900' Contour
- 5000' Contour
- 5100' Contour
- 5200' Contour
- 5300' Contour
- 5400' Contour
- 5500' Contour
- 5600' Contour
- 5700' Contour
- 5800' Contour
- 5900' Contour
- 6000' Contour
- 6100' Contour
- 6200' Contour
- 6300' Contour
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- 6500' Contour
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- 7000' Contour
- 7100' Contour
- 7200' Contour
- 7300' Contour
- 7400' Contour
- 7500' Contour
- 7600' Contour
- 7700' Contour
- 7800' Contour
- 7900' Contour
- 8000' Contour
- 8100' Contour
- 8200' Contour
- 8300' Contour
- 8400' Contour
- 8500' Contour
- 8600' Contour
- 8700' Contour
- 8800' Contour
- 8900' Contour
- 9000' Contour
- 9100' Contour
- 9200' Contour
- 9300' Contour
- 9400' Contour
- 9500' Contour
- 9600' Contour
- 9700' Contour
- 9800' Contour
- 9900' Contour
- 10000' Contour

Attachment L

17220

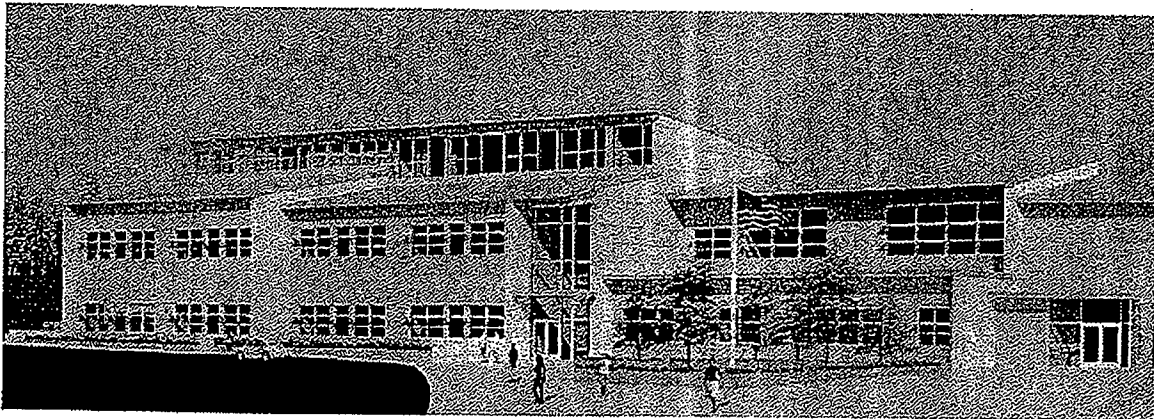
# **SIX-YEAR CAPITAL FACILITIES PLAN 2011-2017**

**Renton School District No. 403**

**Board of Directors**

**Al Talley, President  
David Merrill, Vice President  
Lynn Desmarais  
Todd Franceschina  
Pam Teal**

**Dr. Mary Alice Heuschel, Superintendent**



**March 2011**

[www.rentonschools.us](http://www.rentonschools.us)

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**Dr. Mary Alice Heuschel, Superintendent**

The Renton School District Capital Facilities Plan was prepared with the help of the following organizations and individuals:

**Renton School District Staff  
Richard Moore, Assistant Superintendent, Business Operations  
Richard Stracke, Executive Director, Facilities and Planning  
Tracy Patterson, Manager, Business Office  
Greene Gasaway Architects**

**March 2011**

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# SIX-YEAR CAPITAL FACILITIES PLAN 2011-2017

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## RENTON SCHOOL DISTRICT

Renton School District is located at the southern end of Lake Washington, southeast of the City of Seattle. The District encompasses 32.5 square miles including the City of Renton, approximately half of the City of Newcastle, approximately 20 percent of the City of Tukwila, small portions of the cities of Kent and Bellevue, as well as portions of unincorporated King County. The current estimated population of the District is 120,043.

The District operates 13 elementary schools, three middle schools, four high schools, and three special services schools.

### **Government Organization**

The District is a special purpose municipal corporation governed by a five-member board of directors (the "Board") and operates under the Constitution and laws of the State. Each director represents one of five areas within the District but is elected at large. Members of the Board are elected for four-year terms. The Board holds regular meetings twice a month and special meetings as needed. All meetings are open to the public as provided by law and agenda items are prepared in advance.

The Board appoints a chief executive officer of the District, designated as the Superintendent, who serves at the discretion of the Board. The Superintendent is responsible to the Board for the administration of all schools and departments of the District and serves as the secretary to the Board. The Superintendent recommends District department heads, managers and legal and bond counsel; she maintains a permanent journal of Board proceedings, records and certifies appropriate policies and resolutions and serves as custodian of official District records.

### **Key Administrative Officials**

*Dr. Mary Alice Heuschel, Superintendent:* Dr. Heuschel was hired by the District in March 2006 to serve as its Superintendent. Prior to that, Dr. Heuschel served as Deputy Superintendent for Curriculum in the Office of Superintendent of Public Instruction, Washington State's education office from the year 2000 to the year 2006. Proceeding this period Dr. Heuschel served as Assistant State Superintendent for the Office of Superintendent of Public Instruction (OSPI), Washington State's education office, from 1999 to 2000. Prior to working with OSPI, Dr. Heuschel served as Intermediate School Principal for Yelm School District, Assessment Specialist for the Hawaii Department of Education, a teacher at West Point Military Academy and Department of Defense schools in Europe, and a Special Education teacher. Dr. Heuschel received a Doctorate in Education Leadership from Seattle Pacific University, and a Masters in Special Education from Northwestern University. Dr. Heuschel has been recognized with two leadership awards by the Association of Northwestern University. Dr. Heuschel has been recognized

Renton School District 2011-2017 Capital Facilities Plan

**SECTION 1: INTRODUCTION**

with two leadership awards by the Association of Washington School Principals and the Washington Association of School Administrators. Dr. Heuschel is also a member of several state and national educational research and leadership associations and was recently named one of four finalists for the 2011 National Superintendent of the Year by the American Association of School Administrators.

*Rich Moore, Assistant Superintendent, Business:* Mr. Moore was hired by the District in August of 2000 as its Assistant Superintendent: Business. Prior to that, Mr. Moore was the Director of Finance of the North Thurston School District for nine years. Preceding this period, Mr. Moore was the Internal Auditor/Budget Analyst for three years at the Clover Park School District. Mr. Moore received a B.A. in Accounting from the University of Puget Sound in 1988 and is pursuing a M.A. and certification for Superintendent through Seattle Pacific University. Mr. Moore has received certification as a school business official through the Washington Association of School Business Officials.

**Board of Directors**

The current members of the Board are:

Member	Position	Term Expires
Al Talley	President	December 2014
David Merrill	Vice President	December 2011
Lynn Desmarais	Member	December 2011
Todd Franceschina	Member	December 2011
Pam Teal	Member	December 2014

**Labor Relations**

The District currently employs 1,689 employees, including 933 certificated staff and 756 classified staff. The majority of employees who are eligible under State law to be represented by a labor organization are employed under provisions of negotiated contracts with five major labor organizations.

The District enters into written bargaining agreements with each of the bargaining organizations; the agreements contain provisions on such matters as salaries, vacation, sick leave, medical and dental insurance, working conditions, and grievance procedures. The District strives to complete agreements with all groups in a timely manner, consistent with all applicable State law, to ensure equity in contract provisions, and promote labor relation policies mutually beneficial to management, employees, and the educational program. The District considers labor relations with its bargaining groups to be very positive. Current negotiated agreements with bargaining groups are as follows:

Renton School District 2011-2017 Capital Facilities Plan

SECTION 1: INTRODUCTION

Bargaining Unit	Employees Covered	Expiration Date of Contract
Renton Professional Technical Association (RPTA)	59	August 31, 2011
Renton Education Association (REA)	887	August 31, 2011
American Federation of Teachers (AFT)	154	August 31, 2011
Renton Education Support Professionals (RESP)	412	August 31, 2011
Service Employees International Union (SEIU)	<u>71</u>	August 31, 2011
Total Represented Personnel	1,583	
Unrepresented Personnel	<u>106</u>	
Total Employees	1,689	

Source: Renton School District as of February 2011

**Pension System**

Pensions for District employees are provided by the State Teacher's Retirement System ("TRS"), the Public Employees' Retirement System ("PERS") or the School Employees' Retirement Systems ("SERS"). PERS includes one plan; SERS includes two plans, and TRS includes three plans. Retirement benefits are financed from both employee and employer contributions and from investment earnings. Retirement benefits under both plans are vested after completion of five years of eligible service. Certificated District employees are members of TRS, and non-certificated District employees are members of PERS. School districts make payments directly to the pension funds incurred for their employees. Legislation provides that employer contributions will provide for current pension liabilities and for the amortization of each system's unfunded liability by June 30, 2024.



Renton School District 2011-2017 Capital Facilities Plan

**SECTION 1: INTRODUCTION**

**THE COMMUNITY**

The District is located just southeast of the City of Seattle at the southern end of Lake Washington. The District's boundaries include most of the City of Renton, approximately half of the City of Newcastle, approximately 20 percent of the City of Tukwila, small portions of the cities of Kent and Bellevue, as well as areas of unincorporated King County.

Population statistics for King County and these communities are as follows:

Year	Population					
	King County	City of Renton	City of Newcastle	City of Tukwila	City of Kent	City of Bellevue
2010	1,933,400	86,230	9,955	18,190	88,760	122,900
2009	1,909,300	83,650	9,925	18,170	88,380	120,600
2008	1,884,200	78,780	9,720	18,080	86,980	119,200
2007	1,865,300	60,290	9,550	18,000	86,660	118,100
2006	1,835,300	58,360	9,175	17,930	85,650	117,000
2005	1,808,300	56,840	8,890	17,110	84,920	115,500
2004	1,788,300	55,360	8,375	17,240	84,560	116,500
2000	1,737,046	50,052	7,737	17,181	79,524	109,827

*Washington State Office of Financial Management estimates based on 2000 U.S. Census figures*

The District's economy is based on a strong manufacturing sector with diversified industries, led by the Boeing Company, as well as trade and services sectors, government and health care. Its residential community is diverse and continues to grow, reflecting the overall growth of the Puget Sound area.

**Manufacturing/Industry**

The largest employer within the District is The Boeing Company ("Boeing"), the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft combined. Renton is home to approximately 13,000 employees who support Boeing Commercial Airplanes Headquarters, Boeing Capital Corporation, Shared Services Group and final assembly for its Next-Generation 737.

PACCAR, another major industrial manufacturing firm in the District employs approximately 700 individuals at its PACCAR Parts, Information Technology and Kenworth truck manufacturing facilities.

**SECTION 1: INTRODUCTION**

**Government/Education**

The Federal Aviation Administration ("FAA") is the District's largest public employer, occupying a five-story building in Renton which houses its regional headquarters for the seven-state Northwest Mountain Region. The FAA provides services in the areas of air safety, security, training and pilot examination at this location. There are approximately 1,400 employees at the site.

Other major public employers include the District, the City of Renton, and Renton Technical College.

**Health Care**

Valley Medical Center is the largest health care facility in Renton with approximately 1,877 employees. The hospital provides a wide range of services including 24-hour emergency care, helipad, comprehensive obstetrical care, critical-care unit, same day SurgiCenter, a variety of senior services, transitional care, outpatient surgery, acute psychiatric care and full diagnostic services.

**Retail**

Southcenter, one of the largest shopping malls in the Pacific Northwest, lies just outside the District in Tukwila. A number of smaller retail malls, larger retail outlets, distribution centers, and warehouse operations have located adjacent to Southcenter and along major transportation routes within the District. One of the largest concentrations of automobile dealerships and service centers in the Puget Sound area is along Renton's "auto row". The IKEA Home Furnishings Store opened its first facility in the Pacific Northwest in Renton in 1994. Fry's Electronics opened its first store in the Northwest in Renton in 2004.

**The Landing**

The Landing is a 68-acre urban village, completed in 2009, located just off the I-405 freeway in Renton's South Lake Washington neighborhood. The Landing provides over 600,000 square feet of retail space housing both national and local businesses, including movie theaters, restaurants and professional services. Combined with 880 residential units, The Landing provides a unique blend of residential, retail and entertainment districts to serve local residents and the greater regional community.

Renton School District 2011-2017 Capital Facilities Plan  
SECTION 1: INTRODUCTION

**Seattle Seahawks Practice Facility**

The Seattle Seahawks, the region's professional football team, completed their new privately funded, 200,000 square foot practice facility in 2008. The facility, the second largest in the NFL, is located on 19 acres of industrial property in the northern portion of the City of Renton along the eastern shore of Lake Washington and houses a permanent indoor practice facility and the team's front office departments. Additionally, there are four outdoor practice fields, 50,000 square feet of training facility space, 15,000 square feet of player meeting space, and 48,000 square feet of administrative office space.

**Economic Indicators**

The following tables are economic indicators for King County.

Year	King County Labor Force and Employment Data			Percent Unemployment
	Civilian Labor Force	Employment	Unemployment	
2010*	1,102,480	1,006,320	96,160	8.7
2009	1,106,100	1,012,710	93,390	8.4
2008	1,088,440	1,041,450	47,000	4.3
2007	1,068,490	1,028,850	39,650	3.7
2006	1,047,740	1,005,240	42,500	4.1
2005	1,012,940	965,940	47,000	4.6
2004	995,930	944,730	51,200	5.1
2003	989,560	928,460	61,140	6.2

\* Through November 2010  
Source: Washington State Employment Security Department.

## RENTON SCHOOL DISTRICT GOALS

### *Launching Learning to Last a Lifetime*

#### **Committed to improving student achievement**

##### **Achievement Opportunities**

- Improve learning achievement in all content areas, with an increased focus on improvements in P-12 literacy, P-12 mathematics and increased focus on equity and access for all students.
- Provide safe, supportive and equitable learning environments for all students and staff.
- Provide a technology-rich learning environment and use enhanced technology resources to increase student achievement.
- Implement systemic Positive Behavior Support strategies in all schools.

##### **Community Partnerships**

- Involve community participation in district improvement plan.
- Communicate successes in increased student achievement.
- Keep community informed about the strengths of the Renton School District, the plans for continued improvements and the accomplishments of students and staff.

##### **High Expectations**

- Meet or exceed all state and federal achievement goals.
- Take a "no excuses" approach to closing the achievement gap in all schools.
- Recruit and retain a highly qualified and diversified staff.

##### **Implementation of Best Practices**

- Create collaborative, powerful teaching and learning environments to enhance student achievement and meet diverse student needs.
- Enhance teamwork and collaboration among and between Renton school educators; with an increased focus on collaboration among secondary schools and between elementary and secondary programs.
- Improve educator skills through targeted staff development.
- Implement three tiered instructional/intervention strategies across P-12 classrooms.

Renton School District 2011-2017 Capital Facilities Plan

**SECTION 1: INTRODUCTION**

**Engaged Students**

- Offer individualized options and personalized learning opportunities to students based on student interests, skills and learning styles.
- Enrich student learning through opportunities in the arts, sciences, technology and sports and activities programs.

**Vision Shared and Lives**

- Build, communicate and live by the district's common vision; Launching Learning to Last a Lifetime

**Effective Parent Partnerships**

- Identify specific effective parent outreach strategies and implement at each school.
- Ensure parent's roles and opportunities to contribute in our schools are clear, valued and recognized.

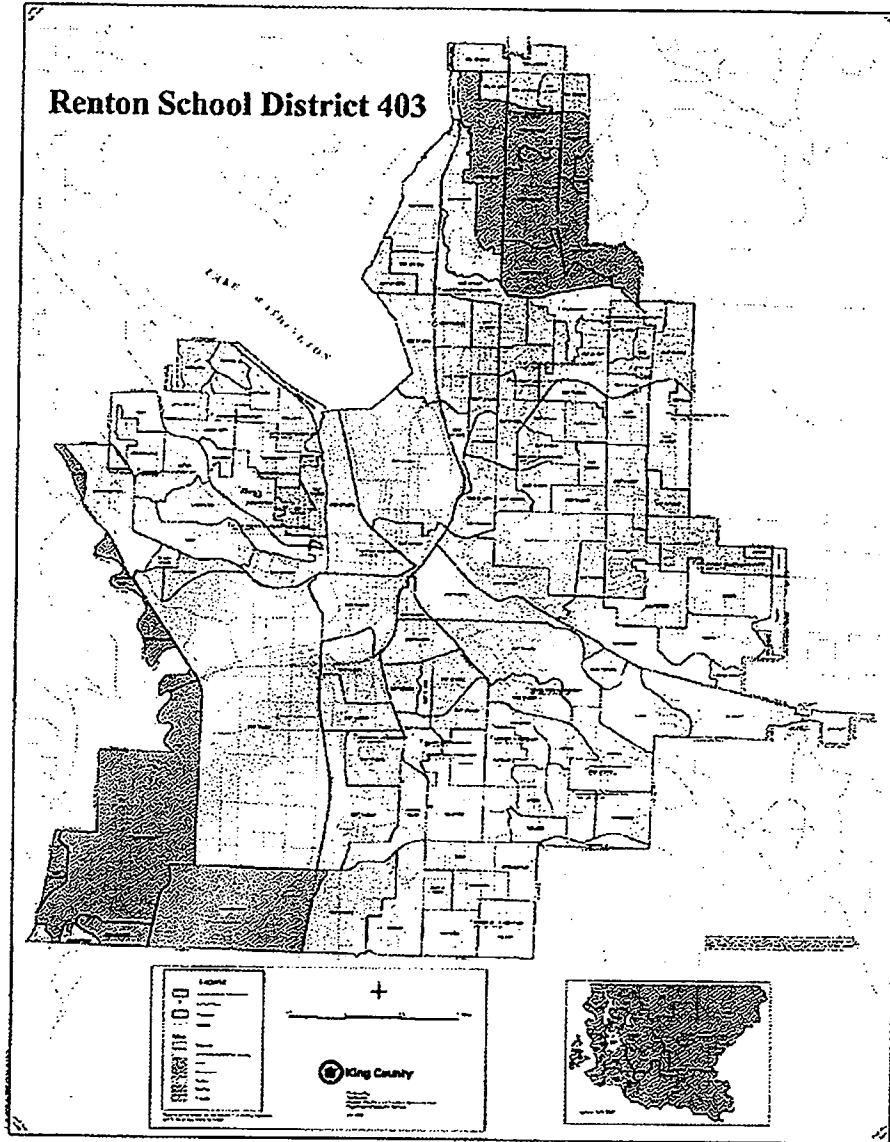
**With emphasis on:**

P-12 Literacy

P-12 Mathematics

Equity and Access for All Students

## SERVICE AREA MAP



## EXECUTIVE SUMMARY

The Renton School District Capital Facilities Plan is a description of anticipated capital facility needs and anticipated expenditures for the next six years.

**The Plan is intended to be reviewed and revised each year for the succeeding six years.**

The Renton School District is currently studying its capital facility needs. Over the course of the next six years those needs include increased elementary, middle and special services school capacity and land for future increased capacity at all grade levels.

Lower class size and all day kindergarten initiatives may have significant impact on future capacity.

The citizens of the Renton School District approved a Capital Facilities Bond Measure in 2008. The District is continuing to modernize its facilities by utilizing proceeds from those bonds. The District anticipates completing projects planned and funded by the 2008 bond by 2014. This Six-Year Capital Facilities Plan includes three years of planned capital expenditures resulting from those bonds. It also identifies additional capital facilities needs to be funded by a future bond measure, currently in the preliminary planning stage and anticipated to go before the public in 2012.

The Capital Facilities Plan is developed with the knowledge of the land-use and population implications of the City of Renton, City of Newcastle and King County Comprehensive Plans and Generalized Land Use Plans. The District is committed to planning in a manner consistent with the community's vision of its future as represented in these and other development policy documents. This plan is prepared in response to the requirements of the State of Washington Growth Management Act (SHB 2929 (1990) and ESHB 1025 (1991), and the School Impact Fee Ordinances of King County Code 21A effective September 15, 1993.

**This plan may be used as documentation for any jurisdiction that requires its use to meet the needs of the Growth Management Act.**

This plan is not intended to be the sole planning tool for determining capital facilities needs of the District.

The Plan assesses the ability of the District's facilities to assist in the delivery of the educational program adopted by the District. The plan looks at the need for the District to modernize or replace existing facilities, as well as to provide new facilities to house projected student enrollment.

Renton School District 2011-2017 Capital Facilities Plan

**SECTION 2: CAPITAL FACILITY PLAN**

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Renton School District. A Financial Plan which lists expected funding for any new construction, modernizations, upgrades and temporary portable classrooms is included.



## INVENTORY OF EDUCATIONAL FACILITIES

Name	Capacity	Location
<b>ELEMENTARY SCHOOLS</b>		
Benson Hill	544	18665 - 116 <sup>th</sup> Ave. SE, Renton 98058
Bryn Mawr	435	8212 S 118 <sup>th</sup> St., Seattle 98178
Campbell Hill	402	6418 S 124 <sup>th</sup> St., Seattle 98178
Cascade	554	16022 - 116 <sup>th</sup> Ave. SE, Renton 98055
Hazelwood	544	7100 - 116 <sup>th</sup> Ave. SE, Renton 98056
Highlands	564	2727 NE 9 <sup>th</sup> St., Renton 98056
Honey Dew	402	800 Union Ave. NE, Renton 98056
Kennydale	564	1700 NE 28 <sup>th</sup> St., Renton 98055
Lakeridge	425	7400 S 115 <sup>th</sup> St., Seattle 98178
Maplewood Heights	473	13430 - 144 <sup>th</sup> SE, Renton 98059
Renton Park	587	16828 - 128 <sup>th</sup> Ave. SE, Renton 98058
Sierra Heights	493	9901 132 <sup>nd</sup> Ave. SE, Renton 98056
Talbot Hill	469	2300 Talbot Rd. S, Renton 98058
Tiffany Park	469	1601 Lake Youngs Way SE, Renton
	<b>Subtotal</b>	<b>6,924</b>
<b>MIDDLE SCHOOLS</b>		
Dimmitt	1,154	12320 - 80 <sup>th</sup> Ave. S, Seattle 98178
McKnight	985	2600 NE 12 <sup>th</sup> St., Renton 98056
Nelsen	1,154	2403 Jones Ave. S, Renton 98055
	<b>Subtotal</b>	<b>3,292</b>
<b>HIGH SCHOOLS</b>		
	<b>Choice rated capacity</b>	
Hazen	1,643	1101 Hoquiam Ave. NE, Renton 98059
Lindbergh	1,304	16426 - 128 <sup>th</sup> Ave. SE, Renton 98058
Renton	1,763	400 S 2 <sup>nd</sup> St., Renton 98055
	<b>Subtotal</b>	<b>4,710</b>
	<b>Total</b>	<b>14,926</b>

Special educational facilities and portable classrooms are excluded from capacity calculations.

## INVENTORY OF ADDITIONAL FACILITIES

Name		Location
<b>SPECIAL EDUCATIONAL FACILITIES</b>		
Hillcrest Special Service Center		1800 Index Ave. NE, Renton 98056
Sartori Education Center (Re-entry)		315 Garden Ave. N, Renton 98055
Spring Glen Special Service Center (Plus H.O.M.E.)		2607 Jones Ave. S, Renton 98055
Renton Academy (Old Hazelwood)		6928 - 116 <sup>th</sup> Ave. SE, Renton 98056
<b>SUPPORT FACILITIES</b>		
Facilities, Operations and Maintenance Center		7812 S. 124 <sup>th</sup> St, Seattle, 98178
Kohlwes Educational Center		300 SW 7 <sup>th</sup> St., Renton 98055
Purchasing and Food Services		235 Airport Way, Renton 98055
Renton Stadium		405 Logan Ave. N, Renton 98055
Transportation Center		1220 N 4 <sup>th</sup> St, Renton 98057
<b>UNDEVELOPED PROPERTY</b>		
Cascade M.S. Site	21.9 acres	SE 18 <sup>th</sup> & Olympia Ave. SE
Lake Boren Site	8.76 acres	SE 78 <sup>th</sup> Pl. on 126 <sup>th</sup> Ave. SE
Renton Center Site	3.67 acres	509 Rainier Avenue S
Skyway Site	4.18 acres	NW corner S Langston Rd. & 76 <sup>th</sup> Ave. S

Renton School District 2011-2017 Capital Facilities Plan  
**SECTION 2: CAPITAL FACILITY PLAN**

**INVENTORY OF PORTABLE FACILITIES**

Name	Quantity	Classrooms	Location
<b>ELEMENTARY SCHOOLS</b>			
Bryn Mawr	1 at 896 sq ft	1	8212 S118 <sup>th</sup> St., Seattle 98178
Cascade	3 at 896 sq ft	3	16022 - 116 <sup>th</sup> Ave. SE, Renton 98005
Honey Dew	1 at 1,792 sq ft	2	800 Union Ave NE, Renton 98059
Lakeridge	2 at 896 sq f	4	1700 NE 28 <sup>th</sup> St., Renton 98055
	1 at 1792 sq ft		
Maplewood Heights	4 at 896 sq ft	4	13430 - 144 <sup>th</sup> Ave. SE, Renton 98059
Sierra Heights	5 at 896 sq ft	5	9901 - 132 <sup>nd</sup> Ave. SE, Renton 98056
Talbot Hill	3 at 896 sq ft	3	2300 Talbot Rd. S, Renton 98058
<b>MIDDLE SCHOOLS</b>			
Dimmitt	5 at 896 sq ft	7	12320 - 80 <sup>th</sup> Ave. S, Seattle 98178
	1 at 1,792 sq ft	2	
McKnight	4 at 1,792 sq ft	8	1200 Edmonds Ave NE, Renton 98056
Nelsen	4 at 1,792 sq ft	8	2403 Jones Ave. S, Renton 98055
<b>HIGH SCHOOLS</b>			
Lindbergh	4 at 896 sq ft	4	16426 - 128 <sup>th</sup> St. SE, Renton 98058
	1 at 1,792 sq ft	2	
<b>SPECIAL EDUCATIONAL FACILITIES</b>			
Hillcrest Special Service Center	3 at 1,792 sq ft	6	1800 Index Ave. NE, Renton 98056
Renton Academy (Old Hazelwood)	4 at 896 sq ft	4	6928-116 <sup>th</sup> Ave. SE, Newcastle 98056
Spring Glen Special Service Center	2 at 896 sq ft	2	2607 Jones Ave. S, Renton 98055

## NEEDS FORECAST – NEW FACILITIES

Capacity constraints must be compared with enrollment projections to determine if any new District facilities are warranted within the time frame encompassed by this plan.

Enrollment trends identified in the Supporting Documentation indicate that the District expects significant increases in enrollment at all grade levels within the 20 year planning window.

The District is currently addressing several capacity constraints through utilization of remaining 2008 bond funds as follows:

1. Construction of an Early Childhood Learning Center.
2. Completion of Secondary Alternative Learning Center, currently under construction.
3. Completion of Additions to Hazen High School, currently under construction.

Additional information regarding the 2008 Bond Measure is contained within the Supporting Documentation.

The District intends to further address increased capacity needs through impact fees and/or a future bond measure, currently in the planning phase, anticipated to go before the public in 2012.

Enrollment driven facility needs may include:

1. Property acquisition for future facilities.
2. Construction of a new elementary school.
3. Construction of a new middle school.

Additional information regarding Enrollment Driven Facility Needs, New Facility Cost Models and Impact Fee Calculations are contained within the Supporting Documentation.

## NEEDS FORECAST – EXISTING FACILITIES

Existing facilities need to be maintained to current operational standards. In 2007 district staff was interviewed in order to develop a list of improvements necessary to meet those requirements. Those improvements became part of the 2008 Bond Measure. The process did not include any systematic review of program deficiencies.

Many of the needs identified and included in the 2008 Bond Measure have already been addressed, and the remainder are anticipated to be completed by the end of 2014.

Buildings and building systems scheduled to receive upgrades include the following:

1. Hazen High School.
2. Lindbergh High School.
3. Renton High School.
4. Dimmitt Middle School.
5. Nelsen Middle School.
6. Renton Stadium.
7. Security and Safety Systems.
8. Energy Conservation Systems.

Additional information regarding the 2008 Bond Measure is contained within the Supporting Documentation.

In addition to the identified physical deficiencies, changing educational expectations create an on-going demand for improvements to tailor facilities to the educational program needs of the District.

Full-day kindergarten, a proposal under consideration by Office of Superintendent of Public Instruction, will double the demand for kindergarten classrooms in the district (about 500 FTE or 26 classrooms) requiring physical modifications to all elementary schools.

The District has utilized state initiatives, which have increased funding for teachers, to reduce class size for grades K through 3. The smaller class sizes have reduced district capacity at the elementary school by approximately 700 students.

Trends of rapidly increasing demands for ESL programs are expected to continue for the next few years. Additional programs to address these needs will reduce capacity at all grade levels. In addition, demographic trends indicate an increasing demand for special educational services.

## SIX-YEAR FINANCE PLAN

Capital improvements will be funded through the use of remaining 2008 Bond Measure funds, Impact Fees and unidentified sources.

2008 Bond Measure funds will taper down in 2014. Major projects currently in the design or construction phase, including the new Secondary Learning Center Early Childhood Center are fully funded by those funds.

To address future needs, the District is currently in the preliminary planning process for another capital improvement bond measure, tentatively scheduled to go before the public in 2012.

The District intends to structure the construction program in order to maintain a constant level of construction throughout the period of work, in order to most efficiently utilize its management capacity.

## CAPACITY

The capacity established by Renton School District is calculated from the instructional plan adopted by the District as well as the school calendar/schedule, teachers' contracts and organizational structure. Any time the Renton School District alters the program or structure, the District must recalculate the capacity of each facility. Significant changes in students' choices of subjects at the high school level may also necessitate capacity revisions, as the District is committed to providing choice of study for those students.

This plan recognizes significant changes in the student demographics that are continuing to occur. Both bilingual and special needs students, as a percentage of the total student population, have been increasing significantly over the last several years.

Renton School District has adopted an organization that houses kindergarten through fifth grade in elementary schools, sixth through eighth grade in middle schools, and ninth through twelfth grade in high school.

Renton School District has adopted a traditional calendar beginning in early September and completing in mid June.

Renton School District has adopted a traditional daily schedule with academic classes beginning between 7:30 a.m. and 9:30 a.m. and completing mid-afternoon.

Although Renton School District continues to study alternate organizations, calendars and schedules, the Renton School District believes the adopted organization is educationally sound and reflects community values. If alternate organizations, calendars or schedules are adopted, the District must revise the capacity calculations.

The Renton School District's goal is to limit class size as follows:

### Elementary Schools

Kindergarten	24
Grade 1	24
Grade 2	24
Grade 3	24
Grade 4	29
Grade 5	29

### Middle Schools

Grade 6	29
Grade 7	29
Grade 8	29

Renton School District 2011-2017 Capital Facilities Plan  
SECTION 3: SUPPORTING DOCUMENTATION

High Schools	
Grade 9	29
Grade 10	29
Grade 11	29
Grade 12	29

Scheduling constraints and fluctuations in enrollment by school and during the year do not allow the District to operate at the theoretical full capacity of its facilities.

The educational program taught by Renton School District includes individual and small group work as well as full class activities. Portable classrooms do not allow the full range of educational activities envisioned by Renton School District and are therefore excluded from calculation of capacity and are excluded from the level of service calculation. Portables are considered adequate for temporary or supplementary housing.

The capacity for each facility is established by multiplying the number of permanent classrooms available by the scheduling limitations on average students per class. Core facilities and special use facilities are compared to classroom capacity to confirm that facility capacity is not limited by limitations in core facilities. The attached sheets calculate the capacity of each facility as it operated during the 2009-2010 school year.

#### PRACTICAL CAPACITY MODEL

The Practical Capacity Model calculates student capacity based on limitations that existing facilities place on enrollment due to existing educational program, operating policy and contractual restrictions.

The calculation is made by reviewing the use of each room in each facility. For every room housing students, a calculation is made assigning a maximum number of students per room. Sometimes core facilities, such as size of cafeteria or size of gym, number of restrooms or size and number of specialty areas such as shops, limit enrollment to levels below that expected by room occupancy levels.

Occupancy at secondary schools is further limited by scheduling limitations and student course selection. If rooms are utilized by staff for their planning period in a six period day, capacity is limited to 83% (5/6) of the theoretical capacity. Since secondary schools offer a number of elective courses, many courses will not attract a full classroom of students.

Elementary, Middle, High School and Special Educational Facility Capacity worksheets follow.



Renton School District 2011-2017 Capital Facilities Plan

SECTION 3: SUPPORTING DOCUMENTATION

ELEMENTARY SCHOOL CAPACITY

ASSUMPTIONS	Average class size	25.66	Class size	K	24
	FTE variation from 10 / 1	0.98		1	24
	Scheduling efficiency	0.94		2	24
				3	24
				4	29
				5	29

CLASSROOMS	GENERIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	ADD SPEC	AVE ANN FTE CAP W/PORT
SCHOOL							
BENSON HILL	29	4	2	544	0	0	544
BRYN MAWR	21	1	2	435	2	0	473
CAMPBELL HILL	22	3	2	402	0	0	402
CASCADE	27	1	3	554	3	0	615
HAZELWOOD	28	2	3	544	0	0	544
HIGHLANDS	28	2	3	564	1	0	567
HONEY DEW	20	2	1	402	2	0	449
KENNYDALE	29	4	2	564	0	0	544
LAKERIDGE	23	3	2	425	4	0	520
MAPLEWOOD HEIGHTS	25	3	2	473	4	0	567
RENTON PARK	28	2	2	587	2	0	615
SIERRA HEIGHTS	24	2	2	493	5	0	591
TALBOT HILL	22	1	2	469	3	0	520
TIFFANY PARK	23	2	2	469	0	0	449
TOTAL	349	32	30	6824	26	0	7399

MIDDLE SCHOOL CAPACITY

ASSUMPTIONS	Average class size	29	Class size	6	29
	FTE variation from 10 / 1	0.98		7	29
	Scheduling efficiency	0.99		8	29

CLASSROOMS	# TEACHING STATIONS	GENERIC	SCI	GYM	HE	COMP	SHOP	ART	MUSIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/PORT
SCHOOL															
DIMMITT	43	28	2	4	2	2	2	1	2	2	0	1154	7		1351
McKNIGHT	41	24	6	3	2	2	1	1	2	6	0	985	8		1210
NELSEN	46	30	4	4	2	1	1	2	2	5	0	1154	8		1379
TOTAL	130									13	0	3292	23		3939

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**HIGH SCHOOL CAPACITY**

ASSUMPTIONS	Average class size	29	Class size	9	29
	FTE variation from 10 / 1	0.98		10	29
	Scheduling efficiency	0.85		11	29
				12	29

CLASSROOMS	TEACHING STATIONS	GENERIC	SCI	GYM	HE	COMP	SHOP	ART	MUSIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/PORT
SCHOOL															
SLC <sup>1</sup>	25	19	1	1	0	1	1	0	0	2	4	459	0		459
HAZEN <sup>2</sup>	77	48	6	5	3	6	4	3	2	9	0	1643	0		1643
LINDBERGH	59	34	4	4	4	4	3	3	3	5	0	1304	1		1329
RENTON	78	44	6	5	6	7	5	3	2	5	0	1763	0		1763
<b>TOTAL</b>	<b>239</b>									<b>21</b>	<b>4</b>	<b>5170</b>	<b>1</b>		<b>5184</b>

1. Under construction. Scheduled for completion August 2012
2. Under construction. Scheduled for completion August 2011

**SPECIAL EDUCATIONAL FACILITY CAPACITY**

ASSUMPTIONS	Average class size	11	All facilities used for special programs
	FTE variation from 10 / 1	0.98	
	Scheduling efficiency	0.94	

CLASSROOMS	GENERIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	ADD SPEC	AVE ANN FTE CAP W/PORT
SCHOOL							
HAZELWOOD (old)	24	0	0	243	4	0	284
HILLCREST	14	0	0	142	6	0	203
HONEY DEW	20	0	0	203	0	0	203
SARTORI	14	0	0	142	0	0	142
SPRING GLEN	14	0	0	142	4	0	182
<b>TOTAL</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>871</b>	<b>14</b>	<b>0</b>	<b>1013</b>

## ENROLLMENT FORECAST

Office of Superintendent of Public Instruction utilizes a cohort survival analysis.

The methodology utilized by Greene Gasaway Architects has a similar enrollment forecast. It is also cohort based, but it utilizes assumptions about household size and birth rates to incorporate assumptions about how variations in the rate of residential construction affect enrollment in Renton School District.

Both models indicate increasing enrollment within Renton School District over the next six years. Both models assume that the rate of residential construction will remain similar to the current rate, which is very robust by historical standards. The current rate of residential construction is sufficient to meet the population goals of the Growth Management Act.

There are plans for major commercial and residential investment within the City of Renton, which may increase the rate of residential construction even further.

Both models predict significant increase in enrollment at the elementary grade level and a lesser growth in enrollment at the middle school grade level.

Greene Gasaway Architects' model projects a 50% increase in enrollment within the next 20 years.

Greene Gasaway Architects, Office of Superintendent of Public Instruction and Renton School District enrollment projections follow.

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GGA ENROLLMENT PROJECTION BY COHORT SURVIVAL (CONSTANT K)

Actual headcount enrollment on October 1st

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Kinder/Preschool	567	1,058	1,007	1,093	1,129	1,187	1,259	1,168	1,233	1,258	1,283	1,309	1,333	1,356	1,379	1,403	1,426	1,449	1,471	1,493	1,515	1,537	1,559	1,581	1,603	1,625	1,647	1,669	
Grade 1	1,035	1,057	1,113	1,069	1,139	1,170	1,196	1,247	1,246	1,285	1,322	1,345	1,374	1,400	1,427	1,453	1,479	1,506	1,532	1,558	1,584	1,611	1,637	1,663	1,689	1,716	1,742	1,769	1,795
Grade 2	1,081	1,073	1,087	1,147	1,103	1,142	1,174	1,191	1,269	1,270	1,318	1,345	1,372	1,399	1,425	1,452	1,479	1,506	1,532	1,559	1,585	1,613	1,639	1,665	1,691	1,718	1,745	1,772	
Grade 3	958	1,033	1,119	1,064	1,152	1,112	1,007	1,151	1,203	1,219	1,269	1,329	1,355	1,382	1,408	1,435	1,463	1,490	1,517	1,544	1,571	1,598	1,625	1,652	1,679	1,706	1,733	1,760	
Grade 4	1,043	1,013	1,022	1,147	1,122	1,149	1,185	1,174	1,163	1,213	1,252	1,316	1,342	1,370	1,397	1,424	1,451	1,479	1,506	1,533	1,560	1,587	1,615	1,642	1,669	1,696	1,724	1,751	
Grade 5	1,059	1,043	1,041	1,067	1,155	1,100	1,064	1,161	1,135	1,135	1,225	1,300	1,307	1,356	1,394	1,411	1,428	1,445	1,462	1,479	1,496	1,513	1,530	1,547	1,564	1,581	1,598	1,615	
TOTAL K-5	5,240	6,277	6,339	6,591	6,795	6,863	7,042	7,226	7,440	7,644	7,825	8,004	8,246	8,445	8,645	8,845	9,044	9,244	9,444	9,644	9,844	10,044	10,244	10,444	10,644	10,844	11,044	11,244	
Grade 6	1,005	1,026	1,049	1,026	1,025	1,118	1,065	1,142	1,117	1,156	1,205	1,265	1,333	1,354	1,354	1,351	1,350	1,416	1,443	1,470	1,497	1,524	1,551	1,578	1,605	1,632	1,659	1,686	
Grade 7	1,044	1,005	1,086	1,071	1,041	1,037	1,089	1,128	1,085	1,127	1,165	1,216	1,256	1,300	1,297	1,346	1,374	1,401	1,429	1,455	1,483	1,510	1,537	1,565	1,592	1,619	1,647	1,674	
Grade 8	1,016	1,074	959	1,073	1,070	1,020	1,008	1,033	1,058	1,154	1,129	1,168	1,218	1,258	1,322	1,299	1,338	1,376	1,403	1,430	1,458	1,485	1,512	1,540	1,567	1,594	1,622	1,649	
TOTAL 6-8	3,065	3,115	3,124	3,172	3,105	3,115	3,252	3,267	3,345	3,437	3,506	3,648	3,812	3,964	3,954	4,007	4,110	4,192	4,274	4,358	4,437	4,519	4,601	4,682	4,764	4,845	4,927	5,007	
Grade 9	955	1,014	1,058	1,289	1,356	1,316	1,194	1,182	1,203	1,238	1,270	1,307	1,338	1,353	1,411	1,504	1,532	1,565	1,594	1,626	1,657	1,689	1,721	1,752	1,784	1,816	1,847	1,878	
Grade 10	916	1,009	1,034	970	1,020	1,109	1,120	1,203	1,076	1,087	1,194	1,159	1,192	1,234	1,287	1,372	1,397	1,431	1,465	1,498	1,531	1,564	1,597	1,630	1,663	1,696	1,729	1,762	
Grade 11	1,061	1,071	1,056	955	940	938	1,092	1,068	1,191	1,067	1,182	1,147	1,207	1,151	1,222	1,274	1,358	1,333	1,369	1,411	1,439	1,468	1,497	1,525	1,554	1,582	1,611	1,640	
Grade 12	752	812	837	739	786	829	818	863	905	838	854	929	902	949	926	960	1,001	1,057	1,087	1,109	1,131	1,154	1,176	1,199	1,221	1,244	1,267	1,290	
TOTAL 9-12	3,684	3,986	3,947	3,953	4,184	4,181	4,226	4,335	4,410	4,390	4,537	4,603	4,655	4,775	4,911	5,134	5,262	5,381	5,495	5,599	5,684	5,760	5,837	5,914	6,003	6,085	6,166	6,247	
TOTAL K-12	13,113	13,319	13,360	13,733	14,006	14,231	14,554	14,927	15,216	15,470	15,857	16,215	16,541	16,944	17,320	17,720	18,117	18,481	18,803	19,089	19,359	19,622	19,879	20,132	20,381	20,626	20,874	21,124	21,377

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RENTON SCHOOL DISTRICT No. 403  
ENROLLMENT PROJECTIONS BY COHORT SURVIVAL\*  
(KK Linear Projection)

	2005	2006	2007	2008	2009	2010	AVE. % SURVIVAL	2011	2012	2013	2014	2015	2016
Kindergarten	987	1,058	1,007	1,080	1,129	1,187		1,203	1,240	1,277	1,313	1,350	1,387
Grade 1	1,083	1,057	1,113	1,059	1,138	1,170	105.29	1,250	1,267	1,306	1,345	1,382	1,421
Grade 2	1,061	1,074	1,088	1,143	1,100	1,142	101.80	1,191	1,273	1,290	1,330	1,369	1,407
Grade 3	997	1,033	1,119	1,105	1,152	1,112	100.99	1,153	1,203	1,286	1,303	1,343	1,383
Grade 4	1,043	1,013	1,022	1,147	1,122	1,149	100.86	1,122	1,163	1,213	1,297	1,314	1,355
Grade 5	1,069	1,044	1,042	1,058	1,155	1,103	101.09	1,162	1,134	1,176	1,226	1,311	1,328
Total K - 5	6,240	6,279	6,391	6,592	6,796	6,863		7,081	7,280	7,548	7,814	8,069	8,281
Grade 6	1,007	1,057	1,051	1,022	1,025	1,118	98.26	1,084	1,142	1,114	1,156	1,205	1,288
Grade 7	1,045	1,006	1,087	1,064	1,011	1,037	100.81	1,127	1,093	1,151	1,123	1,165	1,215
Grade 8	1,019	1,074	991	1,069	1,070	1,020	100.21	1,039	1,129	1,095	1,153	1,125	1,167
Total 6 - 8	3,071	3,137	3,129	3,155	3,106	3,175		3,250	3,364	3,360	3,432	3,495	3,670
Grade 9	996	1,015	1,059	1,255	1,356	1,319	114.99	1,173	1,195	1,298	1,259	1,326	1,294
Grade 10	981	1,011	1,035	990	1,028	1,109	92.13	1,215	1,081	1,101	1,196	1,160	1,222
Grade 11	1,107	1,094	1,078	1,005	940	938	100.28	1,112	1,218	1,084	1,104	1,199	1,163
Grade 12	792	861	864	793	779	829	79.20	743	881	965	859	874	950
Total 9 - 12	3,876	3,981	4,036	4,043	4,103	4,195		4,243	4,375	4,448	4,418	4,559	4,629
Total K - 12	13,187	13,397	13,556	13,790	14,005	14,233		14,574	15,019	15,356	15,664	16,123	16,580

\* Information obtained from OSPI Report No. 1049, November 4, 2010

## ENROLLMENT DRIVEN FACILITY NEEDS

The following table compares the current capacity of the Renton School District facilities with Greene Gasaway Architects' projected enrollment.

The table shows that the District will face a capacity deficit at the elementary and middle school grade groupings during the period covered by the Capital Facility Plan.

The capacity deficit at the elementary school group may be magnified by anticipated program changes.

A capacity deficit is projected at all grade groupings over the next 20 years.

### CAPACITY NEEDS COMPARISON

Grade	Current Capacity	Projected Enrollment 2017	Projected Enrollment 2031
Total K-5	6,924	8,084	10,341
Total 6-8	3,292	3,822	4,927
Total 9-12	5,170	4,655	6,358
Total K-12	15,386	16,561	21,626

Current capacity excludes special educational facilities and capacity provided by portable classrooms.

## **2008 BOND MEASURE**

In 2008 voters in the Renton School District passed a \$150,000,000 capital improvement bond measure.

A summary of the 2008 Bond Measure follows.

## 2008 BOND MEASURE SUMMARY

### NEW FACILITIES

**Secondary Alternative Campus**  
68,000 sf  
Located at Black River Campus

**Early Childhood Center**  
60,000 sf  
Located at Hillcrest site

### EXISTING FACILITIES UPGRADES

**Lindbergh High School**  
Upgrade track and field  
Replace roof (200,000 sf)  
Upgrade kitchen  
Parking and site access upgrades  
Gymnasium upgrades  
Replace auditorium sound system, and stage curtain  
Replace auditorium accordion wall and stage floor  
Upgrade windows  
Acoustical upgrades at corridors  
New reader board and scoreboards

**Hazen High School**  
Upgrade track and field  
Construct 27,900 sf addition  
Parking and site access upgrades  
Gymnasium upgrades  
Upgrade kitchen

**Renton High School**  
New score boards  
Upgrade PE station below south gymnasium  
Upgrade door hardware

**Nelsen Middle School**  
Upgrade kitchen  
Upgrade select windows  
Refinish and upgrade doors  
Upgrade cabinets  
Complete restroom modernizations  
Select floor finish replacement  
Paint gymnasium and add acoustical treatment  
Modernize art room and library  
Convert portion of locker rooms to storage  
Upgrade track, field and irrigation



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**Dimmitt Middle School**

- Upgrade kitchen
- Remodel reception and student lounge
- Parking and site access upgrades
- Refinish and upgrades doors
- Upgrade cabinets
- Complete restroom modernizations
- Add doors to storage rooms off corridor at area B
- Select floor finish replacement
- Paint gymnasium and add acoustical treatment
- Convert portion of locker rooms to storage
- Upgrade track, field and irrigation

**Honey Dew Elementary School**

- Upgrade fields

**Renton Stadium**

- Upgrade track and field
- Provide new press box
- Remodel restrooms and concession stands
- Upgrade lighting
- Earthquake Safety Improvements
- Resurface and restripe parking lot
- Paint
- Replace boilers
- Replace scoreboards

**DISTRICT WIDE UPGRADES**

**Safety & Security Upgrades**

- Fire alarm systems
- Sidewalks and resurfacing
- Accessibility
- Access controls
- Security upgrades
- Fencing
- Emergency communications systems

**Energy Conservation**

- Replace heat pumps and compressors
- Upgrades boilers and burners
- Upgrade fluorescent tubes and ballasts

**Covered Play Areas (3000 sf ea)**

- Cascade Elementary School
- Maplewood Elementary School

**Portable Classrooms**

- Replacement and growth

**Building Finishes Upgrades**

- Replace identified flooring and cabinetry
- Replace identified window blinds

## NEW FACILITY COST MODELS

Facility cost models are a calculation of the cost to construct facilities unique to the district. The amounts are based on previously constructed district facilities.

The New Elementary School and New Middle School Cost Models follow.

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**NEW ELEMENTARY SCHOOL COST MODEL**

**FACILITY INFORMATION**

New-in-Lieu Area	0
New Area	60,000
Capacity	550
2010 COST PER SF	218.00

**DISTRICT / OSPI CONSTANTS**

State Funding Area Modernization	0
Unhoused Students (Addition)	0
State Funding Assistance Percentage	36.96%
State Construction Cost Allocation (7/1/10)	157.75
State Area Allocation (\$f) per Student	90

**COST CATEGORIES**

**NEW CONSTRUCTION**

	TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM	LOCAL COST
<b>CONSTRUCTION COST</b>	<b>16,580,000</b>	<b>0</b>	<b>16,580,000</b>
BUILDING			
MODERNIZATION	0		
NEW	13,080,000		
SITE	2,500,000		
OFF-SITE	1,000,000		
Site acquisition costs are not included			
<b>NON-CONSTRUCTION PROJECT COSTS</b>			
PROFESSIONAL FEES	11	6	
SALES TAX	9	7	
CO CONTINGENCY	6		
PERMITS	1		
SPECIAL INSP.	1	1	
ART			
NIC WORK	1		
TEMPORARY FACILITIES	1		
MOVING/STORAGE	1		
FURNISHINGS	9	3	
MANAGEMENT / ADMINISTRATION	5	2.5	
MITIGATION FEES	4		
PROJECT CONT.	12		
TOTAL	61	0	
SUBTOTAL	<b>10,113,800</b>	<b>0</b>	<b>10,113,800</b>
<b>TOTAL COST IN 2010 DOLLARS</b>	<b>26,693,800</b>	<b>0</b>	<b>26,693,800</b>
	<b>INFLATION</b>		
BID DATE JULY 2011	1.40%	27,067,513	27,067,513
2012	2.10%	27,635,931	27,635,931
2013	2.30%	28,271,557	28,271,557
2014	2.30%	28,921,803	28,921,803
2015	2.50%	29,644,848	29,644,848
2016	2.40%	30,356,325	30,356,325
2017	2.40%	31,084,876	31,084,876

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**NEW MIDDLE SCHOOL COST MODEL**

**FACILITY INFORMATION**

New-in-Lieu Area	0
New Area	93,750
Capacity	750
2008 COST PER SF	251.00

**DISTRICT / OSPI CONSTANTS**

State Funding Area Modernization	0
Unhoused Students (Addition)	0
State Funding Assistance Percentage	35.77%
State Construction Cost Allocation (7/1/10)	157.75
State Area Allocation (sf) per Student	115

**COST CATEGORIES**

**NEW CONSTRUCTION**

	TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM	LOCAL COST
<b>CONSTRUCTION COST</b>	<b>30,031,250</b>	<b>0</b>	<b>30,031,250</b>
BUILDING			
MODERNIZATION	0		
NEW	23,531,250		
SITE	5,000,000		
OFF-SITE	1,500,000		
Site acquisition costs are not included			
<b>NON-CONSTRUCTION PROJECT COSTS</b>			
PROFESSIONAL FEES	11	6	
SALES TAX	9	7	
CO CONTINGENCY	6		
PERMITS	1		
SPECIAL INSP.	1	1	
ART			
NIC WORK	1		
TEMPORARY FACILITIES	1		
MOVING/STORAGE	1		
FURNISHINGS	9	3	
MANAGEMENT / ADMINISTRATION	5	2.5	
MITIGATION FEES	4		
PROJECT CONT.	12		
TOTAL	61	19.5	
<b>SUBTOTAL</b>	<b>18,319,063</b>	<b>0</b>	<b>18,319,063</b>
<b>TOTAL COST IN 2008 DOLLARS</b>	<b>48,350,313</b>	<b>0</b>	<b>48,350,313</b>
	<b>INFLATION</b>		
BID DATE JULY 2011	1.40%	49,027,217	49,027,217
2012	2.10%	50,056,788	50,056,788
2013	2.30%	51,208,095	51,208,095
2014	2.30%	52,385,881	52,385,881
2015	2.50%	53,695,528	53,695,528
2016	2.40%	54,984,220	54,984,220
2017	2.40%	56,303,842	56,303,842

## IMPACT FEE CALCULATIONS

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.

To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County code 21A and was substantially adopted by the City of Renton, Seattle, and Newcastle. The formula requires the District to establish a "Student Generation Factor" that estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Renton School District student generation factors were determined separately for single-family units and multi-family units. The factors used in the 2011-2017 Capital Facilities Plan were derived from actual generation factors of neighboring districts for single and multi-family units constructed within the last five (5) years.

Site Acquisition Cost is the estimated cost per acre to purchase property.

Building Acquisition Cost is the estimated cost to construct facilities unique to the district.

Temporary Facility Cost is the estimated cost per classroom to purchase portables.

State Match Credit is the credit to offset the percent of cost matched by the state.

In response to declining economic conditions over the past several years and current economic forecasts, Renton School District has introduced a Voluntary District Adjustment component into the prescribed impact fee calculation. The intent of this adjustment is to limit any increase in impact fees to a percentage equal to the local rate of inflation. The index selected is the CPI-U-Sea (Consumer Price Index for all Urban Consumers in Seattle) as developed by the King County Office of Economic and Financial Analysis.

Based on the Growth Management Act, King County Code 21A and the Voluntary District Reduction, adjusted impact fees for the plan year 2011 are:

Single Family Units	\$ 6,392
Multi Family Units	\$ 1,274

Single and Multi-Family Fee Calculation spreadsheets follow.

Renton School District 2011-2017 Capital Facilities Plan  
**SECTION 3: SUPPORTING DOCUMENTATION**

**SINGLE FAMILY RESIDENCE FEE CALCULATION**

**NOTES**     Renton School District is planning to acquire additional property in anticipation of enrollment increases.  
 Based on Renton School District enrollment projections, Renton School District anticipates the need for new elementary and middle schools facilities.  
 Renton School District is planning to provide additional portable classrooms at elementary and middle schools as required to house enrollment shifts.  
 Student factor, land cost, building cost, temporary building cost, area cost allowance, State funding assistance, bond rate and duration, average assessed value, interest rate for bonds, term and tax rate have been updated to 2010 data.  
 Building acquisition costs are for construction costs only and do not include soft costs.

**SITE ACQUISITION COST**

	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	150,000	550	0.462	\$1,260
A2	Middle	20	150,000	750	0.149	\$596
A3	N/A	40	150,000	1250	0.208	\$0
<b>A Total</b>						<b>\$1,856</b>

**BUILDING ACQUISITION COST**

			COST IN 2010 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	97.06%	15,580,000	550	0.462	\$13,518
B2	Middle	97.06%	30,031,250	750	0.149	\$5,791
B3	N/A	97.06%	0	1250	0.208	\$0
<b>B Total</b>						<b>\$19,309</b>

**TEMPORARY BUILDING ACQUISITION COST**

			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	2.94%	150,000	44	0.462	\$46
C2	Middle	2.94%	150,000	50	0.149	\$13
C3	N/A	2.94%	150,000	60	0.208	\$0
<b>C Total</b>						<b>\$59</b>

**STATE FUNDING ASSISTANCE CREDIT**

	COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT
D1	180.17	90	0.3696	0.462	\$2,769
D2	180.17	117	0.3696	0.149	\$1,161
D3	180.17	130	0.3696	0.208	\$0
<b>D Total</b>					<b>\$3,930</b>

AVERAGE ASSESSED VALUE		287,250	
INTEREST RATE FOR BONDS		5.10%	
TERM (MAXIMUM 10)		10	
TAX RATE		0.00169983	
TAX CREDIT	Net present value	\$3,752.10	\$3,762
FACILITY CREDIT			\$0
<b>FEE</b>			<b>\$13,642</b>
<b>50% DEVELOPER FEE OBLIGATION FEE</b>			<b>\$6,771</b>
VOLUNTARY DISTRICT ADJUSTMENT			(\$379)
<b>ADJUSTED IMPACT FEE</b>			<b>\$16,392</b>

**Renton School District 2011-2017 Capital Facilities Plan**  
**SECTION 3: SUPPORTING DOCUMENTATION**

**MULTI FAMILY RESIDENCE FEE CALCULATION**

**NOTES** Renton School District is planning to acquire additional property in anticipation of enrollment increases.  
 Based on Renton School District enrollment projections, Renton School District anticipates the need for new elementary and middle schools facilities.  
 Renton School District is planning to provide additional portable classrooms at elementary and middle schools as required to house enrollment shifts.  
 Student factor, land cost, building cost, temporary building cost, area cost allowance, State funding percentage, bond rate and duration, average assessed value, interest rate for bonds, term and tax rate have been updated to 2010 data.

— Building acquisition costs are for construction costs only and do not include soft costs.

**SITE ACQUISITION COST**

	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	150,000	550	0.217	\$592
A2	Middle	20	150,000	750	0.058	\$232
A3	N/A	40	150,000	1250	0.088	\$0
<b>A Total</b>						<b>\$824</b>

**BUILDING ACQUISITION COST**

			COST IN 2010 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	97.06%	16,580,000	550	0.217	\$6,349
B2	Middle	97.06%	30,031,250	750	0.058	\$2,254
B3	N/A	97.06%	0	1250	0.088	\$0
<b>B Total</b>						<b>\$8,603</b>

**TEMPORARY BUILDING ACQUISITION COST**

			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	2.94%	150,000	44	0.217	\$22
C2	Middle	2.94%	150,000	50	0.058	\$5
C3	N/A	2.94%	150,000	60	0.088	\$0
<b>C Total</b>						<b>\$27</b>

**STATE MATCH CREDIT**

	COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT
D1	180.17	90	0.3577	0.217	\$1,259
D2	180.17	117	0.3577	0.058	\$437
D3	180.17	130	0.3577	0.088	\$0
<b>D Total</b>					<b>\$1,696</b>

AVERAGE ASSESSED VALUE		137,900			
INTEREST RATE FOR BONDS			5.10%		
TERM (MAXIMUM 10)			10		
TAX RATE			0.00169983		
TAX CREDIT	Net present value		-\$1,801.27		\$1,801
FACILITY CREDIT					\$0
<b>FEE</b>					
<b>50% DEVELOPER FEE OBLIGATION</b>					
<b>VOLUNTARY DISTRICT ADJUSTMENT</b>					
<b>ADJUSTED IMPACT FEE</b>					

## MAPS OF DISTRICT BOUNDARIES

Renton School District has fourteen (14) elementary schools (grades K-5), three (3) middle schools (grades 6-8) three (3) comprehensive high schools (grades 9-12), as well as one alternate high school and a number of specialized facilities serving the entire District. The following maps show the service area boundaries as they currently exist.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle the impacts of the proposed development. In the case of new residential development, the development has a significant immediate impact on the enrollment on the schools serving that area. If the District does not have permanent facilities available, interim measures, such as portable classroom installation, must be taken until new facilities can be built or until boundaries can be adjusted.

Adjusting boundaries requires careful consideration by the District and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

It is important to realize that a single housing development does not usually require the construction of a complete facility. School districts are required to project growth throughout the district and to build or to adjust boundaries based on that growth.





### STUDENT GENERATION FACTORS

The formula for determining school impact fees as established by King County Council Ordinance 11621, Attachment A, requires that student factors be based on the average actual student generation rates for new developments within the District's service area, constructed not more than five years prior to the fee calculation date. In the event that data is not available in the District, it may use data from adjacent districts, districts with similar demographics, or county-wide averages.

In the absence of actual student rates within the Renton School District, the student generation factors used in calculating school impact fees were established as the average of the student generation factors available from adjacent districts. See following table.

STUDENT GENERATION FACTORS						
GRADE LEVEL	KENT SD		ISSAQUAH SD		AVERAGE	
	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
Elementary (K-5)	0.486	0.331	0.437	0.069	0.462	0.200
Middle (6-8)	0.130	0.067	0.168	0.020	0.149	0.044
High (9-12)	0.250	0.124	0.166	0.037	0.208	0.081
TOTAL	0.866	0.522	0.771	0.126	0.819	0.324

**INTERLOCAL AGREEMENT FOR THE COLLECTION, DISTRIBUTION, AND  
EXPENDITURE  
OF SCHOOL IMPACT FEES**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2011 (the "Effective Date") by and between King County and the Renton School District No. 403 (the "District").

WHEREAS, the Washington State Legislature passed the Growth Management Act of 1990 and 1991 RCW 36.70A *et seq.* and RCW 82.02 *et seq.* (the "Act"), which authorizes the collection of impact fees on development activity to provide public school facilities to serve new development; and

WHEREAS, the Act requires that impact fees may only be collected for public facilities which are addressed by a capital facilities element of a comprehensive land use plan; and

WHEREAS, King County has adopted King County Code (K.C.C.) Chapter 21A.43 for the purposes of implementing the Act; and

WHEREAS, the District has prepared a capital facilities plan in compliance with the Act and K.C.C. Chapter 21A.43 which has been adopted by King County as a subelement of the capital facilities element of the King County Comprehensive Plan by King County Ordinance No 10982; and

WHEREAS, upon adoption of the District's Capital Facilities Plan as a subelement of the capital facilities element of the King County Comprehensive Plan, King County will collect impact fees upon certain new residential developments on behalf of the District; and

WHEREAS, King County and the District enter into this Agreement pursuant to and in accordance with the State Interlocal Cooperation Act, Chapter 39.34 RCW, for the purposes of administrating and distributing the authorized impact fees;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, IT IS AGREED THAT:

I. GENERAL AGREEMENT

King County and the District agree to comply with the terms of this Agreement which govern the collection, distribution, and expenditure of school impact fees.

II. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its employees, agents, and representatives, agrees to:

- A. Annually submit to King County a six-year capital facilities plan or an update of a previously adopted plan which meets the requirements of the Act and K.C.C. Chapter 21A.43 on or before April 1 each year.

- B. Authorize King County, as Treasurer for the District, to establish a District Impact Fee Fund in which impact fee revenues, interest revenues and transfers of impact fees to the District Capital Projects Fund or Debt Service Fund will be recorded.
- C. Request transfers from the County Agency Fund, established in Section III (B) of this Agreement, to the District Capital Projects Fund or Debt Service Fund on a transfer request form. The form shall be substantially in the form set forth as Attachment A. The request shall include a certification that the District has expended or will expend the funds on facilities identified in the District's Capital Facilities Plan, which has been adopted by King County as a subelement of the capital facilities element of the King County Comprehensive Plan, and for expenditures authorized by K.C.C. 21A.43.090. The District shall provide to King County a list of individuals authorized to certify requests for transfers.
- D. Issue a warrant or warrants for the funds prior to submitting a request for transfer or issue a warrant or warrants for the funds within five days after the funds have been transferred into the District Capital Projects Fund or Debt Service Fund. The District may request that King County transfer funds on a date certain, and such request shall be submitted to King County at least five days prior to the date certain.
- E. Expend impact fee revenues provided to the District under this Agreement, and all interest proceeds on such revenues, solely for expenditures authorized by K.C.C. 21A.43.090 related to facilities identified in the District's Capital Facilities Plan as adopted by King County as a subelement of capital facilities element of the King County Comprehensive Plan.
- F. Prepare an annual report in accordance with the requirements of RCW 82.02.070 and K.C.C. Chapter 21A.43 showing the system improvements that were financed in whole or in part by impact fees and the amount of funds expended. The District's annual report shall be sent to the School Technical Review Committee, King County King County Department of Development and Environmental Services, 900 Oakesdale Avenue SW, Renton, WA 98057 on or before April 1 each year for the preceding calendar year.
- G. Refund impact fees and interest earned on impact fees which have been disbursed to the District Capital Projects Fund or Debt Service Fund pursuant to Section II (C) and III (E) of this Agreement when a refund is required under applicable law; including but not limited to (1) when the proposed development activity does not proceed and no impact to the District has resulted, unless the District determines that it has expended or encumbered the fees in good faith prior to the application for a refund, (2) when the impact fees or interest earned on impact fees are not expended or encumbered within the time limits established by law, or (3) when the school impact fee program is terminated.
- H. Maintain all accounts and records necessary to ensure proper accounting for all impact fee funds and compliance with this Agreement, the Act, and King County K.C.C. Chapter 21A.43.
- I. Comply with the State Environmental Policy Act, Chapter 43.21C RCW.

III. RESPONSIBILITIES OF KING COUNTY

King County, by and through its employees, agents, and representatives, agrees to:

- A. Timely review and take action on the District's updated Capital Facilities Plan and revised impact fee schedule for the District.
- B. Deposit all impact fees collected on behalf of the District and interest earned thereon in a County Agency Fund with specific organizational identity for the District. Funds received by King County Department of Development and Environmental Services and attributed to impact fees shall not be available for transfer to the District before the point in the development process when the fee is due as set forth in K.C.C. 21A.43.050, as may be amended from time to time, and full payment has been made. Interest shall accrue on the impact fees starting the date the impact fees are paid to King County except for those that are paid before they are due. For the latter category, interest shall accrue to those impact fees starting on the date that they are due and payment has been made.
- C. Invest cash balances in the County Agency Fund through its Office of Financial Management ("OFM"). King County shall distribute the District's pro-rata share of the County Agency Fund interest earnings on the first of the following month to the District's organizational identity within the County Agency Fund.
- D. Distribute reports weekly and monthly to the District on the amount of impact fees and interest attributed to the District in the County Agency Fund.
- E. Initiate an Interfund Transfer from the County Agency Fund to the District Capital Projects Fund or Debt Service Fund upon receipt of a completed transfer request on an approved form. The form should be substantially in the form set forth as Attachment A to this Agreement. King County shall transfer the funds within five days of the date of the District's request or on the date certain requested by the District, provided that the date certain is at least five days after the date of the request. King County, as the Treasurer for the District, will not charge the District any fees or penalties for overdrafts on the District Capital Projects Fund or Debt Service Fund caused by King County's failure to timely comply with this requirement. In the event that a charge is applied, King County shall delete the charge.
- F. Complete a General Journal Entry in the School District Impact Fee Fund to reflect the transfer of impact fees to the District Capital Projects Fund or Debt Service Fund.
- G. Refund impact fees and interest earned on impact fees which are held in the County Agency Fund when a refund is required under applicable law.
- H. Prepare an annual report showing the source and amount of all fees collected, interest earned on behalf of the District, the amount of funds distributed to the District, and the system improvements that were financed in whole or in part by impact fees and the amount of funds expended as reported by the District pursuant to Section II (F) of this Agreement.

- I. Determine whether applicants for low-income exemptions approved by the District are qualified pursuant to K.C.C. Chapter 21A.43.
- J. Determine whether applicants are excluded from the application of the impact fee pursuant to K.C.C. 21A.43.070A, as may be amended from time to time.
- K. Cooperate with the District and assist the District in determining student generation factors of new developments and/or document demographic similarities between King County school districts.

IV. GENERAL TERMS

- A. This Agreement shall become effective when executed by both parties and shall remain in effect until terminated pursuant to section VII of this Agreement.
- B. It is recognized that amendments to this Agreement may become necessary, and such amendment shall become effective only when the parties have executed a written addendum to this Agreement.
- C. The parties acknowledge that King County is vested with the authority to impose and collect school impact fees. The parties agree that King County shall in no event be liable to the District for the payment of money in connection with the school impact fee program, with the exception of remitting to the District the impact fees collected for the District and the interest earned thereon.

V. AUDIT

- A. The District's records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review, or audit by King County or appropriate state agency.
- B. The District agrees to cooperate with any monitoring or evaluation activities conducted by King County that pertain to the subject of this Agreement. The District agrees to allow King County, or appropriate state agencies and/or any of their employees, agents, or representatives to have full access to and the right to examine during normal business hours, all of the District's records with respect to all matters covered by this Agreement. King County and/or any of its employees, agents, or representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records and to make audits of all invoices, materials, payrolls, and record of matters covered by this Agreement. King County will give fifteen days advance notice to the District of fiscal audits to be conducted.
- C. The results and records of said audit shall be maintained and disclosed in accordance with Chapter 42.17 RCW.

VI. HOLD HARMLESS

- A. The District shall, at its own cost and expense, protect, defend, indemnify, and hold harmless King County, its officers, employees, and agents, from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the acts or omissions of the District, its officers, employees, or

agents, relating to the District's implementation of the King County school impact fee program.

- B. The District further agrees that the District shall, at its own cost and expense, protect, defend, indemnify, and hold harmless King County, its officers, employees, and agents from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the District's failure to refund impact fees, including but not limited to a determination that impact fees from development activity that was not completed are not refundable because the funds were expended or encumbered by the District whether or not the District's determination was made in good faith; provided, however, that if the District offers to defend, the District shall not be liable for any of King County's attorney's fees or litigation costs incurred after such offer to defend is made; provided, further, that if the District authorizes King County to refund any impact fees from the County Agency Fund, and King County fails to do so, this subsection (VI B) shall not apply.
- C. The District's duties to King County under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VII.
- D. King County shall, at its own cost and expense, protect, defend, indemnify, and hold harmless the District, its officers, employees, and agents from that portion of any costs, claims, judgments, or awards of damages that exceeds the amount of impact fees King County has collected on behalf of the District resulting from King County's (by its officers, employees, agents, or representatives) failure to perform its duties under this Agreement or the terms of K.C.C. Chapter 21A.43, all as may be amended from time to time; provided, however, that if King County offers to defend, King County shall not be liable for any of the District's attorney's fees or litigation costs incurred after such offer to defend is made.

It is the intent of this subsection (VI D) that any liability created by King County's performance of its duties under this Agreement or under the terms of King County K.C.C. Chapter 21A.43 be satisfied first out of any impact fees attributable to the activity out of which the liability arises that have been collected by King County on behalf of the District for the particular development activity at issue, and only in the event that such impact fees collected for the particular development activity at issue are insufficient, shall King County be liable to satisfy the liability.

- E. King County's duties to the District under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VII.

## VII. DURATION; TERMINATION

- A. The term of this Agreement shall commence upon the Effective Date.
- B. King County may terminate its obligation to collect impact fees under this Agreement, in whole or in part, at any time without cause. All other obligations under this Agreement shall remain in effect while the District or King County on behalf of the District retain unexpended or unencumbered impact fees and interest earned thereon.
- C. The parties may agree in writing to terminate the Agreement.

- D. The obligations under Section VI of this Agreement shall be continuing and shall not be diminished or extinguished by the termination of this Agreement.
- E. King County, as the official fiscal agent, shall have the authority to ensure that upon termination of this Agreement, any remaining unexpended or unencumbered impact fees and interest earned thereon are refunded pursuant to RCW 82.02.080.
- F. Nothing herein shall limit, waive, or extinguish any right or remedy provided by this Agreement or by law that either party may have in the event that the obligations, terms, and conditions set forth in this Agreement are breached by the other party.

VIII. SEVERABILITY

In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition or application. To this end the terms and conditions of this Agreement are declared severable.

IX. NONDISCRIMINATION

There shall be no discrimination against any employee or independent contractor paid by any funds which are the subject of this Agreement or against any applicant for such employment because of race, religion, color, sex, age, sexual orientation, handicap, or national origin. This provision shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training.

The District and any independent contractor paid by funds which are the subject of this Agreement shall comply with the requirements of Section 504 of the Rehabilitation Act of 1973, as amended.

X. RIGHTS TO OTHER PARTIES

It is understood and agreed that this Agreement is solely for the benefit of the parties hereto and conveys no right to any other party.

XI. GOVERNING LAW AND FILING

This Agreement shall be construed and enforced in accordance with, and the validity and performance hereof shall be governed by, the laws of the State of Washington. This Agreement shall be filed with the clerk of the District, the King County Records and Election Division, the Secretary of State and the Washington Department of Commerce, Local Government and Infrastructure Division.



XIII. ADMINISTRATION

A. King County's contract administrator shall be

Address: Dave Sandstrom, Project/Program Manager III  
900 Oakesdale Ave SW  
Renton, WA 98057  
Phone: (206) 296-7184

B. The District's contract administrator shall be

Address: John Knutson, Assistant Superintendent: Business  
300 SW 7<sup>th</sup> Street  
Renton, WA 98057  
Phone: (425) 204-2361

XIV. NO SEPARATE LEGAL ENTITY

This Agreement does not establish a separate legal entity to conduct the cooperative undertaking.

XV. ENTIRE AGREEMENT/WAIVER OF DEFAULT

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by King County and the District, which shall be attached to the original Agreement.

XVI. MISCELLANEOUS

This Agreement shall be construed as a whole. The misplacement, addition or omission of a word or character shall not change the intent of any part of this Agreement from that set forth by this Agreement as a whole. All provisions and parts of this Agreement are intended to be correlative and complementary. The headings of sections and paragraphs of this Agreement are for convenience of reference only and are not intended to restrict, affect or be of any weight in the interpretation or construction of the provisions of such sections or paragraphs. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

KING COUNTY, WASHINGTON

SCHOOL DISTRICT

\_\_\_\_\_  
Dow Constantine  
King County Executive

\_\_\_\_\_  
Dr. Mary Alice Heuschel  
Superintendent

APPROVED AS TO FORM:

\_\_\_\_\_  
King County Prosecuting  
Attorney

\_\_\_\_\_  
School District Legal Counsel