



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 5, 2013

Ordinance 17685

Proposed No. 2013-0433.1

Sponsors McDermott

1 AN ORDINANCE relating to school impact fees; adopting
2 the capital facilities plans of the Tahoma, Federal Way,
3 Riverview, Issaquah, Snoqualmie Valley, Highline, 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; and amending
10 Ordinance 10122, Section 3, as amended, and K.C.C.
11 20.12.460, Ordinance 10470, Section 2, as amended, and
12 K.C.C. 20.12.461, Ordinance 10472, Section 2, as
13 amended, and K.C.C. 20.12.462, Ordinance 10633, Section
14 2, as amended, and K.C.C. 20.12.463, Ordinance 10722,
15 Section 2, as amended, and K.C.C. 20.12.464, Ordinance
16 10722, Section 3, as amended, and K.C.C. 20.12.465,
17 Ordinance 10790, Section 2, as amended, and K.C.C.
18 20.12.466, Ordinance 10982, Section 2, as amended, and
19 K.C.C. 20.12.467, Ordinance 11148, Section 2, as

20 amended, and K.C.C. 20.12.468, Ordinance 12063, Section
21 11, as amended, and K.C.C. 20.12.469, Ordinance 12532,
22 Section 12, as amended, and K.C.C. 20.12.470, Ordinance
23 13338, Section 13, as amended, and K.C.C. 20.12.471,
24 Ordinance 17220, Section 14, as amended and K.C.C.
25 20.12.472, and Ordinance 10122, Section 2, as amended,
26 and K.C.C. 27.44.010.

27 STATEMENT OF FACTS:

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

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

47 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

60 The Tahoma School District No. 409 Capital Facilities Plan, (~~2012 to 2017,~~
61 ~~adopted June 26, 2012~~) 2013 to 2018, adopted July 23, 2013, which is included in
62 Attachment A to (~~Ordinance 17462~~) this ordinance and is incorporated herein by
63 reference, is adopted as a subelement of the capital facilities element of the King County
64 Comprehensive Plan.

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

67 The Federal Way Public Schools ((2012)) 2014 Capital Facilities Plan, undated,
68 which is included in Attachment B to ((~~Ordinance 17462~~)) this ordinance and is
69 incorporated herein by reference, is adopted as a subelement of the capital facilities
70 element of the King County Comprehensive Plan.

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

73 The Riverview School District No. 407 ((2012)) 2013 Capital Facilities Plan,
74 adopted ((~~May 22, 2012~~)) May 28, 2013, which is included in Attachment C to
75 ((~~Ordinance 17462~~)) this ordinance and is incorporated herein by reference, is adopted as
76 a subelement of the capital facilities element of the King County Comprehensive Plan.

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

79 The Issaquah School District No. 411 ((2012)) 2013 Capital Facilities Plan,
80 adopted ((~~June 20, 2012~~)) June 26, 2013, which is included in Attachment D to
81 ((~~Ordinance 17462~~)) this ordinance and is incorporated herein by reference, is adopted as
82 a subelement of the capital facilities element of the King County Comprehensive Plan.

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

85 The Snoqualmie Valley School District No. 410 Capital Facilities Plan ((~~adopted~~
86 ~~June 28, 2012~~)) 2013 adopted June 27, 2013, which is included in Attachment E to

87 ~~((Ordinance 17462))~~ this ordinance and is incorporated herein by reference, is adopted as
88 a subelement of the capital facilities element of the King County Comprehensive Plan.

89 SECTION 7. Ordinance 10722, Section 3, as amended, and K.C.C. 20.12.465 are
90 each hereby amended to read as follows:

91 The Highline School District No. 401 Capital Facilities Plan ~~((2012-2018-))~~ 2013-
92 2019, Board Approved ~~((August 22, 2012))~~ June 26, 2013 which is included in
93 Attachment F to ~~((Ordinance 17462))~~ this ordinance and is incorporated herein by
94 reference, is adopted as a subelement of the capital facilities element of the King County
95 Comprehensive Plan.

96 SECTION 8. Ordinance 10790, Section 2, as amended, and K.C.C. 20.12.466 are
97 each hereby amended to read as follows:

98 The Lake Washington School District No. 414 Six-Year Capital Facility Plan
99 ~~((2012-2017, adopted May 7, 2012))~~ 2013-2018, adopted June 24, 2013, which is
100 included in Attachment G to ~~((Ordinance 17462))~~ this ordinance and is incorporated
101 herein by reference, is adopted as a subelement of the capital facilities element of the
102 King County Comprehensive Plan.

103 SECTION 9. Ordinance 10982, Section 2, as amended, and K.C.C. 20.12.467 are
104 each hereby amended to read as follows:

105 The Kent School District No. 415 Capital Facilities Plan ~~((2012-2013-2017-~~
106 ~~2018))~~ 2013-2014 - 2018-2019, dated April ~~((2012))~~ 2013, which is included in
107 Attachment H to ~~((Ordinance 17462))~~ this ordinance and is incorporated herein by
108 reference, is adopted as a subelement of the capital facilities element of the King County
109 Comprehensive Plan.

110 SECTION 10. Ordinance 11148, Section 2, as amended, and K.C.C. 20.12.468
111 are each hereby amended to read as follows:

112 The Northshore School District No. 417 (~~(2012)~~) 2013 Capital Facilities Plan,
113 adopted (~~(April 10, 2012)~~) April 9, 2013, which is included in Attachment I to
114 (~~(Ordinance 17462)~~) this ordinance and is incorporated herein by reference, is adopted as
115 a subelement of the capital facilities element of the King County Comprehensive Plan.

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

118 The Enumclaw School District No. 216 Capital Facilities Plan (~~(2012-2017, dated~~
119 ~~June 18, 2012)~~) 2013-2018, adopted July 15, 2013, which is included in Attachment J to
120 (~~(Ordinance 17462)~~) this ordinance and is incorporated herein by reference, is adopted as
121 a subelement of the capital facilities element of the King County Comprehensive Plan.

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

124 The Fife School District No. 417 Capital Facilities Plan (~~(2012-2018)~~) 2013-2019,
125 adopted (~~(June 25, 2012)~~) June 24, 2013 which is included in Attachment K to
126 (~~(Ordinance 17462)~~) this ordinance and is incorporated herein by reference, is adopted as
127 a subelement of the capital facilities element of the King County Comprehensive Plan.

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

130 The Auburn School District No. 408 Capital Facilities Plan (~~(2012)~~) 2013 through
131 (~~(2018)~~) 2019, adopted (~~(May 29, 2012)~~) May 28, 2013, which is included in Attachment
132 L to (~~(Ordinance 17462)~~) this ordinance and is incorporated herein by reference, is

133 adopted as a subelement of the capital facilities element of the King County
 134 Comprehensive Plan.

135 SECTION 14. Ordinance 17220, Section 13, as amended, and K.C.C. 20.12.472
 136 are each hereby amended to read as follows:

137 The Renton School District No. 403 Six-Year Capital Facilities Plan (~~2012-~~
 138 ~~2018~~) 2013-2019, dated (~~April 18, 2012~~) March 27, 2013, which is included in
 139 Attachment M to (~~Ordinance 17462~~) this ordinance and is incorporated herein by
 140 reference, is adopted as a subelement of the capital facilities element of the King County
 141 Comprehensive Plan.

142 SECTION 15. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010
 143 are each hereby amended to read as follows:

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

146 SCHOOL DISTRICT	147 SINGLE FAMILY	148 MULTIFAMILY
	149 per dwelling unit	150 per dwelling unit
151 Auburn, No. 408	152 ((\$5,512)) <u>\$5,399</u>	153 ((\$3,380)) <u>\$3,388</u>
154 Enumclaw, No. 216	155 ((6,822)) <u>6,217</u>	156 ((2,754)) <u>2,794</u>
157 Federal Way, No. 210	158 ((4,014)) <u>5,363</u>	159 ((1,381)) <u>1,924</u>
160 Fife, No. 417	161 ((1,163)) <u>1,051</u>	162 0
163 Highline, No. 401	164 ((7,958)) <u>7,412</u>	165 ((3,101)) <u>3,251</u>
166 Issaquah, No. 411	167 ((3,738)) <u>5,730</u>	168 ((0)) <u>1,097</u>
169 Kent, No. 415	170 5,486	171 3,378
172 Lake Washington, No. 414	173 ((7,005)) <u>6,302</u>	174 ((197)) <u>207</u>

156	Northshore, No. 417	0	0
157	Renton, No. 403	((6,395)) 5,455	((1,308)) <u>1,339</u>
158	Riverview, No. 407	((0)) <u>4,886</u>	((0)) <u>2,153</u>
159	Snoqualmie Valley, No. 410	((8,668)) <u>8,011</u>	((3,220)) <u>3,366</u>
160	Tahoma, No. 409	7,818	3,071

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

164 C. The school impact fees established in subsection A. of this section take effect
165 January 1, ~~((2013))~~ 2014.

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 17685 was introduced on and passed by the Metropolitan King County Council on 11/4/2013, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Patterson, Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 0


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 14 day of November, 2013.


Dow Constantine, County Executive

RECEIVED
2013 NOV 14 PM 4: 07
CLERK
KING COUNTY COUNCIL

Attachments: A. Tahoma, B. Federal Way, C. Riverview, D. Issaquah, E. Snoqualmie, F. Highline, G. Lake Washington, H. Kent, I. Northshore, J. Enumclaw, K. Fife, L. Auburn, M. Renton

CAPITAL FACILITIES PLAN

2013 to 2018

**Tahoma School District
No. 409**

Adopted: July 23, 2013

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**TAHOMA SCHOOL DISTRICT NO. 409
2013
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 2007, the total student headcount was 7,155 and in October 2012 the count is 7,570 (7,232 FTE), an increase of 5.8 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. At this time, development plans are unknown for 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). At one time, a large residential development of 1,500 units was planned. 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 or reconfigure additional capacity at all grade levels in order to 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 2012 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,232 (October 2012 FTE) is projected to increase to 8,227 (FTE) in 2018 – an increase of 13.8 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, enrollment increases will occur due to residential development in the District. In particular, large residential development in the Summit Pit area development will only add to the enrollment projections contained in this Plan. The District intends to monitor the future activities related to this land 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 25.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
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 23 and class sizes for the senior high average 24.
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:

Lake Wilderness	K-5	Is over capacity by 232 students in permanent facilities and 140 students over capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 11 students in permanent facilities and 57 students under capacity when considering relocatable facilities.
Rock Creek	K-5	Is over capacity by 150 students in permanent facilities and 11 under capacity when considering relocatable facilities
Glacier Park	K-5	Is over capacity by 101 students in permanent facilities and 83 students under capacity when considering relocatable facilities.
Cedar River	6-7	Is over capacity by 76 students in permanent facilities and is 24 students under capacity when considering relocatable facilities.
Tahoma Middle	6-7	Is under capacity by 10 students in permanent facilities.
Tahoma Junior High	8-9	Is over capacity by 27 students in permanent facilities and under capacity by 51 students when considering relocatable facilities.
High School	10-12	Is over capacity by 246 students in permanent facilities and under capacity by 105 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

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 12 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	969
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	493
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	708	161	858
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	708	184	809
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	589
Tahoma Middle School	6-7	24425 S.E. 216 th Maple Valley, 98038	629	0	619
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1170
Tahoma High School	10-12	18200 SE 240th Kent, 98042	1,413	351	1659
Russell Ridge (Alternative School)	K-12	26615 Sweeney Road SE Maple Valley, 98038	50		50

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 high school to accommodate new 9-12 grade configuration. Reconfiguration will also occur at the elementary and middle school grade levels to utilize existing school facilities. Relocatable capacity may also be added at all grade levels. The District may also purchase land for a future school site. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that may be necessary to serve development in the Summit Pit area.

PROJECTED ENROLLMENT AND CAPACITY

Elementary (K-5)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	2,656	2,656	2,656	2,656	3,550***	3,550***	3,550***
Additional Relocatables							
Total Relocatable Capacity	345	345	345	345	347	347	347
Total Capacity	3,001	3,001	3,001	3,001	3,897	3,897	3,897
Projected Enrollment	**3,160	*3,131	*3,146	*3,214	*3,664	*3,710	*3,753
Available Capacity (Temp. & Perm. Facilities)	(159)	(130)	(145)	(213)	233	187	144
Available Capacity (Permanent Facilities)	(504)	(475)	(490)	(442)	(144)	(160)	(203)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment – OSPI

***New configuration

Middle/Junior High School (6-9)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	2,285	2,285	2,285	2,285	2,228***	2,228***	2,228***
Middle/Junior High Addition							
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,228	2,228	2,228
Additional Relocatables							
Total Relocatable Capacity	381	381	381	381	0	0	0
Total Capacity	2,666	2,666	2,666	2,666	2,228	2,228	2,228
Projected Enrollment	**2,405	*2,437	*2,501	*2,474	*1,928	*1,929	*2,020
Available Capacity (Temp. & Perm. Facilities)	261	229	165	192	300	299	208
Available Capacity (Permanent Facilities)	(120)	(152)	(216)	(189)	300	299	208

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment - OSPI

***New configuration

High School (10-12)	2012	2013	2014	2015	2016	2017	2018
Permanent Program Capacity	1,413	1,413	1,413	1,413	2,351***	2,351***	2,351***
High School Addition							
Total Permanent Capacity	1,413	1,413	1,413	1,413	2,351	2,351	2,351
Additional Relocatables							
Total Relocatable Capacity	162	162	162	162	0	0	0
Total Capacity	1,575	1,575	1,575	1,575	2,351	2,351	2,351
Projected Enrollment	**1,667	*1,698	*1,707	*1,719	*2,379	*2,479	*2,454
Available Capacity (Temp. & Perm. Facilities)	(92)	(123)	(132)	(144)	(28)	(128)	(103)
Available Capacity (Permanent Facilities)	(254)	(285)	(294)	(306)	(28)	(129)	(103)

*Projected FTE Enrollment - OSPI

**Actual Oct. 1, 2012 FTE enrollment - OSPI

***New high school construction - changing configuration from grades 10-12 to 9-12

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 facility needs, the District is planning, pending voter approval of bond funding, the following projects: a new high school (grades 9-12) and rebuild of Lake Wilderness Elementary 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. Finally, the District is considering the purchase of land for a new school site.

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

- Lake Wilderness – rebuild – 550 kids – k-5 configuration
- Glacier Park Elementary: miscellaneous building upgrades. K-5 configuration
- Rock Creek Elementary: miscellaneous building upgrades. K-5 configuration
- Cedar River Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Middle School: miscellaneous building upgrades. K-5 reconfiguration
- Tahoma Junior High School: miscellaneous building upgrades. 6-8 reconfiguration
- Tahoma High School: miscellaneous building upgrades. 6-8 reconfiguration
- New high school construction: 9-12 configuration

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)	2014	2016	24216 Witte Road SE	550	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,255,000
New High School	2014	2016	TBD	2351	100%	State Match, Bonds, Impact Fees	TBD	\$152,250,000
Land Purchase	2012	2014	40 acres – location TBD		100%	Impact Fees, Capital Funds	TBD	
TOTAL							TBD	\$167,505,000

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Rock Creek Elementary Improvements	2014	2016	25700 MV-Blk Diamond Rd SE	Bonds	Previously purchased	\$1,577,000
Glacier Park Elementary Improvements	2014	2016	23700 SE 280 th	Bonds	Previously purchased	\$1,617,000
Cedar River Middle School Improvements	2015	2017	22516 Sweeney Road SE	Bonds	Previously Purchased	\$5,878,000
Tahoma Middle School Improvements	2015	2016	24425 SE 216th	Bonds	Previously Purchased	\$5,517,000
Tahoma Junior High Improvements	2014	2016	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$1,275,000
Tahoma High School Improvements	2015	2017	18200 SE 240th	State Match, Bonds	Previously purchased	\$8,379,000
TOTAL						\$24,243,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

** 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). 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 2013.

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 2013 Plan, the Tahoma School District has voluntarily increased this discount rate.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,719 and multi-family housing will yield a fee of \$3,219.

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	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total	0.441	0.858	0.862	0.593	0.688

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total	0.338	0.229	0.508	0.079	0.289

APPENDIX A – ENROLLMENT PROJECTIONS

STATE OF WASHINGTON
 SUPERINTENDENT OF PUBLIC INSTRUCTION
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS
 SCHOOL YEAR 2012-2013

King/Tahoma (17400)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2007	2008	2009	2010	2011	2012		2013	2014	2015	2016	2017	2018
Kindergarten	471	498	465	503	493	525		522	530	539	547	555	564
Grade 1	545	528	553	483	550	571	110.86%	582	579	588	598	606	615
Grade 2	534	547	547	567	522	584	103.70%	592	604	600	610	620	628
Grade 3	551	560	571	562	588	548	104.13%	608	616	629	625	635	646
Grade 4	510	563	568	577	551	623	101.72%	557	618	627	640	636	646
Grade 5	597	539	561	588	583	573	102.77%	640	572	635	644	658	654
Grade 6	555	605	556	562	597	606	102.02%	585	653	584	648	657	671
K-6 Sub-Total	3,763	3,840	3,821	3,852	3,884	4,030		4,086	4,172	4,202	4,312	4,367	4,424
Grade 7	581	568	616	562	569	616	101.92%	618	596	666	595	660	670
Grade 8	566	601	580	641	577	582	102.90%	634	636	613	685	612	679
7-8 Sub-Total	1,147	1,169	1,196	1,203	1,146	1,198		1,252	1,232	1,279	1,280	1,272	1,349
Grade 9	614	575	646	595	640	597	102.99%	599	653	655	631	705	630
Grade 10	598	587	553	622	576	625	96.50%	576	578	630	632	609	680
Grade 11	542	553	582	532	561	538	94.28%	589	543	545	594	596	574
Grade 12	491	526	531	546	503	545	95.71%	515	564	520	522	566	570
9-12 Sub-Total	2,345	2,241	2,312	2,295	2,280	2,305		2,279	2,338	2,350	2,379	2,479	2,454
DISTRICT K-12 TOTAL	7,155	7,250	7,329	7,350	7,310	7,533		7,617	7,742	7,831	7,971	8,118	8,227

Notes: Specific subtotaling on this report will be driven by District Grade spans:
 School Facilities and Organization

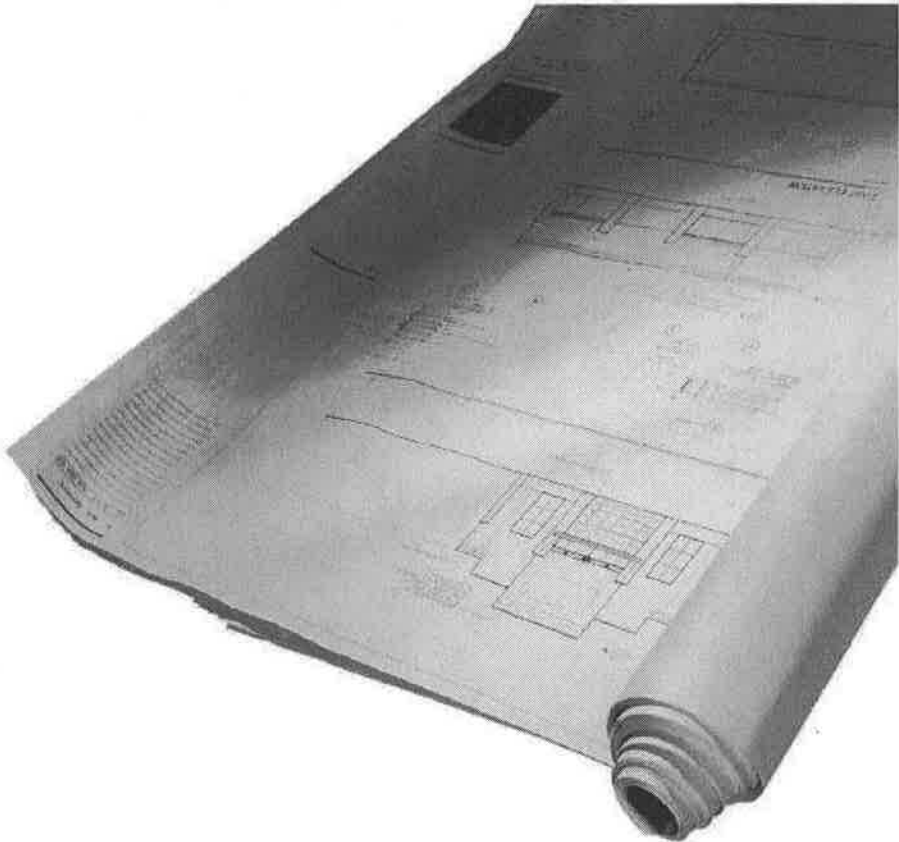
Printed Dec 04, 2012

APPENDIX B – IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tahama SD #409						
YEAR	2012						
School Site Acquisition Cost:							
[(Acres*Cost per Acre)/Facility Capacity]*Student Generation Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acres	Acres	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$	600	0.403	0.171	\$0	\$0
Middle	25.00	\$	600	0.128	0.049	\$0	\$0
High	30.00	\$	1,400	0.157	0.049	\$0	\$0
						\$0	\$0
School Construction Cost:							
[(Facility Cost)/Facility Capacity]*Student Generation Factor*(permanent)/Total Sq. Ft.							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 34,915,916	600	0.403	0.171	\$25,964	\$10,856
Middle	0.00%	\$ 4,714,316	600	0.128	0.049	\$0	\$0
High	100.00%	\$ 182,250,000	3,351	0.157	0.049	\$10,167	\$4,448
						\$35,751	\$15,324
Temporary Facility Cost:							
[(Facility Cost)/Facility Capacity]*Student Generation Factor*(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft.	Cost	Size	SFR	MFR		
Elementary	0.00%	\$	23	0.403	0.171	\$0	\$0
Middle	100.00%	\$	24	0.128	0.049	\$0	\$0
High	0.00%	\$	27	0.157	0.049	\$0	\$0
					TOTAL	\$0	\$0
State Matching Credit:							
Booth Index X SPI Square Footage X District Match % X Student Factor							
				Student	Student		
	Booth	SPI	District	Factor	Factor	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 188.55	90	\$2,428%	0.403	0.171	\$4,289	\$1,811
Junior	\$ 188.55	117	\$3,428%	0.128	0.049	\$1,763	\$673
Sr. High	\$ 188.55	130	\$2,428%	0.157	0.049	\$2,402	\$1,056
					TOTAL	\$8,433	\$3,542
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$301,867	\$147,078
Capital Bond Interest Rate						3.84%	3.84%
Net Present Value of Average Dwelling						\$2,468,030	\$1,202,493
Years Amortized						10	10
Property Tax Levy Rate						\$1.40	\$1.40
Present Value of Revenue Stream						\$3,455	\$1,683
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$35,751	\$15,324		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$8,433)	(\$3,542)		
Tax Payment Credit				(\$3,455)	(\$1,683)		
FEE (AS CALCULATED)				\$23,862	\$10,099		
FEE (AS DISCOUNTED)				\$11,931.23	\$5,049		
FEE (AS ADJUSTED BY DISTRICT)				\$7,818	\$3,071		
FINAL FEE				\$7,818	\$3,071		

FEDERAL WAY PUBLIC SCHOOLS

2014 CAPITAL FACILITIES PLAN



FEDERAL WAY PUBLIC SCHOOLS
2014
CAPITAL FACILITIES PLAN
Adopted June 25, 2013

BOARD OF EDUCATION

Tony Moore
Angela Griffin
Ed Barney
Danny Peterson
Claire Wilson

SUPERINTENDENT

Rob Neu

Prepared by: Sally D. McLean
Tanya Nascimento

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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 2014 Capital Facilities Plan as of May 2013.

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. The estimated cost to rebuild Federal Way High School is \$106 million. On April 9, 2013, the District's board of directors passed a resolution in support of the construction site recommendation made by Federal Way High School staff, community members, & architects.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools. One such factor is SHB 2776, reinforced by the McCleary decision, 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 58 classes for K-3 students. This classroom need is expected to fluctuate due to changing demographics.

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. The maps included in this Plan reflect our current boundaries.

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 2014 CAPITAL FACILITIES PLAN

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)

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

MIDDLE SCHOOLS (6-8)

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

HIGH SCHOOLS (9-12)

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

ADDITIONAL SCHOOLS

Internet Academy (K-12)	31455 28 th Ave S	Federal Way	98003
Merit School (6-12)	36001 1 st Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21 st Ave SW	Federal Way	98023

FEDERAL WAY PUBLIC SCHOOLS 2014 CAPITAL FACILITIES PLAN

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332 nd	Federal Way	98003
Federal Way Memorial Field	1300 S 308 th St	Federal Way	98003
Educational Services Center	33330 8 th Ave S	Federal Way	98003
Support Services Center	1211 S 332 nd St	Federal Way	98003

Surplussed Space

Administrative Building	31405 18 th Ave S	Federal Way	98003
MOT Site	1066 S 320 th St	Federal Way	98003

Notes:

In January 2012, the Administrative Building, Community Resource Center, and Student Support Annex were combined into the Educational Services Center. Central Kitchen will be relocated to this site in during 2013. The Administration Building and MOT Site have been surplussed and are being 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 th Streets - 10.04 Acres
73	N of SW 320 th and east of 45 th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 st Way S and S 342 nd St – Minimal acreage
96	S 308 th St and 14 th Ave S – .36 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.

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	Capital levy request

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.

NEEDS FORECAST - ADDITIONAL FACILITIES

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

No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2014 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$49,734
Land Sale Funds (2)	(\$11,713,554)
Bond Funds (3)	\$6,917,271
State Match (4)	\$12,806,988
TOTAL	\$8,060,439

Projected Revenue

Sources	
State Match (5)	\$27,200,000
Bond or Levy Funds (6)	\$70,000,000
Land Fund Sales (7)	\$10,000,000
Impact Fees (8)	\$800,000
TOTAL	\$108,000,000

Actual and Planned Expenditures

Total Secured Funding and Projected Revenue	\$116,060,439
--	----------------------

NEW SCHOOLS	Estimated and	Budget	2015	2016	2017	2018	2019	2020	Total	Total Cost
	Prior Years	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2014-2020	
MODERNIZATION AND EXPANSION										
Federal Way High School (9)	\$10,000,000	\$40,000,000	\$45,000,000	\$11,000,000					\$96,000,000	\$106,000,000
SITE ACQUISITION										
Norman Center	\$585,000	\$200,000	\$205,000	\$215,000	\$220,000	\$225,000	\$235,000	\$235,000	\$1,535,000	\$2,120,000
(Employment Transition Program) (10)										
TEMPORARY FACILITIES										
Portables (11)		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$1,000,000	\$1,000,000
TOTAL	\$10,585,000	\$40,400,000	\$45,405,000	\$11,415,000	\$420,000	\$425,000	\$235,000	\$235,000	\$98,535,000	\$109,120,000

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 12/31/12.
- These funds are expected to come from the sale of the current ESC and MOT sites. This is year end balance on 12/31/12.
- This is the 12/31/12 balance of bond funds. This figure includes interest earnings.
- This represents the balance of State Match Funds which will be used to support the rebuilding of Federal Way High School. This is the balance on 12/31/12.
- This is anticipated State Match for the rebuilding of Federal Way High School. Application for funds is anticipated to be made in July 2013.
- These include \$10m of voter approved, but not issued and a \$60m six-year levy approved in November 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.
- Project budget has been adjusted to match current project cost estimates.
- 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 following maps show the service area boundaries for each school, by school type. (Career Academy at Truman High School 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.

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.



**Federal Way
Public Schools**

- ELEMENTARY SCHOOLS
- 1 ADELAIDE ELEMENTARY
- 2 BRIGADOON ELEMENTARY
- 3 CAMELOT ELEMENTARY
- 4 ENTERPRISE ELEMENTARY
- 5 GREEN GABLES ELEMENTARY
- 6 LAKE DOLLOFF ELEMENTARY
- 7 LAKE GROVE ELEMENTARY
- 8 LAKELAND ELEMENTARY
- 9 MARK TWAIN ELEMENTARY
- 10 MEREDITH HILL ELEMENTARY
- 11 MIRROR LAKE ELEMENTARY
- 12 NAUTILUS K-8 SCHOOL
- 13 OLYMPIC VIEW ELEMENTARY
- 14 PANTHER LAKE ELEMENTARY
- 15 RAINIER VIEW ELEMENTARY
- 16 SHERWOOD FOREST ELEMENTARY
- 17 SILVER LAKE ELEMENTARY
- 18 STAR LAKE ELEMENTARY
- 19 SUNNYCREST ELEMENTARY
- 20 TWIN LAKES ELEMENTARY
- 21 VALHALLA ELEMENTARY
- 22 WILDWOOD ELEMENTARY
- 23 WOODMONT K-8 SCHOOL

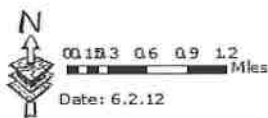
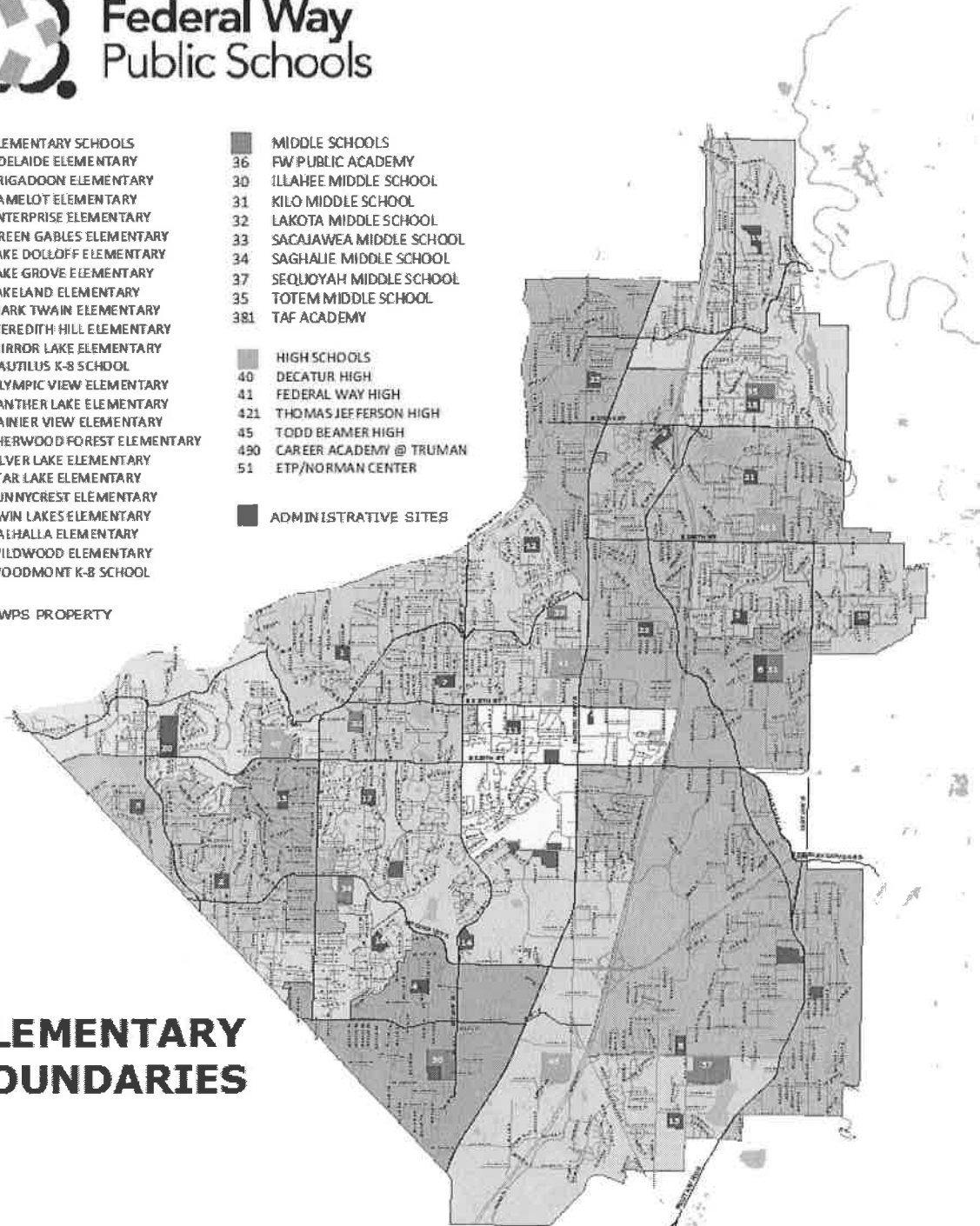
- MIDDLE SCHOOLS
- 36 FW PUBLIC ACADEMY
- 30 ILLAHEE MIDDLE SCHOOL
- 31 KILO MIDDLE SCHOOL
- 32 LAKOTA MIDDLE SCHOOL
- 33 SACAJAWEA MIDDLE SCHOOL
- 34 SAGHALIE MIDDLE SCHOOL
- 37 SEQUOYAH MIDDLE SCHOOL
- 35 TOTEM MIDDLE SCHOOL
- 381 TAF ACADEMY

- HIGH SCHOOLS
- 40 DECATUR HIGH
- 41 FEDERAL WAY HIGH
- 421 THOMAS JEFFERSON HIGH
- 45 TODD BEAMER HIGH
- 490 CAREER ACADEMY @ TRUMAN
- 51 ETP/NORMAN CENTER

- ADMINISTRATIVE SITES

- FWPS PROPERTY

**ELEMENTARY
BOUNDARIES**





Federal Way Public Schools

- ELEMENTARY SCHOOLS
- 1 ADELAIDE ELEMENTARY
- 2 BRIGADOON ELEMENTARY
- 3 CAMELOT ELEMENTARY
- 4 ENTERPRISE ELEMENTARY
- 5 GREEN GABLES ELEMENTARY
- 6 LAKE DOLLOFF ELEMENTARY
- 7 LAKE GROVE ELEMENTARY
- 8 LAKELAND ELEMENTARY
- 9 MARK TWAIN ELEMENTARY
- 10 MEREDITH HILL ELEMENTARY
- 11 MIRROR LAKE ELEMENTARY
- 12 NAUTILUS K-8 SCHOOL
- 13 OLYMPIC VIEW ELEMENTARY
- 14 PANTHER LAKE ELEMENTARY
- 15 RAINIER VIEW ELEMENTARY
- 16 SHERWOOD FOREST ELEMENTARY
- 17 SILVER LAKE ELEMENTARY
- 18 STAR LAKE ELEMENTARY
- 19 SUNNYCREST ELEMENTARY
- 20 TWIN LAKES ELEMENTARY
- 21 VALHALLA ELEMENTARY
- 22 WILDWOOD ELEMENTARY
- 23 WOODMONT K-8 SCHOOL

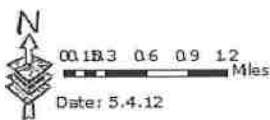
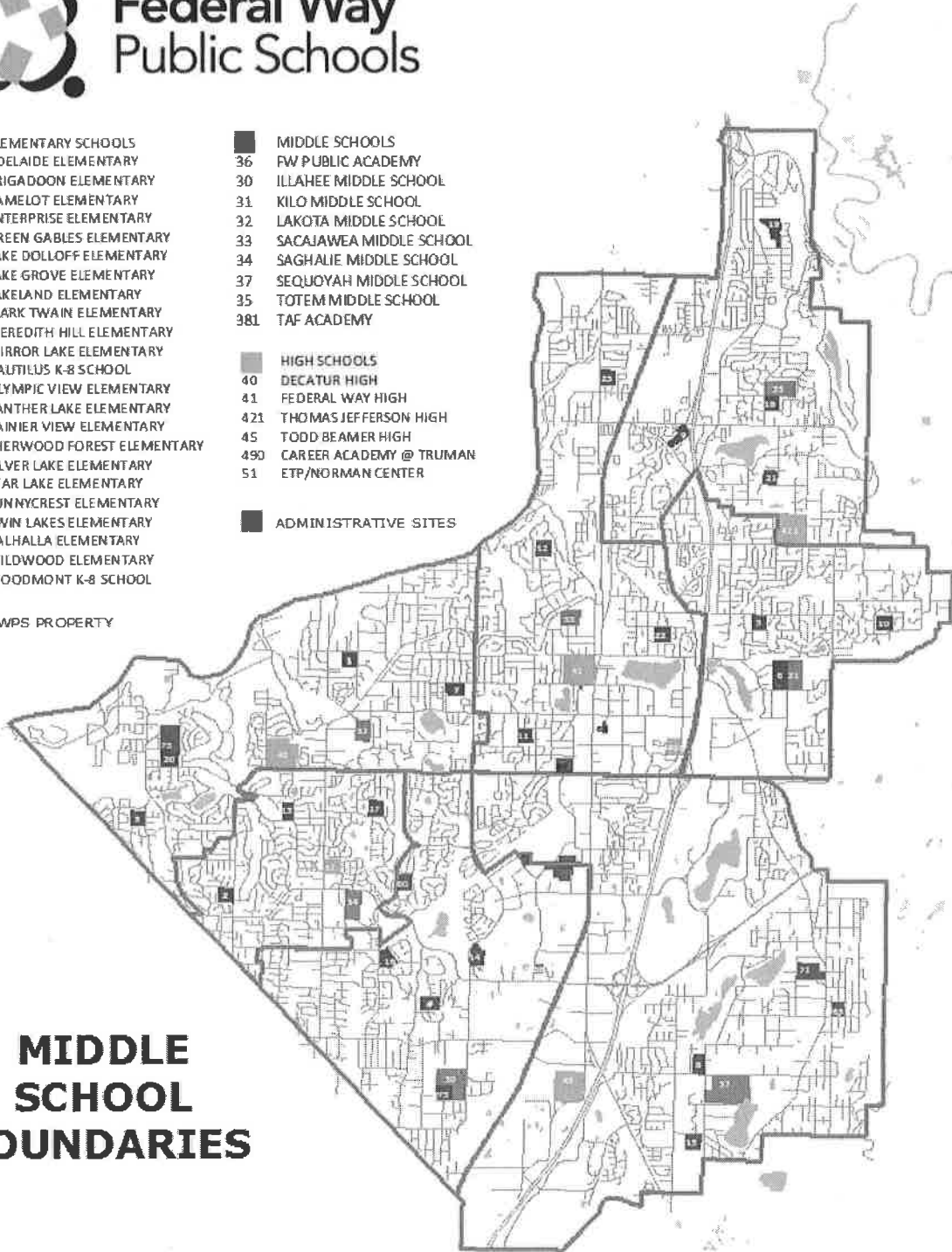
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- 30 ILLAHEE MIDDLE SCHOOL
- 31 KILO MIDDLE SCHOOL
- 32 LAKOTA MIDDLE SCHOOL
- 33 SACAJAWEA MIDDLE SCHOOL
- 34 SAGHALIE MIDDLE SCHOOL
- 37 SEQUOYAH MIDDLE SCHOOL
- 35 TOTEM MIDDLE SCHOOL
- 381 TAF ACADEMY

- HIGH SCHOOLS
- 40 DECATUR HIGH
- 41 FEDERAL WAY HIGH
- 421 THOMAS JEFFERSON HIGH
- 45 TODD BEAMER HIGH
- 490 CAREER ACADEMY @ TRUMAN
- 51 ETP/NORMAN CENTER

- ADMINISTRATIVE SITES

- FWPS PROPERTY

MIDDLE SCHOOL BOUNDARIES





Federal Way Public Schools

- ELEMENTARY SCHOOLS
- 1 ADELAIDE ELEMENTARY
- 2 BRIGADOON ELEMENTARY
- 3 CAMELOT ELEMENTARY
- 4 ENTERPRISE ELEMENTARY
- 5 GREEN GABLES ELEMENTARY
- 6 LAKE DOLLOFF ELEMENTARY
- 7 LAKE GROVE ELEMENTARY
- 8 LAKELAND ELEMENTARY
- 9 MARK TWAIN ELEMENTARY
- 10 MEREDITH HILL ELEMENTARY
- 11 MIRROR LAKE ELEMENTARY
- 12 NAUTILUS K-8 SCHOOL
- 13 OLYMPIC VIEW ELEMENTARY
- 14 PANTHER LAKE ELEMENTARY
- 15 RAINIER VIEW ELEMENTARY
- 16 SHERWOOD FOREST ELEMENTARY
- 17 SILVER LAKE ELEMENTARY
- 18 STAR LAKE ELEMENTARY
- 19 SUNNYCREST ELEMENTARY
- 20 TWIN LAKES ELEMENTARY
- 21 VALHALLA ELEMENTARY
- 22 WILDWOOD ELEMENTARY
- 23 WOODMONT K-8 SCHOOL

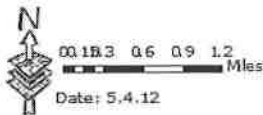
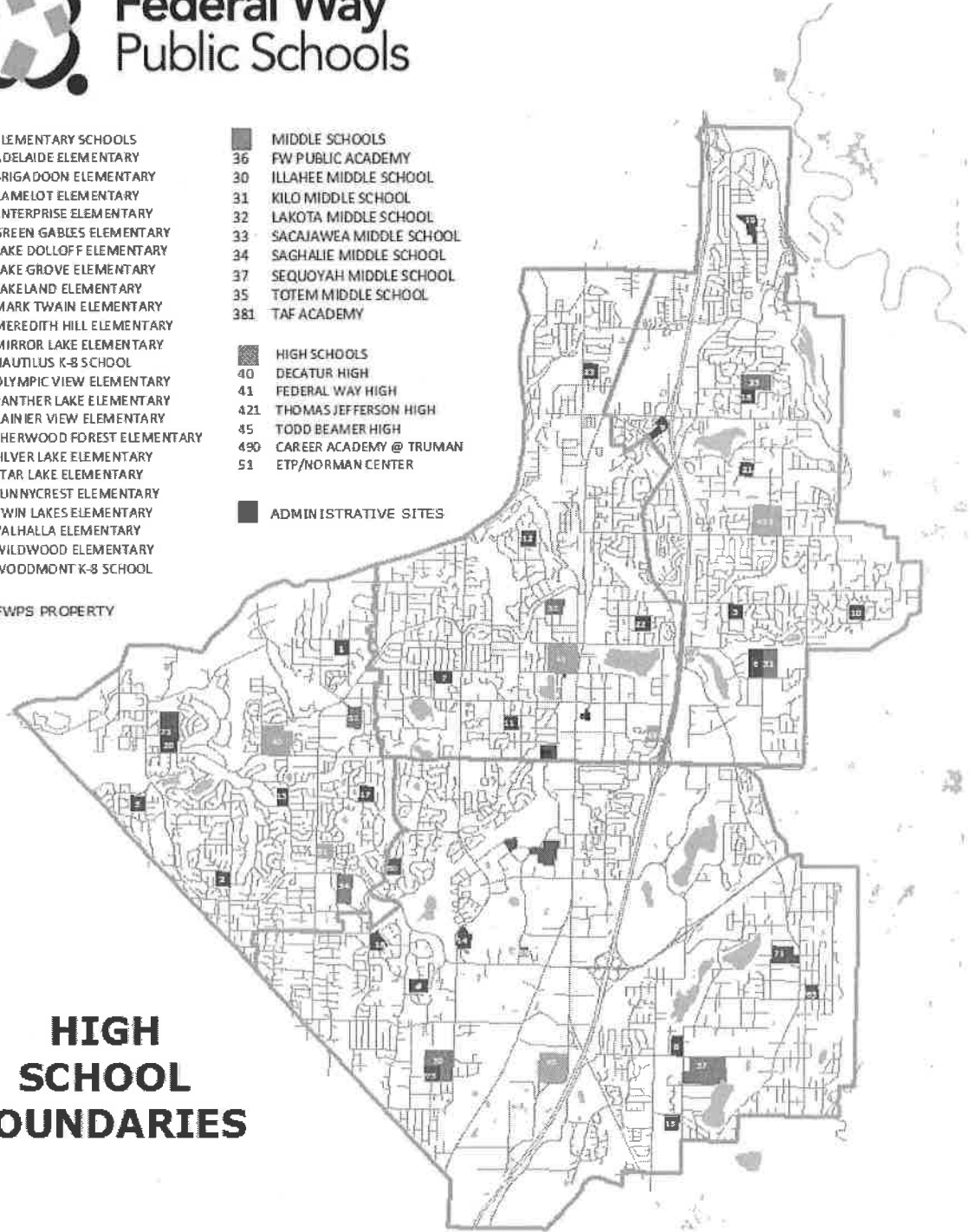
- MIDDLE SCHOOLS
- 36 FW PUBLIC ACADEMY
- 30 ILLAHEE MIDDLE SCHOOL
- 31 KILO MIDDLE SCHOOL
- 32 LAKOTA MIDDLE SCHOOL
- 33 SACAJAWEA MIDDLE SCHOOL
- 34 SAGHALIE MIDDLE SCHOOL
- 37 SEQUOYAH MIDDLE SCHOOL
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- ADMINISTRATIVE SITES

- FWPS PROPERTY

HIGH SCHOOL BOUNDARIES



SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2014 through 2020

Capacity Summaries

King County Impact Fees - Single and Multi-Family Units

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. Due to current economic conditions, the target class size for K through 2 has been temporarily increased. With the legislative compliance with McCleary, we intend to decrease K through 2 class sizes to 17 by the 2017-18 school year. 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. 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 57 sections of all day Kindergarten in 2013-14. Once the State budget has been approved, we anticipate adding additional sections of all day Kindergarten.

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.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

FEDERAL WAY PUBLIC SCHOOLS 2014 CAPITAL FACILITIES PLAN

BUILDING PROGRAM CAPACITIES

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount
Adelaide	371
Brigadoon	325
Camelot	255
Enterprise	461
Green Gables	463
Lake Dolloff	439
Lake Grove	345
Lakeland	397
Mark Twain	327
Meredith Hill	441
Mirror Lake	337
Nautilus (K-8)	353
Olympic View	357
Panther Lake	427
Rainier View	435
Sherwood Forest	429
Silver Lake	419
Star Lake	345
Sunnycrest	408
Twin Lakes	318
Valhalla	388
Wildwood	312
Woodmont (K-8)	352
2013 TOTAL	8,704

Elementary Average	378
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MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount	FTE
Illahee	855	864
Kilo	829	837
Lakota	707	714
Sacajawea	659	666
Saghalie	804	812
Sequoyah	569	575
Totem	739	746
Federal Way Public Academy	209	211
Technology Access Foundation Academy**		
Merit School**		
2013 TOTAL	5,371	5,425

*Middle School Average	737	745
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HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount	FTE
Decatur	1249	1,336
Federal Way	1492	1,596
Thomas Jefferson	1349	1,443
Todd Beamer	1142	1,221
Career Academy at Truman	163	174
Federal Way Public Academy	109	117
Employment Transition Program	48	51
Technology Access Foundation Academy**		
Merit School**		
2013 TOTAL	5,552	5,938

*High School Average	1,308	1,399
-----------------------------	--------------	--------------

Notes:

* Federal Way Public Academy, Career Academy at Truman 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. Merit School is housed entirely in portables on the Illahee Middle School site.

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 2014 CAPITAL FACILITIES PLAN

PORTABLE LOCATIONS

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
A delaide	1	2
Brigadoon		1
Camelot	1	
Enterprise	2	1
Green Gables		1
Lake Dolloff	1	1
Lake Grove		2
Lakeland		
Mark Twain	3	
Meredith Hill	1	2
Mirror Lake	5	
Nautilus	1	
Olympic View	1	1
Panther Lake		
Rainier View		3
Sherwood Forest	3	1
Silver Lake		4
Star Lake	3	1
Sunnycrest		
Twin Lakes	1	2
Valhalla		
Wildwood	4	
Woodmont	3	
TOTAL	30	22

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	9	
Federal Way	1	2
Thomas Jefferson	10	
Todd Beamer	9	
TAF Academy	8	1
TOTAL	37	3

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	5
TOTAL	5

HEAD START PORTABLES AT DISTRICT SITES

Sherwood Forest	1
Total	1

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahce		3
Kilo	2	5
Lakota		
Sacajawea	8	
Saghalie	2	2
Sequoyah	2	
Totem		
Merit	3	
TAF Academy	8	1
	25	11

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 2012, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in March 2013. 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 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 2022. 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.

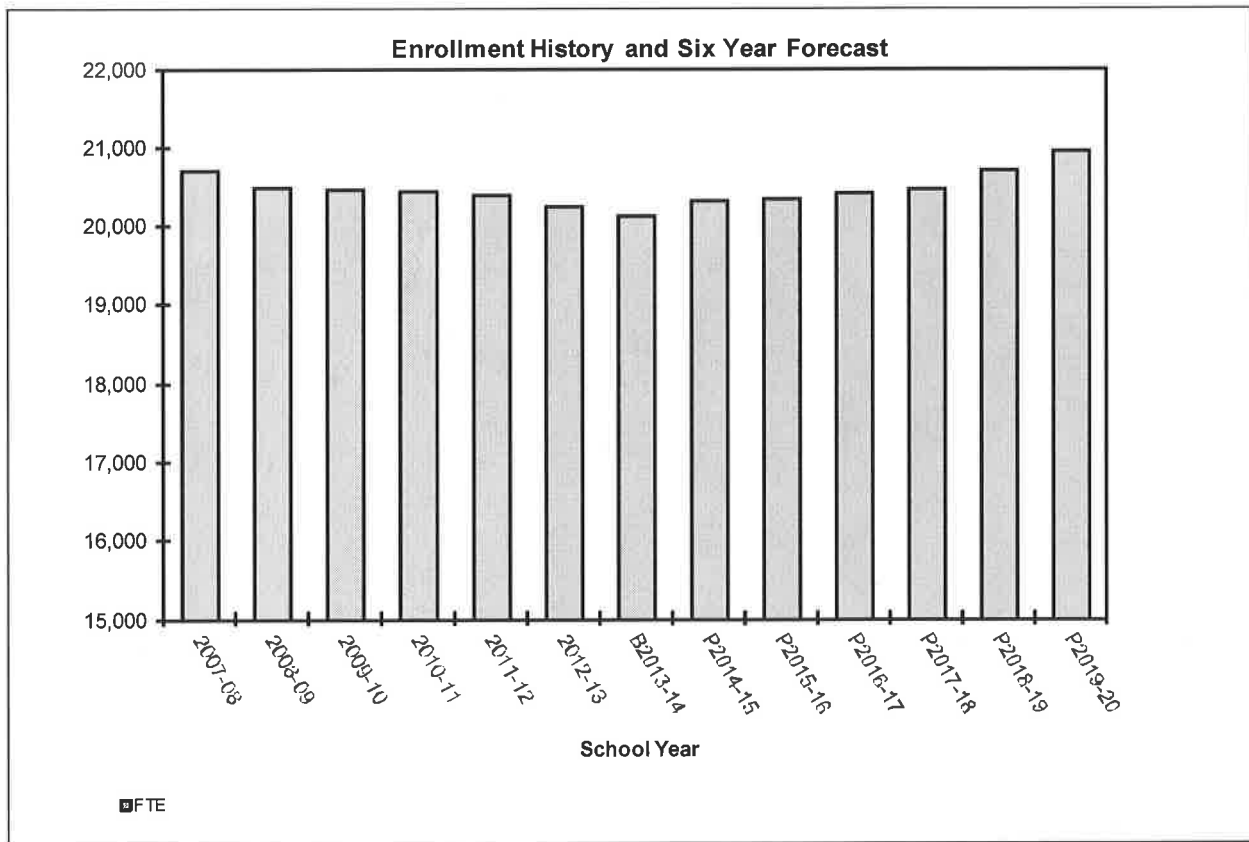
Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

Full Time Equivalent Enrollment History and Projections

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

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12 FTE	Percent Change
2008	2007-08	8,912	5,167	6,637	20,716	
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	2011-12	8,800	5,134	6,448	20,382	-0.3%
2013	2012-13	8,914	4,963	6,367	20,244	-0.7%
2014	B2013-14	9,086	4,773	6,268	20,127	-0.6%
2015	P2014-15	9,236	4,818	6,258	20,312	0.9%
2016	P2015-16	9,269	4,969	6,113	20,351	0.2%
2017	P2016-17	9,385	5,072	5,967	20,424	0.4%
2018	P2017-18	9,463	5,082	5,927	20,472	0.2%
2019	P2018-19	9,562	5,058	6,076	20,696	1.1%
2020	P2019-20	9,631	5,190	6,124	20,945	1.2%

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



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 2014 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - ALL GRADES

CAPACITY	Budget	-- Projected --						
	Calendar Year	2014	2015	2016	2017	2018	2019	2020
	School Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
BUILDING PROGRAM HEADCOUNT CAPACITY	19,627	19,627	19,627	19,627	19,627	19,827	19,827	19,827
FTE CAPACITY	20,067	20,067	20,067	20,067	20,067	20,267	20,267	20,267
Add or subtract changes to capacity								
Increase Capacity at Federal Way HS				200				
Adjusted Program Headcount Capacity	19,627	19,627	19,627	19,827	19,827	19,827	19,827	19,827
Adjusted Program FTE Capacity	20,067	20,067	20,067	20,267	20,267	20,267	20,267	20,267

ENROLLMENT

Basic FTE Enrollment	20,127	20,312	20,351	20,424	20,472	20,696	20,945
Internet Academy Enrollment (AAFTE)	(315)	(315)	(315)	(315)	(315)	(315)	(315)
Basic FTE Enrollment without Internet Academy	19,812	19,997	20,036	20,109	20,157	20,381	20,630

SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY	255	70	31	158	110	(114)	(363)
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RELOCATABLE CAPACITY

Current Portable Capacity	2,300	2,300	2,300	2,300	2,250	2,250	2,250
Deduct Portable Capacity				(50)			
Add New Portable Capacity							
Adjusted Portable Capacity	2,300	2,300	2,300	2,250	2,250	2,250	2,250

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	2,555	2,370	2,331	2,408	2,360	2,136	1,887
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FEDERAL WAY PUBLIC SCHOOLS 2014 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - ELEMENTARY SCHOOLS

CAPACITY	Budget	-- Projected --						
	Calendar Year	2014	2015	2016	2017	2018	2019	2020
	School Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
BUILDING PROGRAM								
HEAD COUNT CAPACITY	8,704	8,704	8,704	8,704	8,704	8,704	8,704	8,704
FTE CAPACITY	8,704	8,704	8,704	8,704	8,704	8,704	8,704	8,704
Adjusted Program Headcount Capacity	8,704	8,704	8,704	8,704	8,704	8,704	8,704	8,704
Adjusted Program FTE Capacity	8,704	8,704	8,704	8,704	8,704	8,704	8,704	8,704

ENROLLMENT

Basic FTE Enrollment	9,086	9,236	9,269	9,385	9,463	9,562	9,631
Internet Academy (AAFTE) ¹	(36)	(36)	(36)	(36)	(36)	(36)	(36)
Basic FTE Enrollment without Internet Academy	9,050	9,200	9,233	9,349	9,427	9,526	9,595

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY							
	(346)	(496)	(529)	(645)	(723)	(822)	(891)

RELOCATABLE CAPACITY²

Current Portable Capacity	750	750	750	750	750	750	750
Adjusted Portable Capacity	750	750	750	750	750	750	750

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY							
	404	254	221	105	27	(72)	(141)

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 2014 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - MIDDLE SCHOOLS

CAPACITY		-- Projected --						
	Budget	2014	2015	2016	2017	2018	2019	2020
	Calendar Year	2014	2015	2016	2017	2018	2019	2020
	School Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
BUILDING PROGRAM								
HEADCOUNT CAPACITY		5,371	5,371	5,371	5,371	5,371	5,371	5,371
FTE CAPACITY		5,425	5,425	5,425	5,425	5,425	5,425	5,425
Add or subtract changes in capacity								
Adjusted Program Headcount Capacity		5,371	5,371	5,371	5,371	5,371	5,371	5,371
Adjusted Program FTE Capacity		5,425	5,425	5,425	5,425	5,425	5,425	5,425

ENROLLMENT

Basic FTE Enrollment	4,773	4,818	4,969	5,072	5,082	5,058	5,190
Internet Academy (AAFTE) ¹	(74)	(74)	(74)	(74)	(74)	(74)	(74)
Basic FTE Enrollment without Internet Academy	4,699	4,744	4,895	4,998	5,008	4,984	5,116

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	726	681	530	427	417	441	309
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RELOCATABLE CAPACITY²

Current Portable Capacity	625	625	625	625	625	625	625
Add/Subtract portable capacity							
Adjusted Portable Capacity	625	625	625	625	625	625	625

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	1,351	1,306	1,155	1,052	1,042	1,066	934
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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 2014 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - HIGH SCHOOLS

CAPACITY		-- Projected --						
	Budget	2014	2015	2016	2017	2018	2019	2020
	Calendar Year	2014	2015	2016	2017	2018	2019	2020
	School Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
BUILDING PROGRAM								
HEADCOUNT CAPACITY		5,552	5,552	5,552	5,552	5,752	5,752	5,752
FTE CAPACITY		5,938	5,938	5,938	5,938	6,138	6,138	6,138
Add or subtract changes in capacity								
Add capacity to Federal Way HS					200			
Adjusted Program Headcount Capacity		5,552	5,552	5,552	5,752	5,752	5,752	5,752
Adjusted Program FTE Capacity		5,938	5,938	5,938	6,138	6,138	6,138	6,138

ENROLLMENT

Basic FTE Enrollment	6,268	6,258	6,113	5,967	5,927	6,076	6,124
Internet Academy (AAFTE) ¹	(205)	(205)	(205)	(205)	(205)	(205)	(205)
Basic Ed without Internet Academy	6,063	6,053	5,908	5,762	5,722	5,871	5,919

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(125)	(115)	30	376	416	267	219
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RELOCATABLE CAPACITY²

Current Portable Capacity	925	925	925	925	875	875	875
Add/Subtract portable capacity							
Subtract portable capacity at Federal Way HS				(50)			
Adjusted Portable Capacity	925	925	925	875	875	875	875

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY³	800	810	955	1,251	1,291	1,142	1,094
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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 unhouseed students will be accommodated with traveling teachers and no planning time in some classrooms.

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 2014 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 5 years.

	Plan Year 2014	<i>Plan Year 2013</i>
Single Family Units	\$5,363	<i>\$4,014</i>
Multi-Family Units	\$1,924	<i>\$1,381</i>
Mixed-Use Residential ¹		

¹ In anticipation of the City of Federal Way Council's changes to Ordinance No. 95-249, which authorizes the collection of school impact fees.

FEDERAL WAY PUBLIC SCHOOLS 2014 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
(13) Saghalle Firs	34		10	0	1	0.2941	0.0000	0.0294	0.3235
(13) Lakepoint	22		5	0	6	0.2273	0.0000	0.2727	0.5000
(12) Ming Court	15		10	3	5	0.6667	0.2000	0.3333	1.2000
(12) Sunset Gardens	8		8	7	3	1.0000	0.8750	0.3750	2.2500
(11) Brighton Park	22		11	5	4	0.5000	0.2273	0.1818	0.9091
(11) The Greens	20		11	5	5	0.5500	0.2500	0.2500	1.0500
(10) Creekside Lane	52		14	6	13	0.2692	0.1154	0.2500	0.6346
(10) Grande Vista	31		5	5	8	0.1613	0.1613	0.2581	0.5807
(09) Lakota Crest	43		5	4	3	0.1163	0.0930	0.0698	0.2791
(09) Tuscany	22		9	5	3	0.4091	0.2273	0.1364	0.7728
Total	269	0	88	40	51				
Student Generation*						0.3271	0.1487	0.1896	0.6654

* Student Generation rate is based on totals.

Multi-Family Student Generation

	Elementary	Middle School	High School	Total
Auburn	0.172	0.070	0.096	0.338
Issaquah	0.140	0.044	0.045	0.229
Kent	0.324	0.066	0.118	0.508
Lake Washington	0.049	0.014	0.016	0.079
Average	0.171	0.049	0.069	0.289

FEDERAL WAY PUBLIC SCHOOLS 2014 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				0.3271	0.1710	\$0	\$0
Middle School				0.1487	0.0490	\$0	\$0
High School	4.85	\$216,718	51	0.1896	0.0690	\$3,904	\$1,421
TOTAL						\$3,904	\$1,421

School Construction Cost:

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.82%			0.3271	0.1710	\$0	\$0
Middle School	96.74%			0.1487	0.0490	\$0	\$0
High School	96.53%	\$13,780,000	200	0.1896	0.0690	\$12,610	\$4,589
TOTAL						\$12,610	\$4,589

Temporary Facility Cost:

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.18%			0.3271	0.1710		
Middle School	3.26%			0.1487	0.0490		
High School	3.47%			0.1896	0.0690		
TOTAL						\$0	\$0

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	\$188.55			0.3271	0.1710	\$0	\$0
Middle School	\$188.55			0.1487	0.0490	\$0	\$0
High School	\$188.55	130	65.18%	0.1896	0.0690	\$3,029	\$1,102
Total						\$3,029	\$1,102

Tax Payment Credit Calculation

Average Assessed Value (February 2013)
 Capital Bond Interest Rate (February 2013)
 Net Present Value of Average Dwelling
 Years Amortized
 Property Tax Levy Rate

	SFR	MFR
Average Assessed Value (February 2013)	\$208,480	\$80,075
Capital Bond Interest Rate (February 2013)	3.74%	3.74%
Net Present Value of Average Dwelling	\$1,713,060	\$657,968
Years Amortized	10	10
Property Tax Levy Rate	\$1.61	\$1.61
Present Value of Revenue Stream	\$2,758	\$1,059

	Single Family Residences	Multi-Family Residences
Mitigation Fee Summary		
Site Acquisition Cost	\$ 3,904	\$ 1,421
Permanent Facility Cost	\$ 12,610	\$ 4,589
Temporary Facility Cost	\$ -	\$ -
State Match Credit	\$ (3,029)	\$ (1,102)
Tax Payment Credit	\$ (2,758)	\$ (1,059)
Sub-Total	\$ 10,726	\$ 3,848
50% Local Share	\$ 5,363	\$ 1,924
Calculated Impact Fee	\$ 5,363	\$ 1,924
2013 Impact Fee	\$ 5,363	\$ 1,924

SECTION 4
SUMMARY OF CHANGES FROM THE 2013 CAPITAL FACILITIES PLAN

The 2014 Capital Facilities Plan is an updated document, based on the 2013 Capital Facilities Plan. The changes between the 2013 Plan and the 2014 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 2014-2020 and adjusted for anticipated Federal Way High School construction schedule. The plan is found on page 8.

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 15.

PORTABLES

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on page 20.

STUDENT FORECAST

The Student Forecast now covers 2014 through 2020 Enrollment history and projections are found on page 20.

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 22-25.

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 2013 Capital Facilities Plan and the 2014 Capital Facilities Plan can be found on page 30 and 31.

IMPACT FEE CALCULATION CHANGES FROM 2013 TO 2014

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 2013 Capital Facilities Plan and the 2014 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 27.

SCHOOL CONSTRUCTION COSTS

The anticipated cost based on 2013 estimate for replacing Federal Way High is \$106,000,000. 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 **$\$106,000,000 \times .13 = \$13,780,000$**

SCHOOL ACQUISITION COSTS

The district purchased the Norman Center to house the Employment Transition Program and to allow for the expansion of the ECEAP program. The purchase and use of this site increased our high school capacity by 51 students.

Total Cost **$\$2,100,000 / 2 = \$1,050,000$**
Cost per Acre **$\$1,050,000 / 4.85 = \$216,718$**

The District will use the above formulas created as a base for the 2014 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 2014 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATION CHANGES FROM 2012 TO 2013

IMPACT FEE

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	95.13% to 95.65%	Report #3 OSPI
Percent Temporary Facilities	4.87% to 4.35%	Updated portable inventory
Average Cost of Portable Classroom	\$185,012 to \$185,012	Updated 5-yr rolling average of portables purchased and placed in 2012
Construction Cost Allocation	\$188.55 to \$188.55	Change effective July 2012
State Match	63.50% to 65.18%	Change effective July 2013
Average Assessed Value	SFR – \$232,710 to \$208,480 MFR – \$77,926 to \$80,075	Per Puget Sound Educational Service District (ESD 121)
Capital Bond Interest Rate	3.84% to 3.74%	Market Rate
Property Tax Levy Rate	\$1.45 to \$1.61	King County Treasury Division
Single Family Student Yield		Updated Housing Inventory
Elementary	.3795 to .3271	
Middle School	.1747 to .1487	
High School	.1988 to .1896	
Multi-Family Student Yield		Updated County-Wide Average
Elementary	.1620 to .1710	<i>Note: The last district multi-family development, built in 2008, generates a higher student yield than the county-wide average.</i>
Middle School	.0470 to .0490	
High School	.0660 to .0690	
Impact Fee	SFR – \$4,172 to \$5,363	SFR based on the updated calculation
	MFR – \$1,381 to \$1,924	MFR based on the updated calculation

GLOBAL END

Each student will graduate with the skills and academic knowledge to succeed as a responsible, contributing member of a global society.

STUDENT ACHEIVEMENT

Each student at every grade level will perform at or above the state or district standard in all disciplines. Each student's progress shall be measured annually by academic growth.

RESPONSIBILITY

Each student will take responsibility for their academic success; exhibiting positive and ethical personal behaviors; treating others with respect, courtesy, and dignity.

PARENT ENGAGEMENT

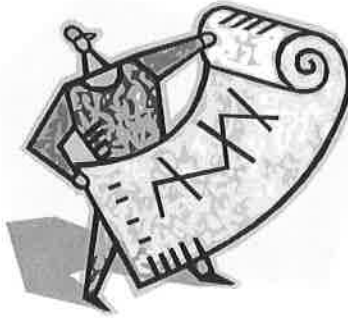
Each student will benefit from the relationship each school will establish with each parent, guardian or advocate.



Federal Way
Public Schools

Federal Way Public Schools
33330 8th Avenue S
Federal Way, Washington 98003
(253) 945-2000

Adopted
May 28, 2013
RIVERVIEW SCHOOL DISTRICT NO. 407
2013
CAPITAL FACILITIES PLAN



BOARD OF DIRECTORS

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SECTION 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

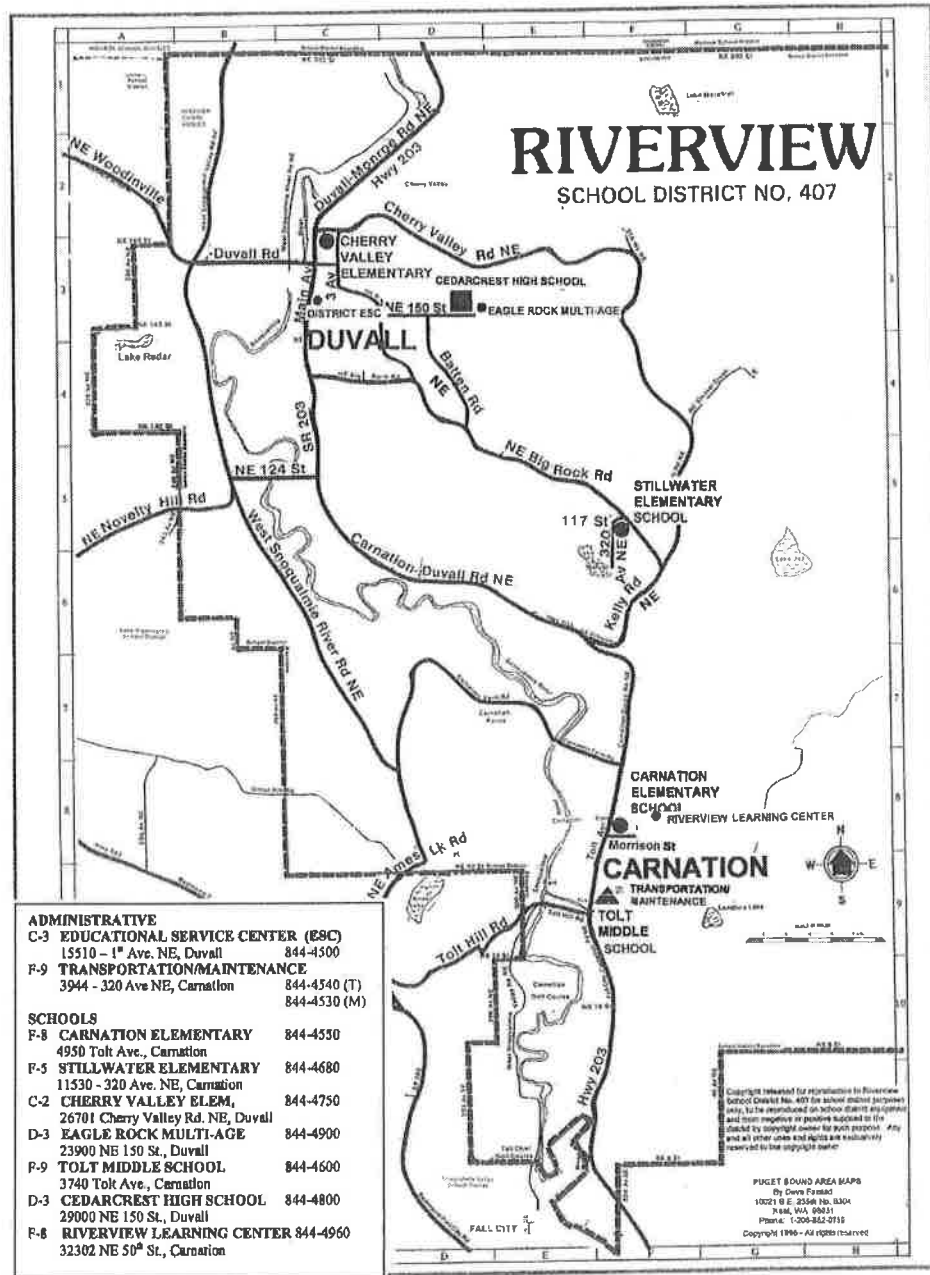
Presented herein, in conformance with the Growth Management Act and local county and municipal codes is the Capital Facilities Plan (CFP) of the Riverview School District.

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 (2013 – 2019).

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 3,233 (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 2013-2019

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 3% 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. Housing starts have increased in recent years and the district is again experiencing 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	12-13 Actual*	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	229	234	239	244	249	254	259
1	256	236	241	246	251	256	262
2	270	264	243	248	253	259	264
3	243	278	272	250	255	261	267
4	263	250	286	280	258	263	269
5	250	271	258	295	288	266	271
K-5	1,511	1,533	1,539	1,563	1,554	1,559	1,592
6	259	246	267	254	291	284	262
7	275	267	253	275	262	300	293
8	244	283	275	261	283	270	309
6-8	778	796	795	790	836	854	864
9	265	251	291	283	269	291	278
10	263	261	247	287	279	265	287
11	201	254	252	238	277	269	256
12	215	184	232	231	218	253	246
9-12	944	950	1,022	1,039	1,043	1,078	1,067
Total	3,233	3,279	3,356	3,392	3,433	3,491	3,523

* thru 4-1-13

Growth rate of 3%, 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, and 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 parent partnership 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 635 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 2013

School	Grade Levels Served	Site Size (acres)	Building Area (Sq. Ft.)	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*	Interim Student Capacity	Total Student Capacity	Year Built	Last Remodel
Carnation Elementary	K-5	8.81	50,567	21	1	3	444	4	0	0	96	540	1960	2011
Cherry Valley Elementary	K-5	12	56,252	23	0	2	504	2	0	0	48	552	1953	2011
Stillwater Elementary	K-5	19	49,588	22	1	2	492	0	0	2	-48	444	1988	n/a
Multiage Program	K-5	@ CHS Site	0	0	0	0	0	4	0	0	96	96	n/a	n/a
Subtotal K-5		39.81	156,407	66	2	7	1,440	10	0	2	192	1,632		
Tolt Middle School	6-8	40	85,157	32	2	3	720	6	0	0	144	864	1964	2009
Subtotal 6-8		40	85,157	32	2	3	720	6	0	0	144	864		
Cedarcrest High School	9-12	78	108,946	43	1	3	972	7	0	0	168	1140	1993	2009
Subtotal 9-12		78	108,946	43	1	3	972	7	0	0	168	1,140		
Riverview Learning Center	K-12	2.08	14,545	7	0	0	168	0	0	0	0	168	2011	n/a
Subtotal 9-12		2.08	14,545	7	0	0	168	0	0	0	0	168		
Total K-12		159.89	365,055	148	5	13	3,300	23	0	2	504	3,804		

*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.

Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)
Maintenance and Transportation Facilities	adj. to Tolt MS	14,750	Stepping Stones (portable)	adj. to Carn. ES	1,500
Educational Service Center	1.25 acres	20,886			

Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)
District Office portables	adj. to Carn. ES	7,200	Extended day	adj. to CV. ES	1,910
Annex Building	inc with ESC	1,421			

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. To meet these capacity needs in the near-term, 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 within the six years of this planning period.

**Table 5.1
School Enrollment and Capacity Projections 2013-14 through 2018-19**

Elementary (K - 5)	12-13 Actual	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Projected Enrollment	1,511	1,533	1,539	1,563	1,554	1,559	1,592
Capacity in Permanent Facilities	1,488	1,488	1,488	1,488	1,488	1,488	1,488
Capacity in New Perm. Facilities (New K-8)	0	0	0	0	0	0	200
Net Surplus or (Deficit) in Perm. Facilities	-23	-45	-51	-75	-66	-71	96
Capacity in Relocatables	240	240	240	240	240	240	240
Number of Relocatables	10	10	10	10	10	10	10
Capacity with Relocatables	1,728	1,728	1,728	1,728	1,728	1,728	1,928
Net Surplus or (Deficit) in all Facilities	217	195	189	165	174	169	336

Middle School (6-8)	12-13 Actual	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Projected Enrollment	778	796	795	790	836	854	864
Capacity in Permanent Facilities	763	763	763	763	763	763	763
Capacity in New Perm. Facilities (New K-8)							520
Net Surplus or (Deficit) in Perm. Facilities	-15	-33	-32	-27	-73	-91	419
Capacity in Relocatables	144	144	144	144	144	144	144
Number of Relocatables	6	6	6	6	6	6	6
Capacity with Relocatables	907	907	907	907	907	907	1,427
Net Surplus or (Deficit) in all Facilities	129	111	112	117	71	53	563

High School (9-12)	12-13 Actual	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Projected Enrollment	944	950	1,022	1,039	1,043	1,078	1,067
Capacity in Permanent Facilities	1,049	1,049	1,049	1,049	1,049	1,049	1,049
Net Surplus or (Deficit) in Perm. Facilities	105	99	27	10	6	-29	-18
Capacity in Relocatables	168	168	168	168	168	168	168
Number of Relocatables	7	7	7	7	7	7	7
Capacity with Relocatables	1,217	1,217	1,217	1,217	1,217	1,217	1,217
Net Surplus or (Deficit) in all Facilities	273	267	195	178	174	139	150

Surplus/Deficiency Capacity (K-12)	12-13 Actual	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Projected Enrollment	3,233	3,279	3,356	3,392	3,433	3,491	3,523
Capacity in Permanent Facilities	3,300	3,300	3,300	3,300	3,300	3,300	3,300
	0	0	0	0	0	0	720
Capacity in Perm. Facil. and Relocatables	3,852	3,852	3,852	3,852	3,852	3,852	4,572
Surplus Capacity with Relocatables	619	573	496	460	419	361	1,049
Surplus Capacity <i>without</i> Relocatables	67	21	-56	-92	-133	-191	497

SECTION 6 - CAPITAL FACILITIES PLAN WITH GROWTH RELATED PROJECTS IDENTIFIED

Planned New Improvements - Construction to Accommodate Growth and Adequate Capacity

Table 6.1
Planned New Projects

Project construction	Location	Capacity Added	Source of Funds*	Growth related project? Yes or No
2018 - 2019				
New kindergarten through 8th grade	Duvall	720	Impact Fees, State Match, and local approved bond issue	Yes

Planned Improvements - To Existing Facilities

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
2013-2014				
Technology Upgrades	All	-0-	Technology Levy	No
2014-2015				
Technology Upgrades	All	-0-	Technology Levy	No
2015-2016				
Technology Upgrades	All	-0-	Technology Levy	No
2015-2016				
Technology Upgrades	All	-0-	Technology Levy	No
2017-2018				
Technology Upgrades	All	-0-	Technology Levy	No
2018-2019				
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 six-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
2013 Capital Facilities Plan Budget

PROJECT	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Local Funds	State Assistance	Impact Fees
<i>Growth Related Projects</i>										
New kindergarten through 8th grade						\$27,000,000	\$27,000,000	\$19,000,000	\$6,000,000	\$2,000,000
<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	\$27,967,580	\$32,805,480	\$24,805,480	\$6,000,000	\$2,000,000

SECTION 8 -- 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. The calculation contained in this Plan yields impact fees to be collected during calendar year 2014.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated based on the district's estimated cost per new dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

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 dwellings and multiple-family dwellings.

The District was unable to obtain sufficient permit data to calculate its own student generation factors; it instead chose to use generation rates representative of unweighted averages based on neighboring school districts. In accordance with KCC 21A.06.1260, the definition for student factor, when such information is not available in the district, is the data from adjacent districts, districts with similar demographics, or countywide averages.

Table 8.1 and 8.2 set forth those student factors and the Impact fee schedule.

**Table 8.1
Student Generation Rates (1)**

Single Family Dwelling Unit

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total	0.441	0.858	0.862	0.593	0.688

Multi-Family Dwelling Unit

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total	0.338	0.229	0.508	0.079	0.289

The impact fee calculations in accordance with the formulas applicable to each jurisdiction are shown below:

Table 8.2

Impact Fee Schedule - All Jurisdictions

Housing Type	Impact Fee per Unit
Single-family	\$4,886
Multi-family	\$2,153

(1)The District's student generation rates are based on a selected school district average as provided for in King County Ordinances.

Table 8.3
SCHOOL IMPACT FEE CALCULATIONS

DISTRICT: Riverview School District #407
 YEAR: 2013
 JURISDICTION: King County, Cities of Carnation and Duval

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	15.0	\$0	0	0.000	0.000	\$0.00	\$0.00
Middle	20.0	\$0	0	0.000	0.000	\$0.00	\$0.00
Senior	40.0	\$0	1	0.000	0.000	\$0.00	\$0.00
TOTAL						\$0.00	\$0.00

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	92.25%	\$7,500,600	200	0.403	0.171	\$13,942.40	\$5,916.00
Middle	92.25%	\$19,499,400	520	0.128	0.049	\$4,427.86	\$1,695.04
Senior	92.25%	\$0	0	0.157	0.069	\$0.00	\$0.00
TOTAL		\$27,000,000	720			\$18,370.26	\$7,611.04

Table 8.3 continued

Temporary Facility Costs

Facility Cost / Facility Capacity x Student Generation Factor x Temporary/Total Sq. Ft

	%Temp/ Total Sq/Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.75%	\$0	0	0.399	0.152	\$ -	\$ -
Middle	7.75%	\$0	24	0.135	0.052	\$0	\$0
Senior	7.75%	\$0	0	0.161	0.059	\$ -	\$ -
TOTAL						\$0.00	\$0.00

State Matching Credit

Boeckh Index x SPI Square Footage x District Match % x Student Factor

	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$188.55	90	45.4%	0.403	0.171	\$3,104.77	\$1,317.41
Middle	\$188.55	117	45.4%	0.128	0.049	\$1,281.97	\$490.75
Senior	\$188.55	0	45.4%	0.157	0.069	\$0.00	\$0.00
TOTAL						\$4,386.74	\$1,808.16

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$318,835	\$113,364
Capital Bond Interest Rate (Bond Payer's Index)	3.74%	3.74%
Years Amortized	10	10
Property Tax Bond Rate	1.6071	1.6071
Present Value of Revenue Stream	\$4,210.34	\$1,497.02

Fee Summary	Single Family	Multiple Family
Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$18,370	\$7,611
Temporary Facility Cost	\$0	\$0
State Match Credit	(\$4,386.74)	(\$1,808.16)
Tax Payment Credit	(\$4,210.34)	(\$1,497.02)
FEE (AS CALCULATED)	\$9,772.92	\$4,305.82
50% FEE (AS DISCOUNTED)	\$4,886.46	\$2,152.91
FINAL FEE (ALL)	\$4,886.46	\$2,152.91

APPENDIX A

DEFINITIONS

Throughout the Capital Facilities Plan a number of terms are used which are defined as follows:

Area Cost Allowance. WAC 180-27-060 establishes guidelines for determining the per square foot area cost allowance for new school construction. Projects funded as part of the July 1, 2006 release of State Assistance Construction Grants will be funded at an area cost allowance of \$154.22 per square foot of eligible area.

CFP. Capital Facilities Plan - refers to this document.

GFA (per student). Gross floor area per student.

GMA. Washington State Growth Management Act.

Multi-Family Dwelling Unit. In King County, three or more attached residential dwelling units.

Single-Family Dwelling Unit. In King County, detached residential dwelling units including duplexes and mobile homes. In Snohomish County, a detached residential dwelling unit designed for occupancy by a single family or household.

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 typically based on census data or empirical studies conducted by the school district.

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 and 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

Appendix B Project cost allocation by enrollment

K- 8 grade facility	Head Count	percentage	cost distribution	Elementary	Middle School
	K	35	4.86%	\$1,312,200	\$1,312,200
1	35	4.86%	\$1,312,200	\$1,312,200	
2	35	4.86%	\$1,312,200	\$1,312,200	
3	35	4.86%	\$1,312,200	\$1,312,200	
4	30	4.17%	\$1,125,900	\$1,125,900	
5	30	4.17%	\$1,125,900	\$1,125,900	
6	173	24.03%	\$6,488,100		\$6,488,100
7	173	24.03%	\$6,488,100		\$6,488,100
8	174	24.16%	\$6,523,200		\$6,523,200
Total	720	100.00%	\$27,000,000	\$7,500,600	\$19,499,400

2013 Capital Facilities Plan

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

***Adopted June 26, 2013
Resolution No. 1027***

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, 2013.

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 charges 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 near the levels provided by I-728; this will be done via local levy funds. There is also recently passed legislation that requires the State to fund Full-Day Kindergarten by 2018, 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 rebuild/expansion of two elementary schools, adding classrooms to one high school, expansion of Maywood Middle School and a rebuild/expansion of Issaquah 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 bond issues passed on February 7, 2006 and April 17, 2012, 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'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 0.521 elementary student, 0.181 middle school student, 0.156 high school student, for a total of 0.858 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.140 elementary student, 0.044 middle school student, 0.045 high school student, for a total of 0.229 school aged student per residence (see Table 3).

Generation rates were recalculated in 2013 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, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 ballot measure that provides funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high school and rebuild/expand one middle 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.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7120 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3798 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2012-2013 school year is 8669. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1905 students (Appendix A). At the middle/junior high school level, the District population for the 2012-2013 school year is 4271. This is 663 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 65 students (Appendix C).

Based upon the District's student generation rates, the District expects that .858 student will be generated from each new single family home in the District and that .229 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 2019-20, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1164 students, at the middle school level by 831 students, and an excess capacity of 610 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	Additional Capacity
Expand Liberty High School	2014	Renton	216
Expand Apollo Elementary	2016	Renton	160
Expand Issaquah Valley Elementary	2015	Issaquah	160
Expand Clark Elementary	2015	Issaquah	244
Expand Sunny Hills Elementary	2018	Issaquah Plateau	20
Expand Issaquah Middle School	2015	Issaquah	338
Expand Tiger Mtn. Community HS	2015	Issaquah	120

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 2013-2014 through 2027-2028 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT
Actual Student Counts 2005-06 Through 2012-13
Enrollment Projections 2013-14 Through 2027-28

Year	FTE Enrollment													Total	K-5	6-8	9-12	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH					
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	633	1455	1387	1495	1513	1460	1452	1367	1452	1382	1401	1277	1135	17,409	7943	4271	5195	17,409
2014-15	655	1422	1477	1416	1512	1525	1453	1469	1365	1500	1359	1307	1172	17,632	8007	4287	5338	17,632
2015-16	600	1463	1447	1500	1433	1523	1517	1469	1465	1411	1478	1262	1198	17,767	7967	4451	5349	17,767
2016-17	633	1346	1486	1469	1516	1441	1511	1527	1465	1506	1384	1373	1154	17,810	7890	4504	5417	17,810
2017-18	647	1404	1367	1507	1482	1519	1427	1515	1518	1501	1474	1278	1260	17,901	7927	4460	5514	17,901
2018-19	641	1443	1428	1392	1523	1493	1512	1437	1513	1561	1478	1378	1174	17,972	7920	4461	5591	17,972
2019-20	640	1431	1466	1452	1408	1532	1483	1523	1453	1555	1536	1378	1270	18,107	7928	4439	5740	18,107
2020-21	634	1427	1454	1489	1468	1416	1522	1494	1519	1474	1529	1435	1270	18,130	7887	4534	5708	18,130
2021-22	653	1415	1450	1476	1505	1475	1405	1531	1489	1559	1448	1428	1327	18,160	7973	4425	5762	18,160
2022-23	653	1451	1437	1473	1492	1512	1465	1414	1526	1530	1533	1347	1320	18,153	8019	4405	5729	18,153
2023-24	654	1454	1474	1461	1489	1500	1503	1475	1410	1568	1504	1433	1239	18,164	8031	4388	5744	18,164
2024-25	657	1454	1477	1497	1476	1497	1490	1513	1470	1452	1542	1404	1325	18,254	8058	4473	5722	18,254
2025-26	663	1461	1477	1500	1513	1484	1487	1500	1508	1512	1425	1441	1295	18,266	8098	4495	5674	18,266
2026-27	670	1472	1483	1500	1516	1521	1474	1496	1495	1549	1485	1325	1333	18,321	8162	4466	5693	18,321
2027-28	670	1486	1495	1506	1516	1524	1511	1484	1492	1537	1523	1385	1217	18,345	8197	4487	5662	18,345

**STUDENT GENERATION
SINGLE FAMILY**

	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development										
Belcara	27	27	13	3	6	22	0.481	0.111	0.222	0.815
Belvedere	82	25	5	2	3	10	0.200	0.080	0.120	0.400
Bristol Court	28	28	11	0	0	11	0.393	0.000	0.000	0.393
Chestnut Estates	38	16	5	3	2	10	0.313	0.188	0.125	0.625
Crossing @ Pine Lake	132	106	60	24	12	96	0.566	0.226	0.113	0.906
Delany Park	26	26	1	1	2	4	0.038	0.038	0.077	0.154
Glencoe @ Trossachs	160	78	30	11	6	47	0.385	0.141	0.077	0.603
Issaquah Highlands (less than 5 years old)	1736	1637	916	309	271	1496	0.560	0.189	0.166	0.914
Katera Park	27	27	38	11	19	68	1.407	0.407	0.704	2.519
Laurel Hill & Laurel Hills 2&3	47	47	24	9	14	47	0.511	0.191	0.298	1.000
Liberty Grove	24	24	15	7	7	29	0.625	0.292	0.292	1.208
Reserve @ Newcastle	163	154	42	17	4	63	0.273	0.110	0.026	0.409
Shamrock div 1 & 2	129	126	62	17	10	89	0.492	0.135	0.079	0.706
Starwood	36	35	13	9	4	26	0.371	0.257	0.114	0.743
Tarmigan @ Pine Ridge	32	15	3	2	5	10	0.200	0.133	0.333	0.667
Windsor Fields 1 & 2	35	35	28	11	9	48	0.800	0.314	0.257	1.371
Woods @ Beaver Lake	75	56	17	9	11	37	0.304	0.161	0.196	0.661
TOTALS	2797	2462	1283	445	385	2113	0.521	0.181	0.156	0.858

SINGLE FAMILY

Elementary K - 5	0.521
Middle School 6 - 8	0.181
High School 9 - 12	0.156
TOTAL	0.858

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Leaf	28	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands	1103	193	60	61	314	0.175	0.054	0.055	0.285
Lake Boren Town Homes	45	1	2	0	3	0.022	0.044	0.000	0.067
Talus Condos	262	7	1	4	12	0.027	0.004	0.015	0.046
Totals	1438	201	63	65	329	0.140	0.044	0.045	0.229

MULTI-FAMILY

Elementary K-5	0.140
Middle School 6-8	0.044
High School 9-12	0.045
TOTAL	0.229

These developments are currently under construction or have been completed within the past five years.

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,502 students in permanent facilities and 3,302 students in portables. The projected student enrollment for the 2012-2013 school year is expected to be 17,147 including K-5 headcount which leaves a permanent capacity deficit of 1645. Adding portable classrooms into the capacity calculations gives us a capacity of 18,804 with a surplus capacity of 1657 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:

<u>EXISTING FACILITIES</u>	<u>LOCATION</u>
Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 Se Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

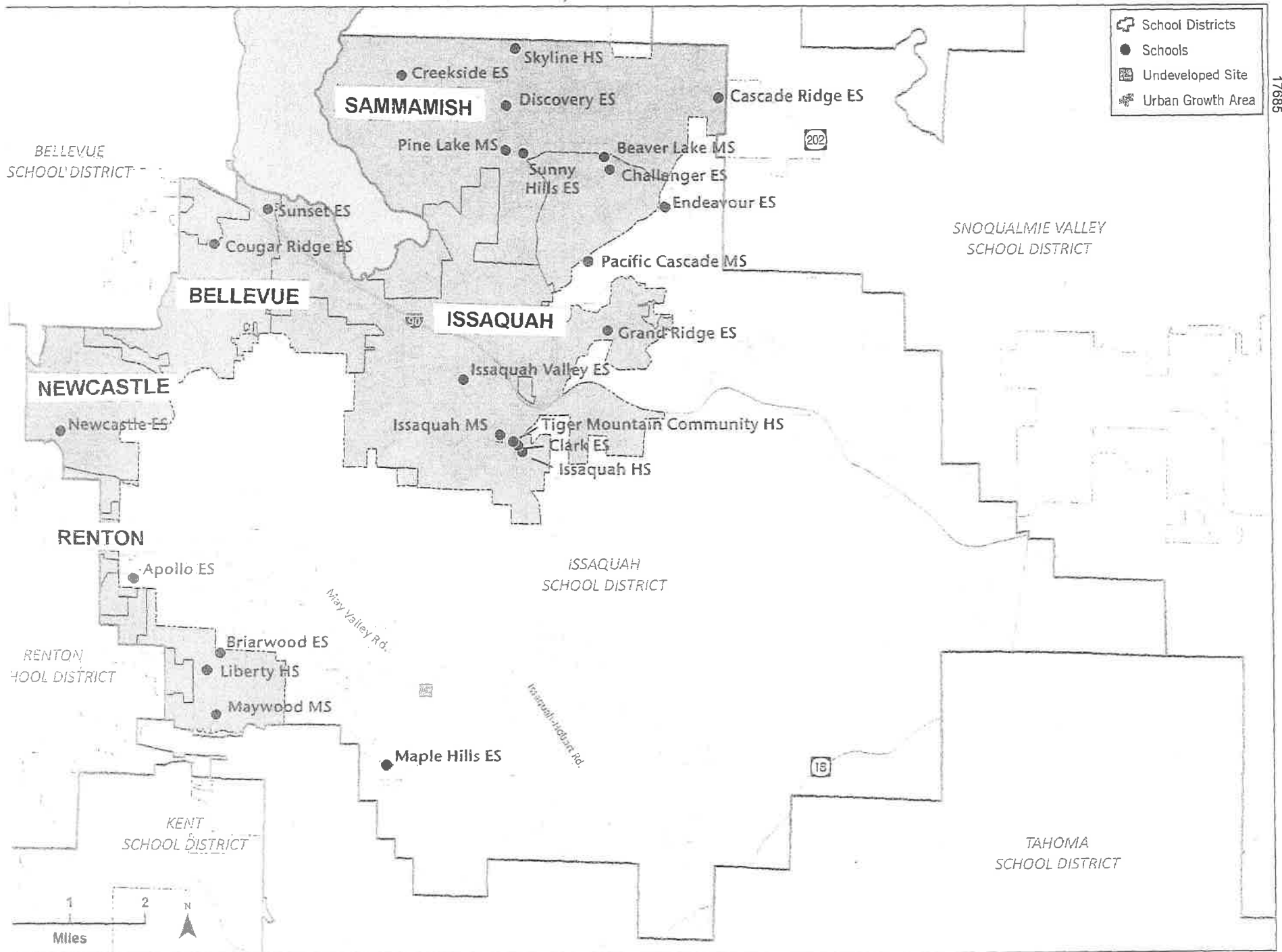
GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

SUPPORT SERVICES:

Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	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. Voters also approved \$219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does not 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 \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 17,409 FTE students for the 2013-2014 school year and 17,972 FTE students in the 2018-2019 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	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
*Permanent Capacity	16318	16534	16534	17396	17556	17576
High School	216		120			
Middle School			338			
Elementary School			404	160	20	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	16534	16534	17396	17556	17576	17576
Portables @ 95%	2977	2977	2977	2977	2977	2977
Total Capacity	19511	19511	20373	20533	20553	20553
Projected FTE Enrollment**	17409	17632	17767	17810	17901	17972
Permanent Capacity (surplus/deficit)	-875	-1098	-371	-254	-325	-396
Permanent Cap w/Portables (surplus/deficit)	2102	1879	2606	2723	2652	2581

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see App. The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

** 2012-13 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2013

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	\$0	604	0.521	0.140	\$0	\$0
Middle/JR High	0.00	\$0	338	0.181	0.044	\$0	\$0
High	0.00	\$0	0	0.156	0.045	\$0	\$0
TOTAL						\$0	\$0

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%	\$20,350,000	604	0.521	0.140	\$16,711	\$4,482
Middle/JR High	95.18%	\$4,162,500	338	0.181	0.044	\$2,119	\$514
High	95.18%	\$0	336	0.156	0.045	\$0	\$0
TOTAL						\$18,830	\$4,996

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%	\$150,000	40	0.521	0.140	\$94	\$25
Middle/JR High	4.82%	\$150,000	52	0.181	0.044	\$25	\$6
High	4.82%	\$150,000	56	0.156	0.045	\$20	\$6
TOTAL						\$140	\$37

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	\$188.55	90	0.00%	0.521	0.140	\$0	\$0
Middle/JR High	\$188.55	115	0.00%	0.181	0.044	\$0	\$0
High School	\$188.55	130	0.00%	0.156	0.045	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$476,006	\$178,589
Capital Bond Interest Rate	3.74%	3.74%
Net Present Value of Average Dwelling	\$3,911,295	\$1,467,448
Years Amortized	10	10
Property Tax Levy Rate	\$1.92	\$1.92
Present Value of Revenue Stream	\$7,510	\$2,818

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$18,830.05	\$4,995.94
Temporary Facility Cost	\$139.50	\$37.19
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$7,509.69)	(\$2,817.50)
FEE (AS CALCULATED)	\$11,459.87	\$2,215.63
FEE (AS DISCOUNTED by 50%)	\$5,729.93	\$1,107.82
FINAL FEE	\$5,730	\$1,097

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 No new sites are planned for purchase.
- Middle School No new sites are planned for purchase.
- High School No new sites are planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary \$20,350,000 is the proportional cost of the projects providing additional elementary capacity.
- Middle School No new middle schools are planned. \$8,000,000 is planned for the expansion of Maywood Middle School.
- High School No new high schools are planned.

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

Total Square Footage	2,299,082
Permanent Square Footage (OSPI)	2,175,266
Temporary Square Footage	123,800

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%

2012-13 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT. COVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	9	180	612	0	0	612	9	599	-189	-18
BRIARWOOD	25	500	2	24	524	0	0	524	8	160	684	8	502	-4	-4
CASCADE RIDGE	23	460	3	36	496	8	160	656	0	0	656	8	550	-79	73
CHALLENGER	20	400	5	60	460	10	200	660	0	0	660	10	545	-108	82
CLARK	16	320	2	24	344	8	160	504	4	80	584	12	528	-201	-49
COUGAR RIDGE	21	420	3	36	456	8	160	616	0	0	616	8	603	-170	-18
CREEKSIDE	27	540	3	36	576	4	80	656	4	80	736	8	665	-115	-42
DISCOVERY	22	440	3	36	476	8	160	636	0	0	636	8	596	-144	8
ENDEAVOUR	22	440	3	36	476	10	200	676	0	0	676	10	637	-185	5
GRAND RIDGE	27	540	3	36	576	10	200	776	0	0	776	10	715	-168	22
ISSAQ VALLEY	21	420	0	0	420	10	200	620	0	0	620	10	585	-185	4
MAPLE HILLS	19	380	3	36	416	2	40	456	4	80	536	6	402	-7	31
NEWCASTLE	24	480	3	36	516	2	40	556	6	120	676	8	548	-58	-20
SUNNY HILLS	19	380	1	12	392	11	220	612	0	0	612	11	590	-218	-9
SUNSET	25	500	5	60	560	4	80	640	4	80	720	8	604	-72	4
TOTAL	329	6580	45	540	7120	104	2080	9200	30	600	9800	134	8665	-1905	71

*Minus excluded spaces for special program needs

**Average of staffing ratios with 1-728 target of 1:20 K-2, 1:23 3-5

***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

****Maximum Capacity x 95% (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.

2012-2013 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	HC 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	Proposed Oct. 2013 Headcount	PERMANENT CAP Over or Short**	EXISTING PORT OVER OR SHORT***
BEAVER LAKE	29	754	2	24	778	10	280	1038	0	0	1038	10	858	-119	128
ISSAQ MIDDLE	22	572	8	96	658	8	156	824	2	52	876	8	774	-139	8
MAYWOOD	33	858	4	48	906	2	52	958	0	0	958	2	938	-78	-28
PAC CASCADE	29	754	7	84	838	4	104	942	4	104	1046	8	856	-50	38
PINE LAKE	22	572	3	36	608	8	208	816	0	0	816	8	844	-26	-68
TOTAL	135	3510	24	288	3798	30	780	4678	6	156	4734	36	4271	-663	76

*Minus excluded space for special program needs
 **Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
 ***Maximum Capacity x 95% (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.

2012-2013 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. 2013 FTE	PERM CAP OVER OR SHORT**	EXISTING PORT. OVER OR SHORT**
ISSAQ HIGH	78	2184	2	24	2208	0	0	2208	8	224	2432	8	1965	133	133
LIBERTY HIGH	39	1092	4	48	1140	18	504	1644	8	224	1868	26	1182	-99	380
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	89	-9	-9
SKYLINE HIGH	69	1932	3	36	1968	4	112	2080	4	112	2192	8	1859	-99	17
TOTAL	186	5208	16	192	5400	22	616	6016	20	560	6576	42	5195	-65	520

*Minus excluded spaces for special program needs

**9/1/10 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

***9/1/10 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.

2012-2013 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2012 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%)	TOTAL CAPACITY W/EXISTING PORT. (95%)
650	15298	85	1020	16318	156	3476	19794	56	1316	21110	212	18135	-2633	1659

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

Six-Year Finance Plan

BUILDING	N/M*	2012	2013	2014	2015	2016	2017	Cost to	SECURED	UNSECURED
								Complete	LOCAL/STATE**	LOCAL***
Issaquah Middle School	M	\$500,000	\$15,000,000	\$35,000,000	\$8,000,000	\$4,000,000		\$62,500,000	\$62,500,000	
Issaquah High School	M	\$2,000,000						\$2,000,000	\$2,000,000	
Liberty high School	M	\$19,000,000	\$19,000,000	\$16,200,000	\$11,000,000			\$65,200,000	\$65,200,000	
Maywood Middle School	M	\$10,000,000	\$2,500,000					\$12,500,000	\$12,500,000	
Clark Elementary	M	\$250,000	\$1,000,000	\$10,000,000	\$7,000,000	\$1,250,000		\$19,500,000	\$19,500,000	
Tiger Mountain	M	\$100,000	\$150,000	\$2,000,000	\$1,675,000			\$3,925,000	\$3,925,000	
Apollo Elementary	M	\$250,000	\$3,000,000	\$3,400,000	\$620,000			\$7,270,000	\$7,270,000	
Issaquah Valley	M	\$200,000	\$3,500,000	\$4,000,000	\$785,000			\$8,485,000	\$8,485,000	
Sunny Hills	M						\$27,200,000	\$27,200,000	\$27,200,000	
Portables****	N	\$1,200,000						\$1,200,000	\$1,200,000	\$500,000
TOTALS		\$31,000,000	\$44,150,000	\$70,600,000	\$21,080,000	\$1,250,000	\$27,200,000	\$209,780,000	\$209,780,000	\$500,000

*N = New Construction M = Modernization/Rebuild

**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 Issaq. 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 2013



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 27, 2013

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

Board of Directors

	<u>Position Number</u>	<u>Term</u>
G. Scott Hodgins, President	1	1/1/10 - 12/31/13
Geoff Doy, Vice-President	2	1/1/12 - 12/31/15
Carolyn Simpson	3	1/1/12 - 12/31/15
Marci Busby	4	1/1/10 - 12/31/13
Dan Popp	5	1/1/12 - 12/31/15

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
 Amy Wright, 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
 Kerstin Kramer, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

**2013-2018
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 2013 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 is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. While the District would strive to be able to attain lower class sizes District-wide, prolonged and ongoing reductions in funding from the State have significantly impacted our ability to do so. The District has, and will continue to make budgetary decisions to attempt to protect class size through reduction in other programs and services, where possible. Future state and other funding shortfalls could impact future class sizes.

It should also be noted that although 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 use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's current overall permanent capacity is 5,066 students (with an additional 1,726 student capacity available in portable classrooms). October enrollment for the 2012-13 school year was 5,898 full time equivalents ("FTE"). FTE enrollment is projected to increase by 13% to 6,692 in 2018, based on the low-range of enrollment projections provided 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. This transition will double the number of classrooms needed for kindergarteners, including those which require additional special educational services. Kindergartners who are currently considered ½ FTE will count as a full FTE, which will increase FTE projected enrollment to 6,957 students in 2018.

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 800-850 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 has added 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 a long-term 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 9th grade campus as part of Mount Si High School in the fall of 2013. While this plan was initiated to provide a long-term capacity solution for high school students, the creation of a 9th grade campus is also expected to facilitate a more successful transition into high school, increase overall graduation rates, provide leadership opportunities for 9th graders, and allow for STEM (science, technology, engineering and math) focused delivery of instruction.

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 additional, permanent secondary capacity can be constructed in Snoqualmie. After a bond for a replacement middle school fell one vote short of obtaining the requisite 60% approval of the voters, the board voted in March 2012 to continue with plans to annex SMS as a 9th grade campus and contract from three to two middle schools in the fall of 2013.

The board also has initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School. Should the Board adopt an alternative that is different from the currently approved replacement middle school, the District will incorporate those plans in the annual update of this document.

In addition to secondary level capacity needs, the District's elementary population is at capacity based on current programming levels. The District anticipates needing to construct a sixth elementary school, to be located in Snoqualmie, in order to provide short and long-term solutions at the elementary level. In the meantime, the District anticipates needing to provide additional relocatable classrooms at the elementary schools serving our largest growth areas.

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
- Computer 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.

This utilization rate is consistent with information recently reported to the Board by NAC Architecture as part of a recent capacity analysis of Mount Si High School. The results of the capacity analysis concluded that 80% utilization is a realistic benchmark for utilization in that building.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,792 students (5,066 in permanent classrooms and 1,726 in relocatable classrooms). October student enrollment for the 2012-13 school year was 5,898 full time equivalents ("FTE"). FTE enrollment, based on the low-range of recent third-party demographic projections, is expected to increase by 13% to 6,692 FTE students in 2018. 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, total District FTE enrollment in 2018, after consideration of full-day kindergarten transition, is projected to be 6,957 students.

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 2012 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 2013

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	564	655
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	408	536
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	360	509
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5 & Preschool	480	497
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	384	578
Total Elementary School			2,196	2,775
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	445
SNOQUALMIE***	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	471	460
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	615	561
Total Middle School			1,679	1,466
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,191	1,565
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	86
Total High School			1,191	1,651
TOTAL DISTRICT			5,066	5,892

* Does not include capacity for special programs as identified in Standards of Service section.

** Difference between enrollment (pg.13) is due to rounding and out-of-district placements.

*** Snoqualmie Middle School will be converted into Mount Si Freshman Campus in the Fall of 2013.

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 78 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 27% of capacity District-wide. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional relocatables at the elementary and middle school levels during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding relocatables to address 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.

The cost of relocatables also varies widely based on the location and intended use of the 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 and high-range projection that is based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the low-range projection provided in December 2012 by CRD, enrollment is expected to increase by 793 students over the next six years. This represents an increase of 13.4% over the current population.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016. After this adjustment, our District is projected to need to be able to provide classroom capacity for approximately 1,053 additional students in 2018, based on low-range demographic projections.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2012 and Projected Enrollment from 2013 through 2018

GRADE:	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2018 *					
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Kindergarten **	205	223	234	236	233	257	250	251	252	508	516	528
1st Grade	508	480	504	505	490	495	517	522	526	535	547	558
2nd Grade	497	511	489	530	501	491	508	514	523	531	541	552
3rd Grade	477	504	512	491	522	510	502	513	519	528	538	546
4th Grade	479	481	505	527	493	534	515	516	518	527	534	543
5th Grade	425	484	481	506	517	492	530	516	512	523	530	539
K-5 Subtotal	2,591	2,683	2,725	2,795	2,756	2,779	2,822	2,832	2,850	3,152	3,206	3,266
6th Grade	444	414	472	475	491	504	495	520	521	523	529	535
7th Grade	433	437	416	469	480	488	509	510	530	526	532	534
8th Grade	422	441	426	430	473	481	493	522	515	535	532	528
6-8 Subtotal	1,298	1,292	1,314	1,374	1,444	1,473	1,497	1,552	1,566	1,584	1,593	1,597
9th Grade	423	431	476	431	408	467	492	506	527	531	536	537
10th Grade	429	402	403	420	400	406	473	497	511	532	538	543
11th Grade	372	415	391	383	385	364	396	458	482	496	518	511
12th Grade	310	306	359	346	372	410	372	381	443	467	482	503
9-12 Subtotal	1,534	1,554	1,629	1,580	1,565	1,647	1,733	1,842	1,963	2,026	2,074	2,094
K-12 TOTAL	5,423	5,529	5,668	5,749	5,765	5,899	6,052	6,226	6,379	6,762	6,873	6,957
	2.0%	2.0%	2.5%	1.4%	0.3%	2.3%	2.6%	2.9%	2.5%	6.0% **	1.6%	1.2%

* Enrollment Projections above reflect LOW range enrollment projections provided by Calm River Demographics (CRD) in December 2012.

** Kindergarteners are considered 1/2 FTE until 2016, when kindergarten classes are expected to be required to transition to full-day kindergarten per State House Bill 2776. CRD enrollment projections have been adjusted to reflect this change.

Section 6. Six-Year Planning and Construction Plan

To address existing and future capacity needs, as well as to provide appropriate and enhanced programming opportunities for our students, the District plans to use 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: middle and elementary in Snoqualmie
- Use of additional relocatables to provide housing of students not provided for under other strategies

Following a failed bond proposal meant to increase the high school capacity via construction of a second high school, alternative long-term solutions were developed and analyzed over a two year period by a Long-Term Facilities Planning Committee composed of building and district administrators, a construction project manager, and two Board members. After considering a number of solutions, the committee focused most of its work on two alternatives: modernization and expansion of MSHS, and annexation of SMS as a satellite campus to MSHS. Modernization and upward expansion at the current MSHS 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 – both operationally to the district and financially to taxpayers, and less overall disruption, the Committee’s recommended solution was the annexation of SMS as a satellite campus to MSHS.

After annexation was proposed by the Long-Term Facilities Planning Committee and accepted by the School Board, a High School Educational Program Study Committee (HSEPSC) was convened to study the best use of SMS as part of MSHS. This committee included citizens representing all schools in our District, staff, MSHS students, and a School Board member. After six months of work, the HSEPSC recommended that the Board utilize SMS as a 9th grade campus and recommended that the campus programming include a STEM (Science, Technology, Engineering and Mathematics) emphasis, differentiated instruction, opportunities to develop freshman leadership skills, and systematic intervention programs. The School Board accepted this recommendation and began plans to annex SMS in the Fall of 2013, including plans for a replacement middle school in Snoqualmie, which is necessary in order to replace lost middle school capacity due to the annexation. The new middle school will also provide additional capacity needed to serve projected enrollment through 2018.

After a 2011 bond proposition for the replacement middle school fell one vote short of the required 60% voter approval, the Board revisited the timing of the annexation of SMS. In March 2012, the Board approved a resolution to continue to move forward with annexation in the Fall of 2013 without a replacement middle school.

The annexation of SMS to address high school capacity needs creates immediate capacity needs at the middle school level. The District will address those needs initially with the purchase and siting of relocatables at the two remaining middle school sites. However, certain aspects of the permanent facilities are not sufficient to support the amount of relocatables that will be required to provide for future enrollment growth, and the District does not believe that such a large quantity of portable classrooms will sufficiently support the educational programming needs and goals of the District. Furthermore, middle school enrollment, as well as high school enrollment, is projected to continue to grow through 2018 and beyond. As such, the District anticipates constructing additional permanent secondary capacity within the period of this Plan.

The board also has initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School. Should the Board adopt an alternative that is different from the currently approved replacement middle school, the District will incorporate those plans in the annual update of this document.

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, the District's elementary population is at capacity, based on current programming levels (partial full-day kindergarten delivery). 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 construct an additional elementary school on District-owned land in Snoqualmie, within the period of this Plan. Until a sixth elementary school can be constructed, the District will add relocatable classrooms, where needed.

Additionally, the District anticipates the need for a separate preschool facility that will serve the growing special education needs of our District. This contemplated facility would increase the capacity at the elementary schools which currently house our preschool program, and will allow for expansion of our preschool capacity in response to overall population growth. Due to the full-day kindergarten transition mandated by the State, all of our elementary schools could potentially need additional capacity. The District's current plan does not include consideration for this potential additional capacity. Future updates to the Plan may consider these needs.

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 has continuing permanent capacity needs at ALL levels. Even after the annexation of SMS, the anticipated construction of a replacement middle school and an additional elementary school, the District will have continuing permanent capacity needs. Those additional capacity needs will need to be addressed in the short-term with relocatables. As summarized in the table, the District currently has 25.4% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities over the period of this Plan, the District will have 23.2% of its classroom capacity in relocatable classrooms in 2018, assuming older relocatable classrooms are not removed from service. 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: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	2,196	2,196	2,196	2,196	2,196	2,796
New Construction: <i>Elementary School #6</i>	-	-	-	-	600	-
Permanent Capacity subtotal:	2,196	2,196	2,196	2,196	2,796	2,796
Projected Enrollment: **	2,822	2,832	2,850	3,152	3,206	3,266
Surplus/(Deficit) of Permanent Capacity:	(626)	(636)	(654)	(956)	(410)	(470)
Portable Capacity Available:	816	864	912	960	960	960
Portable Capacity Changes (+/-):	48	48	48	-	-	-
Surplus/(Deficit) with Portables:	238	276	306	4	550	490

Middle School 6-8

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	1,679	1,208	1,208	1,208	1,208	1,823
New Construction: <i>New Snoqualmie M.S.</i>	(471)	-	-	-	615	-
Permanent Capacity subtotal:	1,208	1,208	1,208	1,208	1,823	1,823
Projected Enrollment:	1,497	1,552	1,566	1,584	1,593	1,597
Surplus/(Deficit) of Permanent Capacity:	(289)	(344)	(358)	(376)	230	226
Portable Capacity Available:	67	269	359	359	359	359
Portable Capacity Changes (+/-):	202	90	-	-	-	-
Surplus/(Deficit) with Portables:	(20)	15	1	(17)	589	585

High School 9-12

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	1,191	1,662	1,662	1,662	1,662	1,662
<i>Annexation of SMS as Freshman Campus</i>	471	-	-	-	-	-
Total Capacity:	1,662	1,662	1,662	1,662	1,662	1,662
Projected Enrollment:	1,733	1,842	1,983	2,026	2,074	2,094
Surplus/(Deficit) Permanent Capacity:	(71)	(180)	(301)	(364)	(412)	(432)
Portable Capacity Available:	526	593	593	593	593	593
Portable Capacity Changes (+/-):	67	-	-	-	-	-
Surplus/(Deficit) with Portables:	522	413	292	229	181	161

K-12 TOTAL

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Total Permanent Capacity:	5,066	5,066	5,066	5,066	6,281	6,281
Total Projected Enrollment:	6,052	6,226	6,379	6,762	6,873	6,957
Surplus/(Deficit) Permanent Capacity:	(986)	(1,160)	(1,313)	(1,696)	(592)	(676)
Total Portable Capacity	1,726	1,864	1,912	1,912	1,912	1,912
Total Permanent and Portable Capacity	6,792	6,930	6,978	6,978	8,193	8,193
Surplus/(Deficit) with Portables:	740	704	599	216	1,320	1,236

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

** After 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 following impact fee calculations 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), which is intended to calculate the construction cost 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 needs created by existing housing units.

The construction cost, as described above, is 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 of additional capacity during the six year period of this Plan.

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, 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 2013 through 2018. 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 cost estimates obtained in the Spring 2013. These cost estimates include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State Match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) New Construction, and 2) Modernization/New-in-Lieu Construction. For purposes of the Impact Fee calculation, only New Construction matching funds are applicable. OSPI has estimated that after annexation of SMS into MSHS, the District would currently be eligible for approximately 46,000 square feet of K-8 new construction State matching funds. As the District plans to construct approximately 148,000 square feet of K-8 capacity, the District will thus be eligible to apply for State Match for approximately 31% of the planned K-8 construction. We have applied 31% to the state match percentage rate per eligible square foot that the District qualifies for (44.15%), in order to accurately reflect anticipated district match percentage (13.72%) for K-8 construction as part of the State Match credit calculations in Appendix A.

2013 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds	State Match	Impact Fees	Bonds	State Match	Impact Fees
<i>Annexation of Snoqualmie MS</i>	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$0	\$0
<i>New Snoqualmie Middle School</i>	\$56,500,000 ¹	\$52,600,000	\$3,800,000	\$100,000	\$0	\$0	\$0
<i>Elementary School #6, with preschool capacity</i>	\$33,700,000 ¹	\$33,600,000	\$0	\$100,000	\$0	\$0	\$0
<i>Portable Classrooms - ES-MS</i>	\$2,600,000 ¹	\$0	\$0	\$800,000	\$0	\$0	\$1,800,000

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year. Please note that only construction cost (not total anticipated project cost) are used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = \$33,700,000 Estimated cost of construction = \$23,100,000.
Added Middle School Capacity: Estimated total project cost = \$56,500,000 Estimated cost of construction = \$36,700,000.

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.4030	\$0.00
Middle	25	\$0	n/a	0.1280	\$0.00
High	40	\$0	n/a	0.1570	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$23,100,000	600	0.4030	0.9228	\$14,317.70
Middle	\$36,700,000	615	0.1280	0.9228	\$7,048.69
High	\$0	0	0.1570	0.9228	\$0.00
B----->					\$21,366.39

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$140,000	24	0.4030	0.0772	\$181.48
Middle	\$130,000	27	0.1280	0.0772	\$47.58
High	\$0	0	0.1570	0.0772	\$0.00
C----->					\$229.06

State Match Credit Per 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	\$188.55	90	13.72%	0.4030	\$938.43
Middle	\$188.55	108	13.72%	0.1280	\$357.67
High	n/a	130	n/a	0.1570	n/a
D----->					\$1,296.10

Tax Credit Per Residence

Average Residential Assessed Value	\$364,802
Current Debt Service Tax Rate	\$1.4269
Annual Tax Payment	\$520.53
Bond Buyer Index Annual Interest Rate	3.74%
Discount Period (Years Amortized)	10
TC----->	\$4,277.13

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00
Permanent Facility Cost	B	\$21,366.39
Temporary Facility Cost	C	\$229.06
Subtotal		\$21,595.45
State Match Credit	D	(\$1,296.10)
Tax Payment Credit	TC	(\$4,277.13)
Subtotal		\$16,022.22
50% Local Share		(\$8,011.11)
Impact Fee, net of Local Share		\$8,011.11

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1710	\$0.00
Middle	25	\$0	n/a	0.0490	\$0.00
High	40	\$0	n/a	0.0690	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$23,100,000	600	0.1710	0.9228	\$6,075.25
Middle	\$36,700,000	615	0.0490	0.9228	\$2,698.33
High	\$0	0	0.0690	0.9228	\$0.00
B----->					\$8,773.58

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$140,000	24	0.1710	0.0772	\$77.01
Middle	\$130,000	27	0.0490	0.0772	\$18.21
High	\$0	0	0.0690	0.0772	\$0.00
C----->					\$95.22

State Match Credit Per 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	\$188.55	90	13.72%	0.1710	\$398.19
Middle	\$188.55	108	13.72%	0.0490	\$136.92
High	n/a	130	n/a	0.0690	n/a
D----->					\$535.11

Tax Credit Per Residence

Average Residential Assessed Value	\$136,583
Current Debt Service Tax Rate	\$1.4269
Annual Tax Payment	\$194.89
Bond Buyer Index Annual Interest Rate	3.74%
Discount Period (Years Amortized)	10
TC----->	\$1,601.37

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$8,773.58	
Temporary Facility Cost	C	\$95.22	
Subtotal			\$8,868.80
State Match Credit	D	(\$535.11)	
Tax Payment Credit	TC	(\$1,601.37)	
Subtotal			\$6,732.32
50% Local Share			(\$3,366.16)
Impact Fee, net of Local Share			\$3,366.16

Appendix A: Composite Student Generation Factors

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total:	0.441	0.858	0.862	0.593	0.688

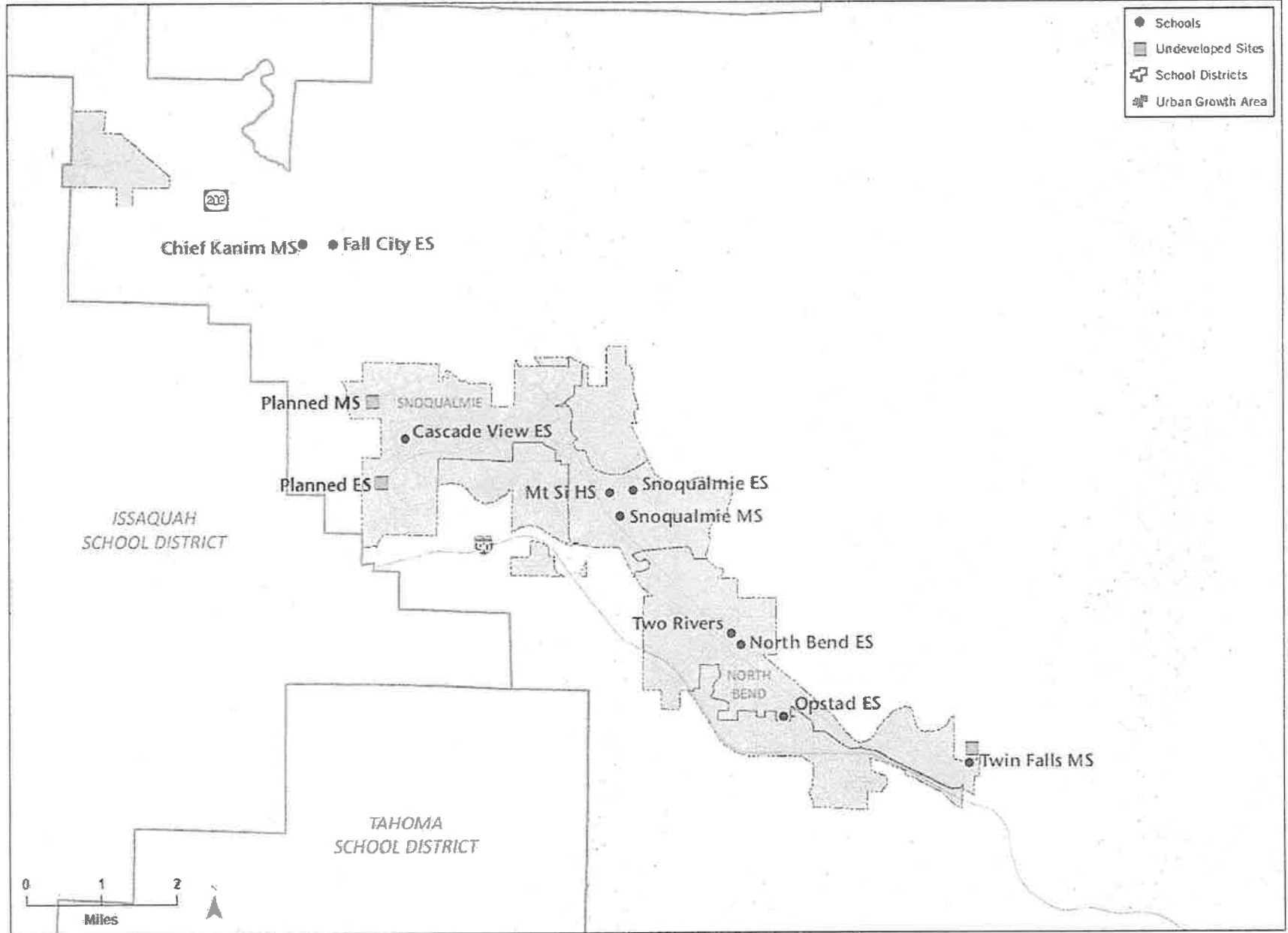
Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total:	0.338	0.229	0.508	0.079	0.289

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



**HIGHLINE SCHOOL
DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

BOARD APPROVED 6-26-13

BOARD OF EDUCATION MEMBERS

**Bernie Dorsey, Board President
Michael Spear, Board Vice President
Angelica Alvarez
Tyrone Curry Sr.
Susan Goding**

SUPERINTENDENT

Dr. Susan Enfield

Prepared by:

**Highline School District No. 401
The Robinson Company**

May 24, 2013

HIGHLINE SCHOOL DISTRICT No. 401

CAPITAL FACILITIES PLAN

2013 – 2019

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**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

EXECUTIVE SUMMARY

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991) and under the King County School Impact Fee Ordinance, the Highline School District No. 401 (District) has updated its Capital Facilities Plan (CFP) as of May 24, 2013.

This CFP is being presented for adoption by King County before December 31, 2013. In addition, the District will be presenting a request to the City of Kent and may to other cities where school impact fees are made available.

To date King County and the City of Kent are the only jurisdictions within Highline School District No. 401 that collect impact fees for schools. To collect impact fees on behalf of the District, these jurisdictions must adopt the District's CFP by reference as part of their comprehensive plans and adopt a school impact fee ordinance.

Other cities within the District currently collect other impact fees (primarily for transportation impacts). To collect impact fees on behalf of the District, these jurisdictions must also adopt the District's CFP by reference as part of their comprehensive plans.

Highline School District No. 401 has experienced relative low enrollment growth over the last 15 years. However, recent enrollment projections identify a significant increase in the District's enrollment between October 2012 and October 2019. This increase in enrollment will increase the demand on schools that are currently near, at or over capacity. These increases are primarily due to the anticipated growth in the unincorporated areas of King County and in the City of Kent.

Over the last 10 years Highline School District No. 401 has embarked on a major capital improvement effort to enhance its facilities to meet current educational and life-safety standards. Since 2002 the District has passed two major capital bonds: one in 2002 for approximately \$189,000,000 and one in 2006 for approximately \$148,000,000. The schools which were built were for replacement of existing facilities and not to accommodate increased enrollment.

With these funds and reimbursements from the Office of the Superintendent of Public Instruction, the State of Washington, the Port of Seattle, the Federal Aviation Administration and private donations for a new Aviation High School the District has designed, permitted and constructed 13 new elementary schools, 2 new high schools (one of which is currently in construction), renovated 3 schools as interim facilities and renovated portions of Memorial Field and Camp Waskowitz. All of this work has been done since March 2002.

As the District looks ahead it recognizes that anticipated enrollment growth, some of which will be caused by new development, will require the District to either add new facilities, add additions to existing facilities, renovate existing facilities, add portables to existing facilities re-open Beverly Park Elementary School.

This CFP identifies the current enrollment, the current capacity of each educational facility, the projected enrollment over the six-year planning period and how the District plans to accommodate this growth. It also includes a schedule of impact fees that should be charged to new development.

Based on current projections, the District will have a shortage of space by 2019. To accommodate this growth the District will need to add a new elementary and/or additions to accommodate 817 students. The District may also need to revise boundaries for some elementary schools. In addition, new portables may need to be added at individual elementary schools to accommodate future enrollment. At this time it has been assumed that land will not need to be purchased to accommodate the new school.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

INTRODUCTION

The State Growth Management Act requires that information be gathered to determine the facilities available and needed to meet the enrollment demands of each school district.

This section provides information about Highline School District No. 401's current facilities, its existing facility needs, its future facility needs and its financing plan to accommodate designs, permitting costs, construction costs and non-construction costs (often referred to as "soft costs" such as sales tax, furnishings, insurance, project management fees, etc.) required to accommodate future growth.

The finance plan in this section shows how the District plans to finance improvements for the years 2013 through 2019. The plan is based on an approved bond issue (approved no later than 2016) by election and collection of impact fees under the State's Growth Management Act.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Beverly Park at Glendale	58145	1700	59845
Beverly Park	28048	9900	37948
Bow Lake	76108		76108
Cedarhurst	68916	1650	70566
Des Moines	41766	800	42566
Gregory Heights	65978		65978
Hazel Valley	65346		65346
Hilltop	51532	4200	55732
Madrona	69240	1650	70890
Marvista	68462		68462
McMicken Heights	69979		69979
Midway	66096		66096
Mount View	67783		67783
North Hill	65665		65665
Parkside	68857		68857
Seahurst	59967		59967
Shorewood	60326		60326
Southern Heights	32942	2800	35742
White Center	65654	3400	69054
SUBTOTALS	1150810	26100	1176910

MIDDLE SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Cascade	90582	4030	94612
Chinook	87476	12184	99660
Pacific	73941	3584	77525
Sylvester	92617	3144	95761
Big Picture MS (currently at Manhattan) Choice		5250	5250
(currently at Woodside)	2000		2000
SUBTOTALS	346616	28192	374808

HIGH SCHOOLS (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Mount Rainier	205159		205159
Highline	214919		214919
Highline PAC (25%)	7580		7580
Tyee	143101	1848	144949
Evergreen	161456	3272	164728
Aviation (currently at Olympic JH)	87934		87934
Big Picture HS (currently at Manhattan)	29141		29141
New Start (at Salmon Creek)	15374	4797	20171
Pudet Sound Skill Center Choice	70894		70894
(at Woodside)	3600		3600
Marine Tech (at Woodside)	1800		1800
SUBTOTALS	940958	9917	950875
GRAND TOTALS	2438384	64209	2502593
Percent of Total SF	97.36%	2.57%	100%

OTHER EDUCATIONAL FACILITIES (see Maps section for specific addresses)

<u>NAME OF SCHOOL</u>	<u>BUILDING SF</u>	<u>PORTABLE SF</u>	<u>TOTAL SF</u>
Valley View Early Education Center	28902	2304	31206
White Center Heights Early Learning Center		1792	1792
Camp Waskowitz	38162		38162
Performing Arts Center (at Highline HS 75%)	22739		22739
TOTALS	89803	4096	93899

All square footages taken from 2008 Study and Survey

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

INVENTORY OF NON - EDUCATIONAL FACILITIES

DEVELOPED PROPERTY

ERAC	See maps for site location and address
MOT/Facilities Office	See maps for site location and address
Commissary/Warehouse	See maps for site location and address
Information Technology (at Woodside)	See maps for site location and address
Security (at Woodside)	See maps for site location and address
Storage (Glacier)	See maps for site location and address

LEASED SPACES

Sunny Terrace	See maps for site location and address
N. Shorewood	See maps for site location and address
Salmon Creek (50%)	See maps for site location and address
Burien Heights	See maps for site location and address

UNDEVELOPED PROPERTY

Zenith	See maps for site location and address
Lake View	See maps for site location and address
Crest View	See maps for site location and address
Boulevard Park	See maps for site location and address

CLOSED SCHOOLS

Maywood	See maps for site location and address
Sunnydale Elementary	See maps for site location and address
Beverly Park Elementary (1)	See maps for site location and address
(1) Can be re-opened	

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 - 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST - EXISTING FACILITIES

	2012 - 2019 Increased <u>Enrollment</u>
<u>ELEM. SCHOOLS</u>	
Beverly Park at Glendale	+ 68
Bow Lake	+ 54
Cedarhurst	+ 55
Des Moines	+ 20
Gregory Heights	+ 79
Hazel Valley	+ 74
Hilltop	+ 34
Madrona	+ 40
Marvista	+ 15
McMicken Heights	+ 116
Midway	+ 76
Mount View	+ 132
North Hill	+ 21
Parkside	+ 11
Seahurst	+ 37
Shorewood	+ 9
Southern Heights	+ 5
White Center	+252
NET CHANGE FROM 2012	+ 1031

**2012- 2019
Increased
Enrollment**

MIDDLE SCHOOLS

Cascade	+ 74
Chinook	+ 61
Pacific	+ 95
Sylvester	+ 68
Big Picture	+ 2
Choice	+ 2

NET CHANGE FROM 2012 + 302

**2012 - 2019
Increased
Enrollment**

HIGH SCHOOLS

Mount Rainier	-110
Highline	+ 12
Tyee	+ 8
Evergreen	+ 71
Aviation	+ 40
Big Picture HS	+ 9
Choice HS	- 5
New Start	- 2
Puget Sound Skills Center	- 57
Other	- 37

NET CHANGE FROM 2012 - 94

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST – NEW FACILITIES

To accommodate the anticipated added elementary school enrollment the Highline School District plans to build a new elementary school and/or additions to accommodate 817 new students. The exact location of the new school and/or additions has yet to be determined. Based on the location of the new school and/or additions, revising individual school boundaries may be required. At this time the District has assumed the new elementary school will be built on land the District currently owns.

The design and construction of the new elementary school will be dependant upon voter approved capital bonds. A portion of the costs for the school will be paid by impact fees. The plan calls for the voters to vote on the new \$38,500,000 capital bond measure no later than 2016 with construction to start no later than 2017 and be completed no later than August 2018. The District may also need to add portables to specific schools to accommodate increased enrollment.

At this time there are no plans to add new facilities to the district except those required to accommodate future growth listed in this plan (see Needs Forecast – Existing Facilities section of this document).

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 1 - CAPITAL FACILITIES PLAN

NEEDS FORECAST – SIX –YEAR FINANCING PLAN

(Values listed in millions \$\$)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<u>PROJECTED REVENUE</u>							
Sources:							
Impact Fees (1)	.200	0.200	0.200	1.095	2.712	2.891	2.891
Land Sale Funds	0	0	0	0	0	0	0
Capital Bond for New Elementary School	0	0	0	38.500	0	0	0
Total Projected Revenue	.200	0.200	0.200	39.595	2.712	2.891	2.891
<u>PROJECTED EXPENSES</u>							
Site Acquisition	0	0	0	0	0	0	0
New Elementary School/Additions	0	0	0	6.000	24.000	8.500	0
New Portables	0	0.150	0.150	0.150	0.450	0.450	0.150
Total Projected Expenses	.600	0.150	0.150	6.150	24.450	8.950	0.150
<u>ENDING BALANCE</u>	-400	-0.350	-0.300	33.145	11.407	5.348	8.089

(1) Assumes 1003 single family homes and 568 apartments will be built between 2013 and 2019 (excluding King County Housing Authority Projects). Excludes impact fees from King County Housing Authority for Greenbridge, Seola Gardens and Windrose projects, per formal agreement between King County Housing Authority and Highline School District.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 2 – MAPS OF DISTRICT BOUNDARIES

INTRODUCTION

The following maps show the service area for each school within the Highline School District. The identified boundaries are reviewed annually. Any change in grade configuration or adoption of new programs that affect individual school populations may necessitate a change of a school's service area.

The Growth Management Act requires jurisdictions to 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 new development. However, relative to school facilities, if a district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries are adjusted by the school district.

Adjusting boundaries is a time-consuming and often difficult endeavor. Impacts to individual children and families must be weighed during such a process.

Currently the Highline School District is not considering any boundary changes except those that may be required to accommodate future enrollment increases.



HIGHLINE
Public Schools
A path to success for every student

SERVICE AREA MAP
2011-2012

■ ELEMENTARY SCHOOLS

- DEVONLIFE SITE**
8 GOLDENLE SITE
2211 South 10th Street
Burien, WA 98148
206.831.3300
- HUNTERS**
1877 - 40th Avenue South
Burien, WA 98148
206.831.3300
- CELANO SITE**
211 South 12th Street
Burien, WA 98148
206.831.3300
- DEE HOMER**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- GREENWOOD SITE**
2021 - 100 Avenue SW
Burien, WA 98148
206.831.3300
- LUZZE WELLY**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- HILLTOP**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- SAUNDERS**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- MONTANA**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- HILLCREST (ROUTE)**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- LOWERY**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- MOUNT VERN**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- MONTANA HILL**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- PARKER**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- REHBERG**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- SLIGHTWOOD**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- EDITH IRON PROSPECT**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- WHITE OAKEN HARBOR**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- WALDOX SCHOOLS**
- DIG MOUNTAIN**
8112 - 100 Avenue SW
Burien, WA 98148
206.831.3300
- OSAGE**
1812 - 100 Avenue SW
Burien, WA 98148
206.831.3300
- CHIMNEY**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- PALM**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- BYSTERN**
1822 - 10th Avenue South
Burien, WA 98148
206.831.3300

▲ HIGH SCHOOLS

- AVENUE**
8 GOLDENLE SITE
2211 South 10th Street
Burien, WA 98148
206.831.3300
- INDEPENDENT**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- KYNDREW CHAMBER**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- JUNY & BROADBENT ACADEMY**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- TECHNOLOGY EDUCATION**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- INDEPENDENT**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- MOUNT VERN**
2021 - 100 Avenue South
Burien, WA 98148
206.831.3300
- FURST ROAD WALKER CENTER**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- TYLER EDUCATIONAL COMPLEX**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- AGAS FRY OF GREENHILL**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- GLOBAL COMMUNITY**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- CONCRETE**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300

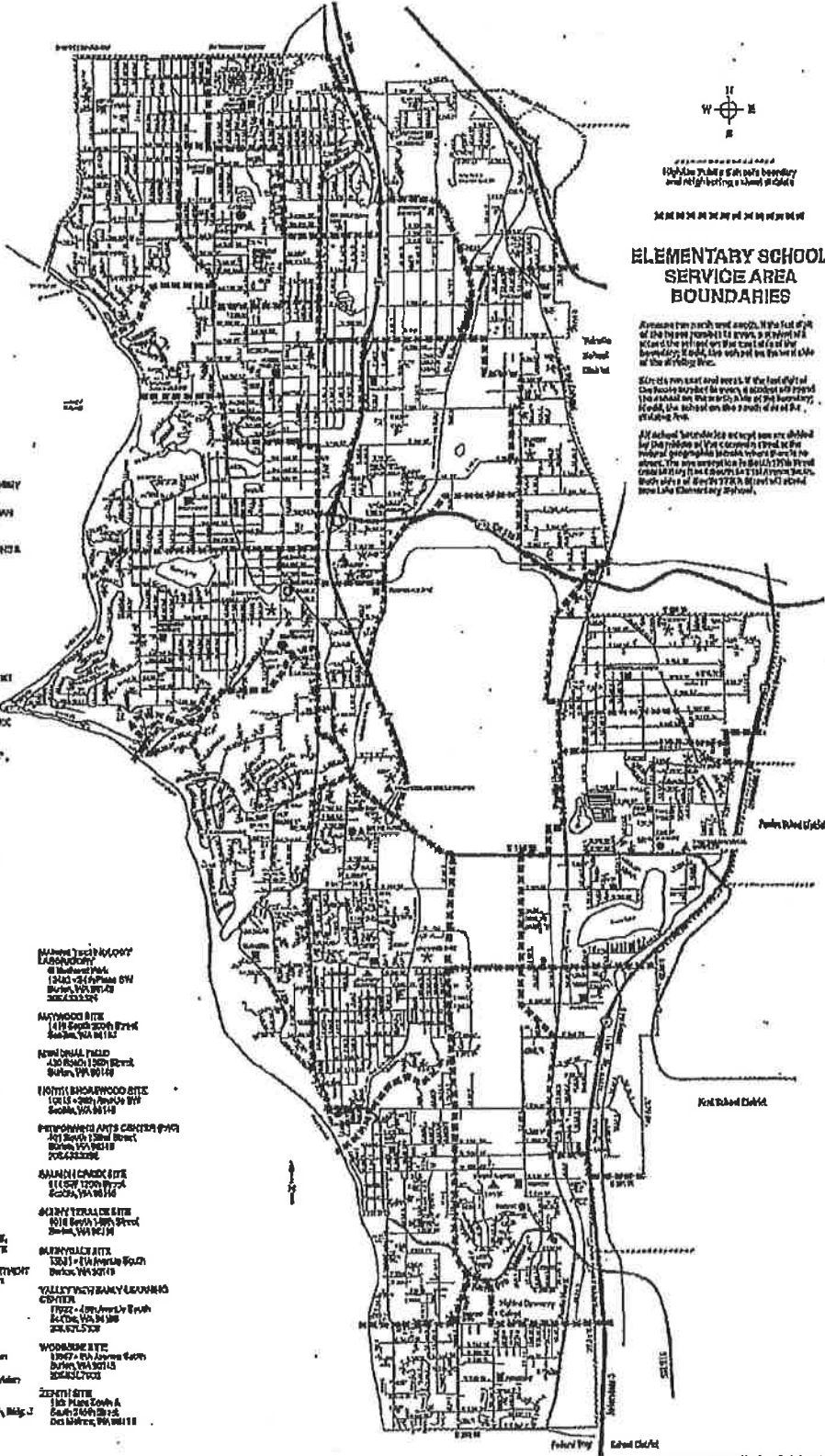
○ CENTRAL OFFICE

EDUCATIONAL SERVICES & ADMINISTRATIVE CENTER
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300

★ OTHER LOCATIONS

- UNIVERSITY PARK SITE**
1127 - 2nd Avenue South
Burien, WA 98148
206.831.3300
- MURPHY HARBOR SITE**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- CAMP YORKWHITE**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- CANTON SITE**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- DISTRICT HARBOR**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- OSAGE SITE**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- LAKEMORE SITE**
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- MAINTENANCE, OPERATIONS, TRANSPORTATION (MOT) SITE**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- WALDOX SERVICES & SUPPORT**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300
- BLDG. A**
Capital Facilities Bldg
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- BLDG. C**
Capital Facilities Bldg
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- BLDG. D**
Capital Facilities Bldg
2024 - 100 Avenue South
Burien, WA 98148
206.831.3300
- TYLER DETENTION**
1800 - 10th Avenue South
Burien, WA 98148
206.831.3300

- MARINE TRAIL MIDDLE SCHOOL**
8112 - 100 Avenue SW
Burien, WA 98148
206.831.3300
- MAYWOOD SITE**
1118 South 20th Street
Burien, WA 98148
206.831.3300
- NEW DALL PLACE**
430 South 12th Street
Burien, WA 98148
206.831.3300
- NORTH BROADWOOD SITE**
1213 - 10th Avenue SW
Burien, WA 98148
206.831.3300
- PERFORMANCE ARTS CENTER (PAC)**
401 South 12th Street
Burien, WA 98148
206.831.3300
- SALMON CREEK SITE**
1118 South 20th Street
Burien, WA 98148
206.831.3300
- OLYMPIA TERRACE SITE**
1018 South 10th Street
Burien, WA 98148
206.831.3300
- MURPHY SITE**
1213 - 10th Avenue South
Burien, WA 98148
206.831.3300
- VALLEY VIEW MIDDLE SCHOOL**
1822 - 10th Avenue South
Burien, WA 98148
206.831.3300
- WOODBINE SITE**
1807 - 10th Avenue South
Burien, WA 98148
206.831.3300
- ZENITH SITE**
1807 - 10th Avenue South
Burien, WA 98148
206.831.3300



Highline Public Schools boundary and neighboring school districts

ELEMENTARY SCHOOL SERVICE AREA BOUNDARIES

Approximate two-block wide buffer. In the list of the map, the boundary is shown in a solid line. The actual boundary is shown in a dashed line. The actual boundary is shown in a solid line. The actual boundary is shown in a solid line.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 3 – SUPPORT DOCUMENTATION

INTRODUCTION

The following information describes the current enrollment, the future projected enrollments and the current capacities for each school. Also included is a list of all the portables within the Highline School District.

The final portion of the section defines the Impact Fees for future single-family and multi-family dwellings. 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 (zero in our case) 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 once the District reaches its current capacity. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The Student Generation Factor Rates have been derived by using the averages of the Kent, Auburn, Lake Washington and Issaquah School Districts.

**HIGHLINE SCHOOL DISTRICT No. 401
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 3 – SUPPORT DOCUMENTATION

BUILDING CAPACITIES

This Capital Facilities Plan establishes the Highline School District's "Standard of Service" in order to determine the district's current and projected future capacities. The Office of the Superintendent of Public Instruction has established square footage guidelines for capacity, primarily for the purposes of capital funding, but these guidelines often do not meet the additional educational program needs districts often provide.

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 best serve the student population. Portable classroom units may be included in the capacity calculation using the same standard 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 building. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced. While newer buildings have been constructed to accommodate some of these programs older buildings may need to be modified to accommodate these programs. When this occurs 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 its Standard of Service.

Standard of Service for Elementary Students**The current standard:**

- **Class size kindergarten = average 24 students**
- **Class size grades 1 - 3 = average 25 students**
- **Class size grades 4 -- 6 = average 27 students**

In the elementary standard of service model:

- **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**

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**
- **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

The current standard is:

- **Class size for grades 7-8 should not exceed 30 students**
- **Class size for grades 9 -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 labs**
- **Preschool and daycare programs**

HIGHLINE SCHOOL DISTRICT No. 401 CAPITAL FACILITIES PLAN BUILDING CAPACITIES ELEMENTARY SCHOOLS	2012 Enrollment	2019 Enrollment	Current Capacity with Portables	2012 Surplus	2012 Shortage	2019 Surplus	2019 Shortage
Beverly Park at Glendale	480	498	530	50		32	
Beverly Park	0	0	316	316		316	
Bow Lake	654	708	675	21			33
Cedarhurst	675	730	575		100		155
Des Moines	427	447	370		57		77
Gregory Heights	573	652	575	2			77
Hazel Valley	598	672	575		23		97
Hilltop	638	672	525		113		147
Madrona	588	628	575		13		53
Marvista	608	623	575		33		48
McMicken Heights	464	580	575	111			5
Midway	580	656	575		5		81
Mount View	599	731	575		24		156
North Hill	556	587	575	19			12
Parkside	520	531	575	55		44	
Seahurst	554	591	550		4		41
Shorewood	481	489	475		6		14
Southern Heights	295	297	310	15		13	
White Center Heights	573	801	575	2			226
TOTALS	9863	10893	10076	591	378	405	1222
Net Shortage or Surplus				213			817

HIGHLINE SCHOOL DISTRICT No. 401 CAPITAL FACILITIES PLAN BUILDING CAPACITIES HIGH SCHOOLS							
	2012	2019	Current Capacity with Portables	2012	2012	2019	2019
	Enrollment	Enrollment		Surplus	Shortage	Surplus	Shortage
Tyee	862	870	950	88		80	
Evergreen	943	991	1100	157		109	
Highline	1319	1331	1300		19		31
Mount Rainier	1538	1428	1500		38	72	
Big Picture	116	125	125	9		0	
Choice	46	41	35		11		6
Aviation	412	452	400		12		52
Gateway to College	52	50	300	248		250	
OSC	448	391	400		48	9	
Other	301	264	300		1	36	
TOTALS	6037	5943	6410	502	129	556	89
Net Shortage or Surplus				373		467	

**Highline School District #401
Portable Inventory**

Location	Description	Sq. Ft.	Occ type	# of Class rooms
Beverly Park Site	2 Double Portables	3,300	Portable	4
Beverly Park Site	M/Portable 207 & 208	1,650	Portable	2
Beverly Park Site	M/Portable 205 & 206	1,650	Portable	2
Beverly Park Site	M/Portable 209 & 210	1,650	Portable	2
Beverly Park Site	M/Portable 211 & 212	1,650	Portable	2
Beverly Park at Glendale	1 Double Portable	1,700	Portable	2
Cascade Middle School	Portable #95	786	Portable	1
Cascade Middle School	Portable #99	786	Portable	1
Cascade Middle School	M/Portable 203 & 204	1,672	Portable	2
Cascade Middle School	Portable #94	786	Portable	1
Cedarhurst Elementary School	1 Double Portable	1,650	Portable	2
Chinook Middle School	M/Portable 219 & 220	1,792	Portable	2
Chinook Middle School	M/Portable 225 & 226	1,792	Portable	2
Chinook Middle School	M/Portable 213 & 214	1,672	Portable	2
Chinook Middle School	Portable 243 Ever-Sci	1,672	Portable	1
Chinook Middle School	M/Portable 201 & 202	1,672	Portable	2
Chinook Middle School	M/Portable 215 & 216	1,792	Portable	2
Chinook Middle School	M/Portable 217 & 218	1,792	Portable	2
Des Moines Elementary School	Portable #86	800	Portable	1
Evergreen High School	Portable #22	832	Portable	1
Evergreen High School	Portable #26	832	Portable	1
Evergreen High School	Portable #32	816	Portable	1
Evergreen High School	Portable #40	792	Portable	1
Hilltop Elementary	Portable #41	840	Portable	1
Hilltop Elementary	Portable #88	840	Portable	1
Hilltop Elementary	Portable #62	840	Portable	1
Hilltop Elementary	M/Portable #223 & 224	1,680	Portable	2
Madrona Elementary	1 Double Portable	1,650	Portable	2
Manhattan Learning Center	M/Restroom Build #307	360	Portable	1
Manhattan Learning Center	Portable #21	832	Portable	1
Manhattan Learning Center	Portable #25	832	Portable	1
Manhattan Learning Center	Portable #34	816	Portable	1
Manhattan Learning Center	Portable #43	792	Portable	1
Manhattan Learning Center	Portable #72	792	Portable	1
Manhattan Learning Center	Portable #76	792	Portable	1
Manhattan Learning Center	Portable #80	792	Portable	1
Manhattan Learning Center	Portable #89	792	Portable	1
Manhattan Learning Center	Portable #107	786	Portable	1
Manhattan Learning Center	Portable #44	792	Portable	1
Pacific Middle School	Portable 251 & 252	1,792	Portable	2
Pacific Middle School	Portable 253 & 254	1,792	Portable	2

**Highline School District #401
Portable Inventory**

Location	Description	Sq. Ft.	Occ type	rooms
Salmon Creek	Portable #37	816	Portable	1
Salmon Creek	Portable #45	792	Portable	1
Salmon Creek	Portable #47	792	Portable	1
Salmon Creek	Portable #85	768	Portable	1
Salmon Creek	Portable #68	792	Portable	1
Salmon Creek	M/Portable #113	837	Portable	1
Southern Heights Elementary	Portable 280 MOT Vacant	925	Portable	1
Southern Heights Elementary	Portable 283	925	Portable	1
Southern Heights Elementary	Portable 281	950	Portable	1
Sunny Terrace (Leased)	Portable #30 Sunny Terrace Office	816	Portable	1
Sylvester Middle School	Portable #64	792	Portable	1
Sylvester Middle School	Portable #71	792	Portable	1
Sylvester Middle School	Portable #73	792	Portable	1
Sylvester Middle School	Portable #83	768	Portable	1
Tyee High School	M/Portable 227 & 228	1,848	Portable	2
Valley View	Portable #19	768	Portable	1
Valley View	Portable #90	768	Portable	1
Valley View	Portable #100	768	Portable	1
WCH	M/Portable 231 & 232	1,700	Portable	2
WCH	Portable 257 & 258 New WCH	1,700	Portable	2
Woodside	M/Portable 233 & 234	1,848	Portable	2
Woodside	M/Portable 235 & 236 WCH FMC	1,792	Portable	2
Woodside	M/Portable 237 & 238	1,792	Portable	2
Woodside	M/Portable 229 & 230	1,848	Portable	2
Woodside	Portable #31	816	Portable	1
Woodside	Portable #54	792	Portable	1
Woodside	M/Portable 241 & 242	1,792	Portable	2

**HIGHLINE SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2013 – 2019**

SECTION 3 – SUPPORT DOCUMENTATION

STUDENT ENROLLMENT FORCASTS

The following documents are summaries by school and by grade level of the enrollment projections provided by Highline School District's demographer Les Kendrick. The numbers listed represent Full Time Equivalent counts (FTE). The demographer used cohort survival rates with adjustments for projected future changes in housing and population changes.

Projection Summary by School: Elementary (5 Year)

	Total Enrollment				Projections							
	<u>OCT 08</u>	<u>OCT09</u>	<u>OCT10</u>	<u>OCT11</u>	<u>OCT12</u>	<u>OCT13</u>	<u>OCT14</u>	<u>OCT15</u>	<u>OCT16</u>	<u>OCT17</u>	<u>OCT18</u>	<u>OCT19</u>
Beverly Park	472	518	517	477	480	463	461	475	485	488	486	498
Bow Lake	634	652	640	669	654	663	663	675	677	686	693	708
Cedarhurst	457	586	618	637	675	687	688	710	714	716	723	730
Des Moines	420	426	455	425	427	429	426	432	433	443	444	447
Gregory Heights	554	542	595	557	573	604	618	635	637	646	648	652
Hazel Valley	577	558	595	620	598	617	631	641	648	653	671	672
Hilltop	567	598	600	580	638	636	647	651	654	651	663	672
Madrona	632	573	591	587	588	592	590	591	601	614	615	628
Marvista	504	543	567	577	608	624	632	640	627	629	638	623
McMicken	435	404	396	443	464	493	520	524	542	571	584	580
Midway	519	538	538	567	580	605	628	633	656	660	649	656
Mount View	577	548	577	610	599	669	680	722	737	739	736	731
North Hill	578	550	542	551	556	545	545	550	572	568	578	587
Parkside	477	479	514	517	520	507	500	495	510	526	547	531
Seahurst	536	499	534	557	554	561	577	589	587	574	586	591
Shorewood	415	438	459	485	481	463	457	460	467	482	488	489
Southern Height	371	330	321	298	295	292	285	286	290	294	295	297
White Center	479	490	530	571	573	649	683	722	766	783	810	801
Other	4	5	5	6		2	2	2	2	2	2	2
Totals	9208	9277	9594	9734	9863	10100	10234	10433	10603	10726	10856	10896

* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

Thursday, May 09, 2013

Projection Summary by School: Junior High (5 Year)

	Total Enrollment					Projections						
	<u>OCT 08</u>	<u>OCT09</u>	<u>OCT10</u>	<u>OCT11</u>	<u>OCT12</u>	<u>OCT13</u>	<u>OCT14</u>	<u>OCT15</u>	<u>OCT16</u>	<u>OCT17</u>	<u>OCT18</u>	<u>OCT19</u>
Cascade	522	529	538	560	568	578	589	588	570	589	611	642
Chinook	492	477	525	555	538	526	537	537	528	549	569	599
Pacific	725	706	687	683	712	722	733	728	712	740	767	807
Sylvester	797	759	674	594	646	642	653	653	640	659	679	714
Big Picture	0	0	0	37	73	66	67	66	65	68	71	75
Choice	21	18	20	42	47	44	44	44	43	45	47	49
Other	3	1	3	2		0	0	0	0	0	0	0
Totals	2560	2490	2447	2473	2584	2579	2623	2616	2557	2650	2744	2886

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* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

Thursday, May 09, 2013

Projection Summary by School: High School (5 Year)

Projections by High School Building. These numbers group all of the small high school programs at Tyee and Evergreen into a single building projection

	Total Enrollment			Projections									
	<u>OCT 08</u>	<u>OCT09</u>	<u>OCT10</u>	<u>OCT11</u>	<u>OCT12</u>	<u>OCT13</u>	<u>OCT14</u>	<u>OCT15</u>	<u>OCT16</u>	<u>OCT17</u>	<u>OCT18</u>	<u>OCT19</u>	
Aviation	377	414	409	421	412	423	432	434	447	445	444	452	
Evergreen	967	1031	1021	1011	943	920	924	930	979	971	970	991	
Highline	1306	1383	1347	1382	1319	1265	1266	1273	1314	1304	1302	1331	
Mt. Rainier	1562	1650	1611	1555	1538	1518	1447	1367	1411	1402	1401	1428	
Tyee	899	866	862	817	862	882	869	876	858	856	852	870	
Big Picture School	106	118	126	119	116	119	121	120	123	123	123	125	
Choice	23	37	29	30	46	44	43	41	40	40	40	41	
Gateway to College	0	0	0	21	52	51	49	48	49	49	49	50	
OSC	447	375	367	371	448	428	388	360	378	382	382	391	
Other	258	282	285	287	301	273	277	250	258	260	259	264	
Totals	5945	6156	6057	6014	6037	5921	5815	5697	5857	5833	5823	5943	

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* Historical totals may not include schools that were closed.

Note: Numbers may not add to exact totals due to rounding.

HIGHLINE SCHOOL DISTRICT No. 401						
2013 - 2019 Capital Facilities Plan						
Six - Year Analysis						
Elementary School K-6						
Plan Years:	2014	2015	2016	2017	2018	2019
Permanent Capacity	9,696	9,696	9,696	9,696	9,696	10,513
New Construction: New Elementary School	0	0	\$0	0	817	0
Permanent Capacity Subtotal:	9,696	9,696	9,696	9,696	10,513	10,513
Projected Enrollment	10,232	10,433	10,603	10,726	10,856	10,896
Surplus/ (Deficit) of Permanent Capacity:	-536	-737	-907	-1,030	-343	-383
Portable Capacity Available:	380	380	380	380	380	380
Portable Capacity Changes (+/-)	0	0	0	0	0	0
Surplus (Deficit) with Portables	-156	-357	-527	-650	37	-3
Junior High School 7-8						
Plan Years:	2014	2015	2016	2017	2018	2019
Permanent Capacity	2,250	2,250	2,250	2,250	2,250	2,250
New Construction: None	0	0	0	0	0	0
Permanent Capacity Subtotal:	2,250	2,250	2,250	2,250	2,250	2,250
Projected Enrollment	2,623	2,616	2,557	2,650	2,744	2,886
Surplus/ (Deficit) of Permanent Capacity:	-373	-366	-307	-400	-494	-636
Portable Capacity Available:	600	600	600	600	600	600
Portable Capacity Changes (+/-)	0	0	0	0	0	0
Surplus (Deficit) with Portables	227	234	293	200	106	-36
High School 9-12						
Plan Years:	2014	2015	2016	2017	2018	2019
Permanent Capacity	5910	5910	5910	5910	5910	5910
New Construction: None	0	0	0	0	0	0
Permanent Capacity Subtotal:	5910	5910	5910	5910	5910	5910
Projected Enrollment	5815	5697	5857	5833	5823	5943
Surplus/ (Deficit) of Permanent Capacity:	95	213	53	77	87	-33
Portable Capacity Available:	200	200	200	200	200	200
Portable Capacity Changes (+/-)	0	0	0	0	0	0
Surplus (Deficit) with Portables	295	413	253	277	287	167
K-12 Total						
Plan Years:	2014	2015	2016	2017	2018	2019
Permanent Capacity	17,856	17,856	17,856	17,856	18,673	18,673
Projected Enrollment	18,670	18,746	19,017	19,209	19,423	19,725
Surplus/ (Deficit) of Permanent Capacity:	-814	-890	-1,161	-1,353	-750	-1,052
Portable Capacity Available:	1180	1180	1180	1180	1180	1180
Portable Capacity Changes (+/-)	0	0	0	0	0	0
Surplus (Deficit) with Portables	366	290	19	-173	430	128

**HIGHLINE SCHOOL DISTRICT No. 401
IMPACT FEE CALCULATION
May 24, 2013**

School Site Acquisition Cost:	Scope	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools			\$0	0	0.403	0.171	\$0	\$0
Middle Schools			\$0	0	0.128	0.049	\$0	\$0
High Schools			\$0	0	0.157	0.069	\$0	\$0
TOTALS							\$0	\$0

School Construction Cost:	Scope	% Perm Fac.	Facilities Cost	Facilities Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools	1 site	97.43%	\$38.5M	817	0.403	0.171	\$18,503	\$7,815
Middle Schools			\$0	0	0.128	0.049	\$0	\$0
High Schools			\$0	0	0.157	0.069	\$0	\$0
TOTALS							\$18,503	\$7,815

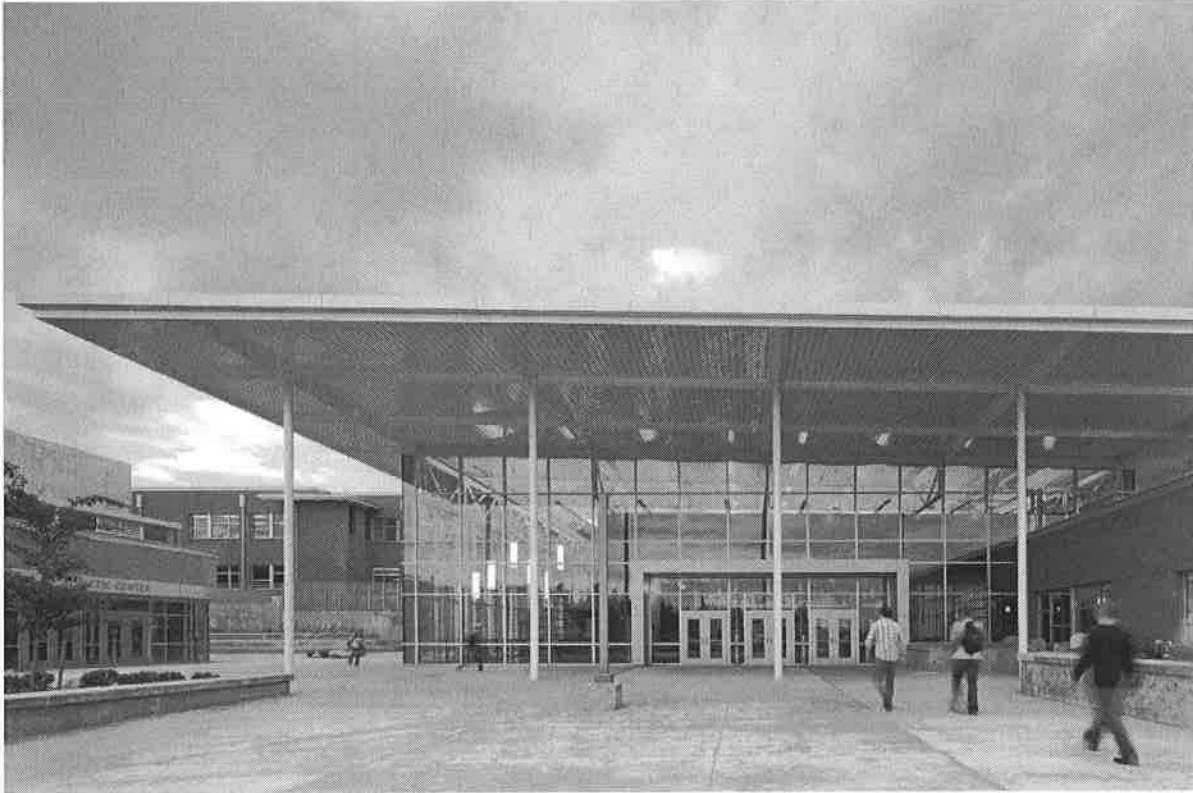
Temporary Facilities Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		2.57%	\$0	0	0.403	0.171	\$0	\$0
Middle Schools		0	\$0	0	0.128	0.049	\$0	\$0
High Schools		0	\$0	0	0.157	0.069	\$0	\$0
TOTALS							\$0	\$0

State Match Credit Calculation:	Scope	Const. Cost Allocation/SF	SF/Student	State Match	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		0	0	0	0.403	0.171	\$0	\$0
Middle Schools		0	0	0	0.128	0.049	\$0	\$0
High Schools		0	0	0	0.157	0.069	\$0	\$0
TOTALS							\$0	\$0

Tax Payment Credit:							Credit/SFR	Credit/MFR
Average Assessed Value							\$228,417	\$81,568
Capital Bond Interest Rate							3.74%	3.74%
Net Present Value of Average Dwelling							\$1,876,880	\$670,236
Years Amortized							10	10
Property Tax Levy Rate							\$1.960	\$1.960
Tax Payment Credit							\$3,679	\$1,314

Fee Summary	Cost/SFR	Cost/MFR
School Site Acquisition Cost	\$0	\$0
School Construction Cost	\$18,503	\$7,815
Temporary Facilities Cost	\$0	\$0
State Matching Credit Calculation	\$0	\$0
Tax Payment Credit Calculation	\$3,679	\$1,314
SUBTOTAL	\$14,824	\$6,501
50% Local Share	-\$7,412	-\$3,251
CALCULATED IMPACT FEE	\$7,412	\$3,251
2013 IMPACT FEE	\$7,412	\$3,251

Six-Year Capital Facility Plan 2013-2018



Board Approved: June 24, 2013

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

Lake Washington School District #414

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

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Dr. Traci Pierce

Lake Washington School District's Six-Year Capital Facilities Plan 2013-2018

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

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I. Executive Summary

This Six-Year Capital Facilities Plan (the “plan”) has been prepared by the Lake Washington School District (the “district”). It is 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 2013.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan. 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 facilities plan establishes a "standard of service" in order to ascertain current and future capacity.

Future state funding decisions could have an additional impact on class sizes and facility needs.

This plan reflects the current student/teacher standard of service ratio. The district’s standard of service reflects 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, 75% of the parents/guardians of district kindergarten students indicate a willingness to pay for All Day Kindergarten. However, due to space limitations, only 65% are able to participate in this program.

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.

I. Executive Summary (continued)

In the 2012-2013 school year, the district implemented the reconfiguration of its schools going from a K-6, 7-9 and 10-12 model to a K-5, 6-8 and 9-12 model. With school reconfiguration, the district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	25 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory. Existing inventory (2012-2013) includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 26,910 students (23,643 for permanent and 3,267 for relocatables). For this same period of time, student enrollment is 25,167 headcount. Enrollment is projected to increase to 28,675 in 2018 (see *Table 1*).

Growth, at all grade levels, is occurring throughout 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 particular, in-fill development in Kirkland is resulting in significant 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 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 were added in 2011 for a total of ten (10) relocatable classrooms on that site.
- By 2015, a total of 800 homes are planned to be constructed for the Redmond Ridge East development. As of 2012, 422 homes were built and occupied, which has resulted in an additional student population of 286 in the district. In 2013, 104 additional homes are

I. Executive Summary (*continued*)

projected to be built, 101 homes in 2014 and 38 in 2015. The remaining 109 multi-family units are expected to be constructed in 2013 or later. In anticipation of the student growth from the Redmond Ridge East 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 up to 2,000 new residential dwelling units to be developed in the Town Center area. Sammamish has started processing applications for the first proposed development in the Town Center. Sammamish expects between 300-500 homes to be built or in the pipeline by 2018. Development in this planning area will create additional capacity needs in this area of the district.
- Several developments continue to construct homes in north Redmond. In addition, new developments are scheduled to begin construction in this same area in 2013.
- The City of Kirkland annexed 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 approximately 244 residential units by the fall of 2014. 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.
- Additional single family and multi-family residential projects are pending in the City of Kirkland.

I. Executive Summary (*continued*)

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 District recently completed modernizations and additions at four schools under that measure, with an additional school scheduled for completion soon. In addition, 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 complete.

Subject to voter funding, in the timeframe of this plan the district could (*Table 6* lists other potential projects):

- Construct three new elementary school, one in the Redmond Ridge East development area, one somewhere in the City of Kirkland, and the other in the North Redmond area. (*see Table 6*)
- Build a new middle school in the Redmond area.
- Build a new secondary internationally choice school on the east side of the district and begin construction on a new secondary STEM focused choice school on the west side of the district.
- Add relocatable classrooms to address capacity when needed in the district. *See Section VI.*
- Expand Lake Washington High School, expand Eastlake High School, and commence modernization of nine schools, including Juanita High School.
- *Table 6* only reflects the projects under construction in the timeframe of this plan.
 - Note: The projects included in *Table 6* represent the potential projects under consideration. The Board has not taken final action on projects to be included in a possible bond measure anticipated in 2014. Community input is still being gathered. Future Capital Facility Plan updates will include the Board's final action.

A financing plan is included in *Section VIII* which demonstrates the district's planned funding required 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 3,267 students over the next six years. This is a 12.9% 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 2,259 students (assuming completion of planned new capacity projects). This number is based on the projects listed in the Executive Summary (pages 5-6). If there are more or fewer funded projects, this number will change (*Table 6* lists other potential projects). In addition, if projects are not funded, the school district will be over permanent capacity by 4 in 2018. This projection contemplates the full development of the Redmond Ridge East development. Other known 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. The enrollment projections 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 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 its 244 projected 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 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; (2), then *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

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

housing development 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*)

Cohort Survival

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2011 are used to project kindergarten enrollment through the 2016-2017 school year. After 2017, 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 78 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students have been 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.

It is important to note that even though small in-fill 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.

II. Six-Year Enrollment Projection and Long Term Planning <i>(continued)</i>
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Student Generation Rates

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 0.3810 elementary student, 0.1170 middle school student, and 0.0950 senior high student, for a total of 0.593 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.0490 elementary student, 0.0140 middle school student, and 0.0160 senior high student for a total of 0.0790 school age child per multi-family home (see *Appendix C*). 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 changed slightly in the 2012-2013 school year to reflect the change in the school configuration model from K-6, 7-9 and 10-12 to a K-5, 6-8, 9-12 model. The standard of service will remain the same in the 2013-2014 school year.

Standard of Service for Elementary Students

- Class size for grades K - 1 average 20 students
- Class size for grades 2 - 3 average 25 students
- Class size for grades 4-5 average 27 students

In the elementary standard of service model:

- 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

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

Identified students will also be provided other 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 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

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

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

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

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 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.

IV. Inventory and Evaluation of Current Facilities

The district currently has permanent capacity to house 23,605 students and transitional (relocatable) capacity to house 3,161 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 25,408 and is expected to increase to 28,675 in 2018 (see *Table 1*).

The school configuration change that was implemented in 2012-2013 provided some help to the capacity issues faced at the elementary level. Without the change, based on current projections, the district would need to construct approximately 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, middle 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 physical condition of the district's facilities is under evaluation by the 2013 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. In addition, starting in 2012, every district facility is annually evaluated as to condition by way of the State Asset Preservation Program.

V. Six-Year Planning and Construction Plan

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

- 1) Construction of new schools.
- 2) Additions at high schools to accommodate school configuration and growth needs.
- 3) Adjustments to capacity of existing schools undergoing modernization/replacement.
- 4) Use of additional relocatables to provide for housing of students not provided for under other strategies.
- 5) 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 (2007-2012),
 - New growth in the district created the need to construct two new 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 growth in the Redmond Ridge and Redmond Ridge East areas has resulted in the need to place ten (10) portables at Rosa Parks Elementary School.
 - 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.

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

- 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. The district continues to monitor the phased project. Homes already constructed in this development are occupied.
- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure funds the modernization/replacement of 11 schools throughout the district. The district has completed the design and permitting for or the modernization/replacement of: Frost Elementary, Lake Washington High School, Finn Hill Middle School, Muir Elementary School, Rush Elementary School, Sandburg Elementary School, Keller Elementary School, Bell Elementary School, Rose Hill Middle School, and, International Community School/Community Elementary School. Each school modernization project also includes the addition of new student capacity.
 - Frost Elementary School was completed and opened in the fall of 2009.
 - Lake Washington High School and Finn Hill Middle School were opened in the fall of 2011.
 - Muir Elementary School, Sandburg Elementary School, and, Keller Elementary School open in the fall of 2012.
 - Bell Elementary School, Rush Elementary School, Community Elementary School, Rose Hill Middle School, and International Community School are in construction and are planned to open in 2013.
- Because of the change in grade configuration in 2012 and the resultant capacity needs at two high schools, voters approved a Capital Levy in 2011 to construct additional classrooms at Redmond High School and Eastlake High School, and also a Science, Technology, Engineering and Math (STEM) high school on the east side of the District. The additions at Redmond High School and Eastlake High School opened in the fall of 2012. The STEM school began construction before the summer of 2012 and started a phased opening beginning in 2013.

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

- Even with school reconfiguration, 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 areas of unincorporated King County.
- The district anticipates the need for three new elementary schools within the period of this plan, one in the Redmond Ridge East area, one in the North Redmond area, and one in the Kirkland area. The district also anticipates, at a minimum, the need to build a new middle school in the Redmond area, a new secondary STEM focused choice school on the west side of the district, and a new secondary internationally focused choice school on the east side of the district. In addition, the district must modernize and expand Juanita High School and expand Lake Washington High School. The funding for construction of these schools is subject to voter approval. *Table 6* lists other potential projects.

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 140 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 were added in the summer of 2011. In total, there are 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) additional classrooms, and Einstein Elementary School – one (1) classroom.
 - *Unincorporated King County area*: Rosa Parks Elementary School – four (4) classrooms for a total of ten (10) relocatable classrooms.
- In 2011, the district placed 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) additional classroom (for a total of five (5) relocatable classrooms at Rockwell) and Redmond Middle School (4) classrooms
 - *Unincorporated King County area*: Rosa Parks Elementary School (2 classrooms).

In 2012, because of capacity issues, Northstar Middle School moved out of Lake Washington High School into relocatables units at Emerson Campus and Renaissance Middle School moved out of Eastlake High School into relocatables classrooms on the same campus.

VI. Relocatable and Transitional Classrooms

- In 2013, six relocatable classrooms will be added to Redmond High School (previously four (4) relocatable classrooms were leased on a temporary basis but due to capacity needs, those classrooms will be purchased plus another 2-classroom relocatable added to the site for a total of six (6) relocatable classrooms at Redmond High School for the 2013-2014 school year) and two additional relocatable classrooms to Redmond Middle School (for a total of six (6) relocatable classrooms). The district is deciding where to place two more relocatable classrooms because of the need.
- 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.

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 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 11,150 students at the elementary level, 5,485 students at the middle school level, and 6,970 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 2018.

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. Following the recent slow economy, there are continued signs of recovery, particularly in housing starts, and growth and the number of developments under construction continues to increase. The continued development of 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 underutilization, the district will utilize a number of solutions. Those solutions include the recent grade reconfiguration, 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.

VIII. 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 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 2013 through 2018. 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), and the proposed projects under consideration for a 2014 bond issue, 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 Sandburg Elementary School, opened in 2012 and Rose Hill Middle School, which was bid in 2012 and will open in 2013.

IX. Appendices

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

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2012-13 Enrollment **
Alcott	18	414	0	0	8	184	598	659
Audubon	16	368	0	0	2	46	414	505
Bell	19	437	0	0	4	92	529	312
Blackwell	17	391	0	0	3	69	460	377
Carson	19	437	0	0	4	92	529	446
Community	0	0	0	0	3	69	69	74
Dickinson	16	368	3	36	4	92	496	463
Discovery	3	69	0	0	0	0	69	73
Einstein	18	414	0	0	1	23	437	456
Explorer	3	69	0	0	1	23	92	71
Franklin	17	391	0	0	2	46	437	393
Frost	18	414	1	12	0	0	426	400
Juanita	12	276	0	0	0	0	276	336
Keller	14	322	2	24	0	0	346	309
Kirk	18	414	0	0	3	69	483	528
Lakeview	15	345	2	24	4	92	461	464
Mann	17	391	0	0	0	0	391	421
McAuliffe	21	483	0	0	7	161	644	485
Mead	19	437	1	12	6	138	587	600
Muir	16	368	0	0	0	0	368	366
Redmond	16	368	2	24	2	46	438	401
Rockwell	20	460	0	0	5	115	575	614
Rosa Parks	21	483	0	0	10	230	713	795
Rose Hill	17	391	2	24	2	46	461	352
Rush	13	299	0	0	4	92	391	458
Sandburg	19	437	0	0	0	0	437	445
Smith	19	437	0	0	8	184	621	574
Thoreau	17	391	0	0	0	0	391	269
Twain	20	460	0	0	4	92	552	578
Wilder	20	460	0	0	4	92	552	347
Totals	478	10,994	13	156	91	2,093	13,243	12,571

Middle Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2012-13 Enrollment
Environmental****	5	125	0	0	0	0	125	140
Evergreen	32	672	1	12	9	189	873	754
Finn Hill****	27	672	0	0	0	0	672	525
Inglewood	51	1071	2	24	0	0	1,095	1,123
International ***	12	360	0	0	1	30	390	380
Kamiakin	26	546	2	24	7	147	717	559
Kirkland ****	23	573	2	24	0	0	597	599
Northstar	0	0	0	0	4	84	84	90
Redmond ****	32	797	4	48	4	100	945	970
Renaissance	0	0	0	0	4	84	84	94
Rose Hill	25	525	1	12	6	126	663	643
Stella Schola	0	0	0	0	4	84	84	90
Totals	233	5,341	12	144	39	844	6,329	5,967

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2012-13 Enrollment
Emerson	8	179	0	0	2	45	224	66
Eastlake	85	1,904	3	36	0	0	1,940	1,607
Futures	3	67	0	0	0	0	67	56
Juanita	48	1,075	3	36	8	179	1,290	1,335
Lake Washington****	55	1,461	2	24	0	0	1,485	1,400
Redmond ****	69	1,833	3	36	0	0	1,869	1,867
STEM ****	12	319	0	0	0	0	319	298
Totals	280	6,838	11	132	10	224	7,194	6,629

TOTAL	991	23,173	36	432	140	3,161	26,766	25,167
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Key:

- "Standard Capacity" does not include capacity for special programs as identified in Section III
- "Total enrollment" on this chart does not include Emerson K-12, 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, 2012 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	552	\$0	0.3810	\$0
Middle	20	\$0	900	\$0	0.1170	\$0
Senior	40	\$0	1500	\$0	0.0950	\$0
TOTAL						\$0

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	\$22,566,312	552	\$40,881	0.3810	\$14,018
Middle	\$44,575,612	900	\$49,528	0.1170	\$5,215
Senior (additional capacity)	\$0	0	\$0	0.0950	\$0
TOTAL					\$19,233

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	0.3810	\$0
Middle	\$0	0	\$0	0.1170	\$0
Senior	\$0	0	\$0	0.0950	\$0
TOTAL					\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	188.55	90.0	27.57%	\$4,678	0.3810	\$1,783
Middle	188.55	117.0	27.57%	\$6,082	0.1170	\$712
Senior	188.55	130.0	27.57%	\$0	0.0950	\$0
TOTAL						\$2,494

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$452,762
Current Capital Levy Rate (2013)/\$1000	\$1.11
Annual Tax Payment	\$503.29

June 24, 2013
17685

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

Years Amortized	10
Current Bond Interest Rate	3.74%
Present Value of Revenue Stream	\$4,135

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$19,233
Temporary Facility Cost	\$0
State Match Credit	(\$2,494)
Tax Payment Credit	(\$4,135)
Sub-Total	\$12,604
50% Local Share	\$6,302

SFR Impact Fee	\$6,302
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**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	552	\$0	0.0490	\$0
Middle	20	\$0	900	\$0	0.0140	\$0
Senior	40	\$0	1500	\$0	0.0160	\$0
					TOTAL	\$0

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	\$22,566,312	552	\$40,881	0.0490	\$1,803
Middle	\$44,575,612	900	\$49,528	0.0140	\$624
Senior (additional capacity)	\$0	0	\$0	0.0160	\$0
				TOTAL	\$2,427

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	0.0490	\$0
Middle	\$0	0	\$0	0.0140	\$0
Senior	\$0	0	\$0	0.0160	\$0
				TOTAL	\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	188.55	90.0	27.57%	\$4,678	0.0490	\$229
Middle	188.55	117.0	27.57%	\$6,082	0.0140	\$85
Senior	188.55	130.0	27.57%	\$0	0.0160	\$0
					TOTAL	\$314

**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	\$185,979
Current Capital Levy Rate (2013)/\$1000	\$1.11
Annual Tax Payment	\$206.73
Years Amortized	10
Current Bond Interest Rate	3.74%

Present Value of Revenue Stream	\$1,699
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Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$2,427
Temporary Facility Cost	\$0
State Match Credit	(\$314)
Tax Payment Credit	(\$1,699)
 Sub-Total	 \$414
 50% Local Share	 \$207

MFR Impact Fee	\$207
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**2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2013 STUDENTS				2013 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Cameron Place	R	13	13	13	6	0	0	6	0.462	0.000	0.000	0.462
Central Park North	R	18	18	18	5	0	2	7	0.278	0.000	0.111	0.389
Chatham Ridge	K	15	15	14	1	0	1	2	0.071	0.000	0.071	0.143
Conover Commons	R	25	25	25	2	0	1	3	0.080	0.000	0.040	0.120
Crestwood at Forbes Creek	K	11	11	11	1	1	0	2	0.091	0.091	0.000	0.182
Evergreen Lane	R	24	24	24	4	0	2	6	0.167	0.000	0.083	0.250
Gramercy Park	S	28	4	2	1	0	0	1	0.500	0.000	0.000	0.500
Greenbriar Estates	S	58	48	41	25	5	1	31	0.610	0.122	0.024	0.756
Hazelwood	R	76	61	49	6	3	2	11	0.122	0.061	0.041	0.224
Hedges	KC	35	35	35	9	12	11	32	0.257	0.343	0.314	0.914
Illahee	SI	88	88	88	42	17	9	68	0.477	0.193	0.102	0.773
Illahee Tract M	SI	16	16	16	8	0	2	10	0.500	0.000	0.125	0.625
Indigo	S	24	24	24	2	2	0	4	0.083	0.083	0.000	0.167
Kensington	R	121	121	121	52	21	21	94	0.430	0.174	0.174	0.777
Kirkwood	K	17	17	17	2	0	1	3	0.118	0.000	0.059	0.176
Lakeshore Estates	R	17	13	12	0	1	1	2	0.000	0.083	0.083	0.167
Lakeview Lane	K	29	22	15	0	0	1	1	0.000	0.000	0.067	0.067
Mondavio/Verona/Vistas	R	104	58	53	21	7	10	38	0.396	0.132	0.189	0.717
Nettleton Commons	K	25	25	25	4	4	2	10	0.160	0.160	0.080	0.400
Northstar	R	132	132	132	61	22	19	102	0.462	0.167	0.144	0.773
One Eagle Place	K	14	14	14	0	1	1	2	0.000	0.071	0.071	0.143
Palermo	S	19	19	19	15	9	6	30	0.789	0.474	0.316	1.579
Perrigo Heights	R	24	24	24	19	3	2	24	0.792	0.125	0.083	1.000
Pine Meadows	S	26	26	26	8	3	2	13	0.308	0.115	0.077	0.500
Prescott at English Hill	R	70	70	70	14	6	5	25	0.200	0.086	0.071	0.357
Redmond Ridge East	KC	665	396	396	218	43	19	280	0.551	0.109	0.048	0.707
Reserve at Patterson Creek	KC	29	27	26	2	3	8	13	0.077	0.115	0.308	0.500
Rosemont at Timberline	S	14	14	14	10	2	2	14	0.714	0.143	0.143	1.000
Sable & Aspen Ridge	R	43	43	43	7	3	0	10	0.163	0.070	0.000	0.233
Solus in Kirkland Highlands	K	25	25	25	3	1	4	8	0.120	0.040	0.160	0.320

**2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY		#	#	#	2013 STUDENTS				2013 RATIO			
	COUNTY	PLANNED	COMPL.	OCCUP.	ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL	
The Crossings	R	18	15	15	9	2	1	12	0.600	0.133	0.067	0.800	
Tyler's Creek	R	90	90	90	40	10	4	54	0.444	0.111	0.044	0.600	
Wexford at English Hill	R	16	16	16	4	3	4	11	0.250	0.188	0.250	0.688	
Whistler Ridge	R	62	62	62	14	6	7	27	0.226	0.097	0.113	0.435	
Woodlands Ridge	R	25	21	17	1	1	2	4	0.059	0.059	0.118	0.235	
Woodlands West	R	74	74	74	21	7	5	33	0.284	0.095	0.068	0.446	
Wynstone	R	46	46	46	15	3	5	23	0.326	0.065	0.109	0.500	
TOTALS		2,136	1,752	1,712	652	201	163	1,016	0.381	0.117	0.095	0.593	

2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2013 STUDENTS				2013 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Veloce (Alexan) Apartments	R	322	97%	312	1	1	0	2	0.003	0.003	0.000	0.006
Delano Apartments	R	66	94%	62	0	0	0	0	0.000	0.000	0.000	0.000
Element Townhomes	R	94	94	94	5	2	0	7	0.053	0.021	0.000	0.074
Francis Village	K	61	61	61	6	3	1	10	0.098	0.049	0.016	0.164
Graystone Condos	R	16	16	6	2	0	0	2	0.333	0.000	0.000	0.333
Juanita Townhomes	K	24	24	24	2	1	1	4	0.083	0.042	0.042	0.167
Kirkland Commons	K	15	11	8	2	0	1	3	0.250	0.000	0.125	0.375
Luna Sol Apartments	K	52	96%	50	1	1	0	2	0.020	0.020	0.000	0.040
Nelson Ridge Condos	R	20	20	20	1	1	0	2	0.050	0.050	0.000	0.100
Plateau 228	S	71	28	28	3	1	2	6	0.107	0.036	0.071	0.214
Red 160 Apartments	R	250	80%	200	3	2	0	5	0.015	0.010	0.000	0.025
Redmond Park Townhomes	R	26	26	26	6	3	9	18	0.231	0.115	0.346	0.692
Redmond Ridge East Duplex	KC	135	26	26	6	0	0	6	0.231	0.000	0.000	0.231
Redmond River Park Apartments	R	319	98%	312	12	3	7	22	0.038	0.010	0.022	0.071
Reflections of Redmond	R	24	24	24	2	0	0	2	0.083	0.000	0.000	0.083
Urbane Redmond Townhomes	R	22	22	22	5	0	0	5	0.227	0.000	0.000	0.227
Velo Townhomes @ Mondavia	R	34	34	34	6	0	0	6	0.176	0.000	0.000	0.176
Woodrun Townhomes	R	20	20	20	2	0	0	2	0.100	0.000	0.000	0.100
TOTALS		1,571		1,329	65	18	21	104	0.049	0.014	0.016	0.078

	<i>Sandburg Elementary School</i>	<i>Future Elementary School</i>
<i>Cost</i>	<i>598 student capacity *</i>	<i>552 student capacity</i>
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 3% per year	\$24,447,077	
<i>Size Comparison</i>	598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
<i>Capacity Adjustment</i>	2011 construction cost	
	\$36,323 per student space (based on 2012 construction costs, \$21,720,911 / 598 students)	
	2015 projected cost, adjusted for capacity difference	\$40,881 per student space x 552 students = \$22,566,312 (based on 2015 projected costs)
	(based on 2015 projected costs, \$24,447,077 / 598 students)	
<i>Cost Adjustment</i>	Construction Cost (bid 2011, actual const. costs)	
	\$21,720,911	
	Projected Construction Cost in 2015 @ 552 student capacity	\$22,566,312

Cost Model: (escalated to 2015)
 Pope Site
 \$23,033,608

* Student capacity includes 69 students for Discovery Community School

	<i>Sandburg Elementary School</i>	<i>Future Elementary School</i>
	<i>598 student capacity *</i>	<i>552 student capacity</i>
<i>Cost</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 3% per year	\$24,447,077	
<i>Size</i>		
<i>Comparison</i>	598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
<i>Capacity</i>		
<i>Adjustment</i>		
2011 construction cost	\$36,323 per student space (based on 2012 construction costs, \$21,720,911 / 598 students)	
2015 projected cost, adjusted for capacity difference	\$40,881 per student space (based on 2015 projected costs, \$24,447,077 / 598 students)	\$40,881 per student space x 552 students = \$22,566,312 (based on 2015 projected costs)
<i>Cost</i>		
<i>Adjustment</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 552 student capacity		\$22,566,312

Cost Model: (escalated to 2015)
Pope Site
\$23,033,608

** Student capacity includes
69 students for Discovery
Community School*

X. TABLES

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

Six-Year Enrollment Projections

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
County Live Births**	24,899	25,222	25,057	24,514	24,630	24,691	24,752
change		323	(165)	(543)	116	61	61
Kindergarten ***	1,962	2,006	2,013	1,986	1,995	1,998	2,002
Grade 1 ****	2,151	2,179	2,237	2,243	2,202	2,205	2,204
Grade 2	2,174	2,283	2,313	2,370	2,368	2,322	2,325
Grade 3	2,208	2,235	2,309	2,337	2,387	2,380	2,334
Grade 4	2,126	2,224	2,252	2,326	2,345	2,390	2,383
Grade 5	2,002	2,146	2,248	2,274	2,343	2,356	2,402
Grade 6	2,003	1,991	2,129	2,228	2,234	2,334	2,367
Grade 7	1,930	1,982	1,974	2,109	2,207	2,208	2,307
Grade 8	1,860	1,914	1,966	1,960	2,088	2,184	2,182
Grade 9	1,802	1,853	1,901	1,951	1,939	2,059	2,152
Grade 10	1,717	1,789	1,841	1,891	1,937	1,925	2,044
Grade 11	1,733	1,744	1,817	1,871	1,918	1,962	1,951
Grade 12	1,740	1,798	1,806	1,882	1,933	1,978	2,022
Total Enrollment	25,408	26,144	26,806	27,428	27,896	28,301	28,675
Yearly Increase		736	662	622	468	405	374
Yearly Increase		2.90%	2.53%	2.32%	1.71%	1.45%	1.32%
Cumulative Increase		736	1,398	2,020	2,488	2,893	3,267

* Number of Individual Students (10/1/12 Headcount).

** County Live Births estimated based on OFM projections. 2016 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.88% 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 *										
	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
County Live Births **	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899
Kindergarten / Live Birth	7.45%	7.54%	7.71%	8.21%	7.76%	7.95%	8.15%	8.25%	7.87%	7.88%
										7.88%
Kindergarten	1,654	1,660	1,734	1,789	1,696	1,783	1,865	1,872	1,908	1,962
Grade 1	1,761	1,825	1,846	1,916	1,959	1,903	2,047	2,146	2,121	2,151
Grade 2	1,834	1,755	1,881	1,860	1,901	2,020	1,936	2,108	2,203	2,174
Grade 3	1,760	1,863	1,792	1,870	1,853	1,934	2,036	1,968	2,116	2,208
Grade 4	1,870	1,781	1,868	1,776	1,857	1,901	1,937	2,056	1,986	2,126
Grade 5	1,873	1,871	1,775	1,810	1,753	1,854	1,897	1,936	2,051	2,002
Grade 6	1,838	1,866	1,872	1,726	1,825	1,738	1,838	1,898	1,920	2,003
Grade 7	1,857	1,829	1,828	1,818	1,692	1,805	1,726	1,829	1,857	1,930
Grade 8	1,917	1,886	1,807	1,806	1,811	1,673	1,819	1,734	1,831	1,860
Grade 9	1,822	1,889	1,860	1,765	1,755	1,782	1,660	1,756	1,687	1,802
Grade 10	1,802	1,889	1,887	1,824	1,763	1,739	1,780	1,672	1,740	1,717
Grade 11	1,812	1,700	1,853	1,856	1,811	1,728	1,742	1,798	1,671	1,733
Grade 12	1,831	1,900	1,799	1,881	1,890	1,909	1,802	1,816	1,824	1,740
Total Enrollment	23,631	23,714	23,802	23,697	23,566	23,769	24,085	24,589	24,915	25,408
Yearly Change		83	88	(105)	(131)	203	316	504	326	493
* October 1st Headcount	Average increase in the number of students per year									197
** Number indicates actual births	Total increase for period									1,777
5 years prior to enrollment year.	Percentage increase for period									8%
	Average yearly increase									0.84%

2012-13 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	276
04 Keller Elementary	13820 108th NE	346
26 Muir Elementary	14012 132nd NE	368
06 Discovery Community School	12801 84th NE	69
06 Sandburg Elementary	12801 84th NE	437
02 Thoreau Elementary	8224 NE 138th	391
63 Finn Hill Middle School	8040 NE 132nd	672
60 Environmental & Adventure School	8040 NE 132nd	125
67 Kamiakin Middle School	14111 132nd NE	717
82 Futures School	10601 NE 132nd	67
82 Juanita High School	10601 NE 132nd	1,290
<u>Kirkland Area</u>		
07 Bell Elementary	11212 NE 112th	529
96 Community School	11133 NE 65th	69
16 Franklin Elementary	12434 NE 60th	437
09 Kirk Elementary	1312 6th Street	483
10 Lakeview Elementary	10400 NE 68th	461
15 Rose Hill Elementary	8044 128th NE	461
18 Rush Elementary	6101 152nd NE	391
14 Twain Elementary	9525 130th NE	552
96 International Community School	11133 NE 65th	390
65 Kirkland Middle School	430 18th Avenue	597
80 Northstar Middle School	12033 NE 80th	84
69 Rose Hill Middle School	13505 NE 75th	663
61 Stella Schola Middle School	13505 NE 75th	84
80 Emerson High	10903 NE 53rd St	224
84 Lake Washington High	12033 NE 80th	1,485
<u>Redmond Area</u>		
53 Alcott Elementary	4213 228th NE	598
19 Audubon Elementary	3045 180th NE	414
46 Dickinson Elementary	7040 208th NE	496
24 Einstein Elementary	18025 NE 116th	437
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	575
41 Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr	713
32 Wilder Elementary	22130 NE 133rd	552
74 Evergreen Middle School	6900 208th NE	873
71 Redmond Middle School	10055 166th NE	945
73 STEM	400 228th Ave NE	319
85 Redmond High School	17272 NE 104th	1,869
<u>Sammamish Area</u>		
54 Blackwell Elementary	3225 205th PL NE	460
52 Carson Elementary	1035 244th Ave NE	529
57 McAuliffe Elementary	23823 NE 22nd	644
58 Mead Elementary	1725 216th NE	587
56 Smith Elementary	23305 NE 14th	621
77 Inglewood Middle School	24120 NE 8th	1,095
86 Renaissance	400 228th NE	84
86 Eastlake High School	400 228TH NE	1,940

* 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
	<u>Juanita Area</u>			
	None			
	<u>Kirkland Area</u>			
27	Elementary	10638 – 134 th Ave. NE	Redmond	In reserve ***
	<u>Redmond Area</u>			
28	Elementary	172 nd NE & NE 122 nd	King County	In reserve
31	Elementary	Redmond Ridge East	King County	In reserve
33	No School Use Allowed	194 th NE above NE 116 th	King County	*****
59	Elementary	Main & 228 th NE	Sammamish	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	No School Use Allowed	NE 95 th & 195 th NE	King County	*****
91	Undetermined	NE 95 th Street & 173 rd Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

Footnotes

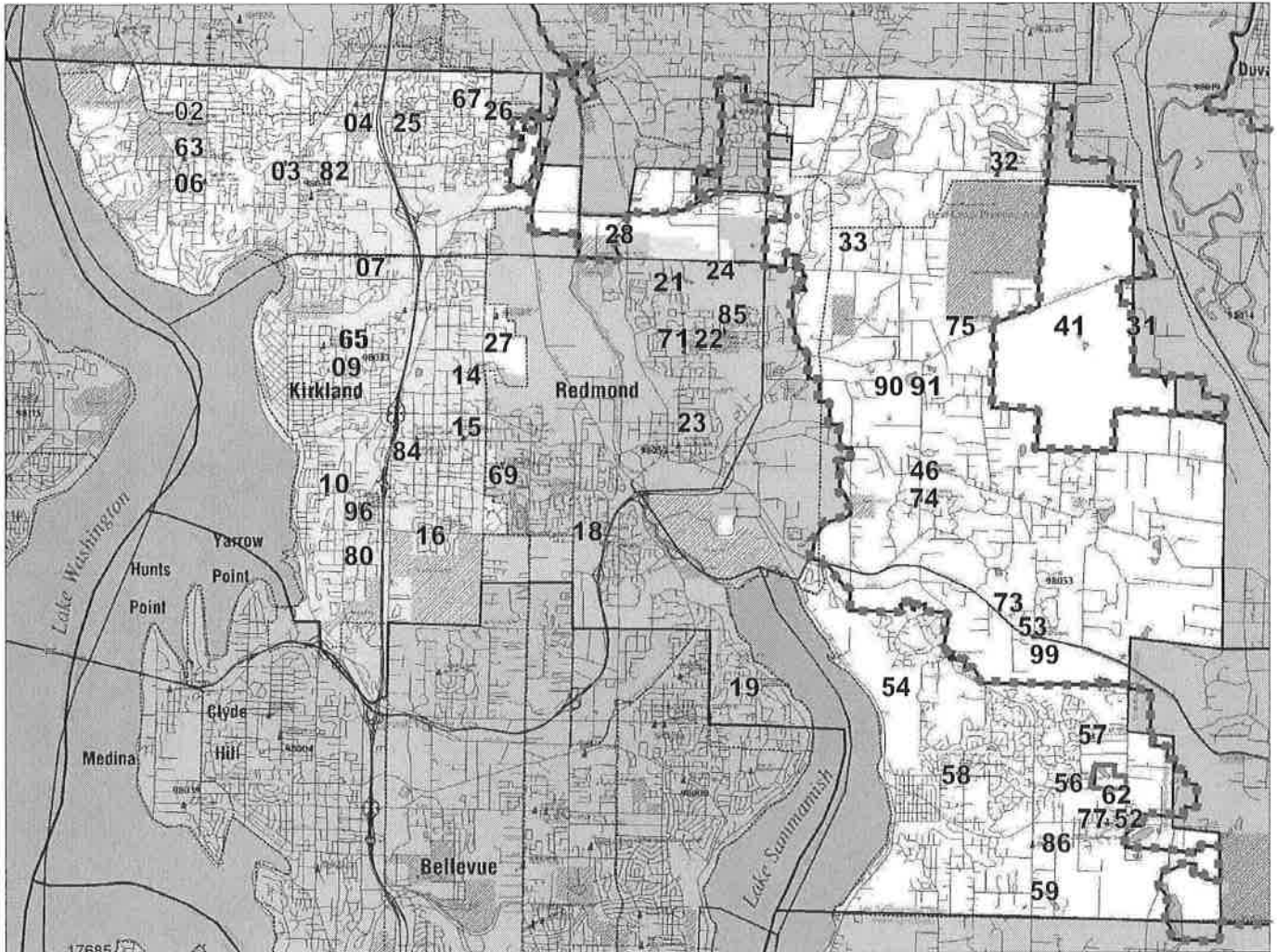
“*” = See Table 4a for a District map. Locations indicated by numbers stated in this column.

“****” = “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.

“*****” = Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

The King County Rural Area Task Force concluded:

1. "Lake Washington 2" (Site 75): 37.85 acre site located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The District must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the District can use the site for a "small [5 acre] environmental school while placing the remainder of the use into permanent conservation."
2. "Lake Washington 4": Existing undeveloped acreage at Dickinson/Evergreen site - this acreage be used for school development and can connect to sewer.
3. "Lake Washington 1 (Site 33)": 19.97 acres located 1/4 mile east of Avondale Road - *no school use allowed*; potential conservation value.
4. "Lake Washington 3" (Site 90): 26.86 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits - *no school use allowed*.



June 24, 2013

Table 4a

Projected Capacity to House Students

	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	23,605						
New Construction*:							
Redmond Ridge East Elementary #31					550		
New Elementary #28 (Pope Property)					550		
New Elementary (Kirkland Area)						550	
New Middle School						900	
Modernization							
Rush Elementary #18		69					
Rose Hill MS #69		146					
Bell Elementary #		46					
ICS/Community Schools		0					
Permanent Capacity Subtotal	23,605	23,866	23,866	23,866	24,966	26,416	26,416
Total Enrollment	25,408	26,144	26,806	27,428	27,896	28,301	28,675
Permanent Surplus / (Deficit Capacity)	(1,803)	(2,278)	(2,940)	(3,562)	(2,930)	(1,885)	(2,259)
Transitional Capacity [Relocatables]	3,161	3,253	3,391	3,483	3,575	3,667	3,759
Change in number of Relocatable Classrooms**	4	6	4	4	4	4	4
Total Surplus / Deficit Capacity	1,358	975	451	(79)	645	1,782	1,500
Total Permanent and Transitional Capacity	26,766	27,119	27,257	27,349	28,541	30,083	30,175

*New schools and additional permanent capacity through modernization.

**Note: Numbers of relocatables (portables) to be added from capacity increase avg. of 23 students per portable).

***Note: All projects listed on Table 6 are potential

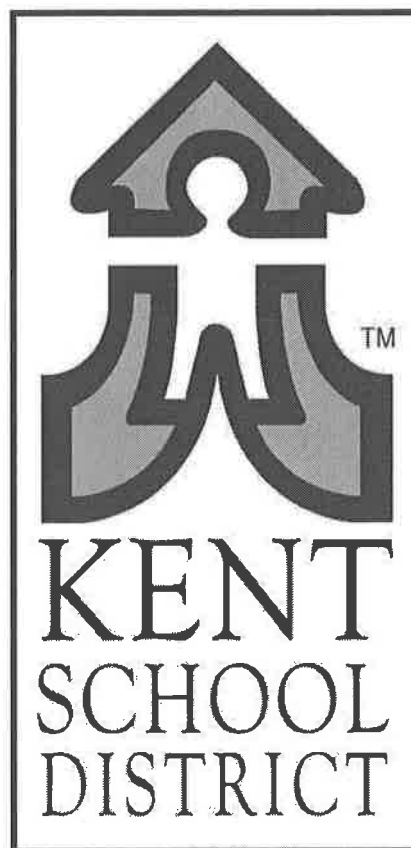
Six-Year Finance Plan											Est Secured	Unsecured
* = In Progress/Complete	2013	2014	2015	2016	2017	2018	Project schedules TBD	Total	Local	State	Local *	
Site 18 *	Mod - Rush Elementary	34,062,269						34,062,269	31,400,779	2,661,490		
Site 69 *	Mod - Rose Hill Middle School	59,779,000						59,779,000	54,477,687	5,301,313		
Site 96 *	Mod - ICS/Community (West)	26,648,990						26,648,990	23,887,213	2,761,777		
Site 07 *	Mod - Bell Elementary	32,531,000						32,531,000	29,425,663	3,105,337		
Site 86	Addition - Eastlake HS						15,000,000	15,000,000				
Site 84	Addition - Lake Washington HS						33,000,000	33,000,000	0	0	33,000,000	
Site 31	New - Redmond Ridge East EI			32,000,000				32,000,000	0	0	32,000,000	
Site 28	New - North Redmond EI			34,000,000				34,000,000	0	0	34,000,000	
Site X1	New - Kirkland Elementary School				34,000,000			34,000,000	0	0	34,000,000	
Site X2	New - Middle School				98,000,000		(includes property acquisition estimate)	98,000,000	0	0	98,000,000	
Site 59	New - Eastside internationally focused school						36,000,000	36,000,000	0	0	36,000,000	
Site X3	New - Westside STEM focused school						40,000,000	40,000,000	0	0	40,000,000	
Site 09	Mod - Kirk Elementary						37,000,000	37,000,000	0	0	37,000,000	
Site 58	Mod - Mead Elementary						45,000,000	45,000,000	0	0	45,000,000	
Site 74	Mod - Evergreen Middle School						78,000,000	78,000,000	0	0	78,000,000	
Site 21	Mod - Rockwell Elementary School						39,000,000	39,000,000	0	0	39,000,000	
Site 67	Mod - Kamiakin Middle School						78,000,000	78,000,000	0	0	78,000,000	
Site 53	Mod - Alcott Elementary School						40,000,000	40,000,000	0	0	40,000,000	
Site 56	Mod - Smith Elementary School						39,000,000	39,000,000	0	0	39,000,000	
Site 32	Mod - Wilder Elementary School						42,000,000	42,000,000	0	0	42,000,000	
Site 82	Mod - Juanita High School						142,000,000	142,000,000	0	0	142,000,000	
	Portables	1,050,000	750,000	750,000	750,000	750,000	750,000	5,550,000	0	0	5,550,000	
	Totals	\$154,071,259	\$750,000	\$750,000	\$66,750,000	\$122,750,000	\$750,000	\$664,750,000	\$1,026,871,259	\$139,191,342	\$882,550,000	

* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)
 ** Monies for Redmond Ridge East & North Redmond EI have not been secured, monies for all other projects have been secured
 *** Projects included above and in the plan represent the most comprehensive approach. The Board has not taken final action on the potential bond measure. Community input is still being gathered.
 Future CFP updates will include the board's final action
 Note 2: Phase II school modernization (2006-2013) financing is based on a bond measure approved in February 2006.

Kent School District

Capital Facilities Plan

2013 – 2014 - 2018 – 2019



April 2013

Kent School District

SIX - YEAR CAPITAL FACILITIES PLAN

2013 - 2014 ~ 2018 - 2019

April 2013

Kent School District No. 415
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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 capital 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, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2013 for the 2012-2013 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. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

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, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

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. Portables 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. Portables provide additional transitional capacity.

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 Board of Directors approved Full Day Kindergarten ("FDK") for all Elementary Schools in 2011-12 and FDK projections are used to forecast Kindergarten enrollment 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 portables.

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 impact 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 is the basis for the growth projections from new developments. *(See Page 5)*

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)* 8.52% of 25,222 King County live births in 2008 is projected for 2,150 students expected in Kindergarten for October 1, 2013. This is an increase of 323 live births in King County over the previous year. *(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 be reported at .50 FTE for state funding in 2012-13. *(See Table 2 A)*

Early Childhood Education students (also identified as "ECE", "Preschool Inclusive Education ("IE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

The first grade population of Kent School District 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. Projections for 2014-2018 are from OSPI Report 1049 – Determination of Projected Enrollments.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn 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.

(Continued)

II Six - Year Enrollment Projection (Continued)

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	.484	
	Middle School	.129	
	Senior High	<u>.249</u>	
	Total		.862
Multi-Family	Elementary	.324	
	Middle School	.066	
	Senior High	<u>.118</u>	
	Total		.508

The student generation factor is based on a survey of 2,163 single family dwelling units and 1,478 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 a count of enrolled students in identifiable new development areas.

**KENT SCHOOL DISTRICT No. 415
OCTOBER P 223 F T E (Full Time Equivalent) ENROLLMENT HISTORY ¹**

October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
King County Live Births ²	19,825	19,909	20,449	21,289	22,541	23,104	23,002	23,188	22,355	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899
Increase / Decrease	851	174	450	840	1,262	563	-102	186	-833	-345	-193	-244	73	586	-205	480	-709	85	568	443	-194	1,564	655
Kindergarten / Birth % ²	8.88%	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%	8.18%	8.57%
Kindergarten ¹⁻²⁻³	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	768	758	749	767	831
State Apportionment-funded Full Day Kindergarten ¹⁻²⁻³ (In 2009 P-223 Report is at 1.0 FTE for State Apportionment-funded Full Day K)																			365	386	343	447	471
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920	1,958	1,992	1,885	2,013
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	1,982	1,939	2,014	1,904
Grade 3	1,824	1,866	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	1,962	2,026	2,033	2,081	1,976	2,000	1,981	2,078
Grade 4	1,793	1,816	1,900	1,939	1,942	2,012	1,966	2,064	2,045	2,222	2,086	2,186	2,068	2,072	2,057	2,024	2,015	2,049	2,060	2,044	1,954	2,021	1,999
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020	2,044	2,086	2,082	1,973	2,041
Grade 6	1,629	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	2,098	2,081	2,070	2,130	2,132	2,021
Grade 7 Middle School	1,824	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,083	2,081	2,208	2,127	2,360	2,209	2,243	2,200	2,205	2,130	2,117	2,115	2,092	2,102	2,136
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	2,108	2,136
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															2,705	2,767	2,772	2,560	2,573	2,467	2,434	2,468	2,452
Grade 10	1,468	1,480	1,663	1,698	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	2,267	2,088
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	1,986	1,956	1,949	1,882	1,790
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,485	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	1,543	1,521
Total Enrollment ⁴	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	25,590	25,481
Yearly FTE Increase / Decrease	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-50	-157	-31	-109
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,527	6,610	6,560	6,403	6,372	6,263

¹ FTE enrollment counts have been rounded to the nearest whole number. Most Kindergarten students are reported at .5 FTE per State Funding formula even though ALL elementary schools now have Full Day Kindergarten programs.

² This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State website or King County Health Dept. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

³ Starting in 2008, some Kindergarten students are reported at 1.0 (same as headcount) at 5 schools which qualified for Full Day Kindergarten (FDK) funded through State Apportionment.
For Full Day Kindergarten at other schools, the second half of the day is funded by the Educational Programs & Operations Levy \$ & students are reported at .5 FTE on the P-223 Enrollment Report which generates state funding.

⁴ 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 Inclusive Education) and college-only Running Start students.
October 2012 P-223 Headcount = 26,611 & Full Headcount = 27,732. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

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

Full Day Kindergarten at all Elem	LB in 2007	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB Est. 2012	LB Est. 2013
	A C T U A L	P R O J	O J	E C T	T	I	O N
October	2012	2013	2014	2015	2016	2017	2018
King County Live Births ¹	24,899	25,222	25,057	24,514	24,630	24,750	24,850 ¹
Increase / Decrease	655	323	-165	-543	116	120	100
Kindergarten / Birth % ²	8.57%	8.52%	8.62%	9.02%	9.18%	9.35%	9.51%
^{2/3} Kindergarten FTE @ .5	0	0	0	0	0	0	0
^{2/3} FD Kindergarten @ 1.0	2134	2,150	2,160	2,211	2,262	2,313	2,364
Grade 1	2017	2,173	2,185	2,238	2,290	2,343	2,396
Grade 2	1905	2,038	2,235	2,208	2,262	2,315	2,368
Grade 3	2082	1,969	2,088	2,289	2,261	2,316	2,371
Grade 4	2000	2,102	1,954	2,091	2,292	2,264	2,319
Grade 5	2044	2,023	2,104	1,972	2,110	2,313	2,285
Grade 6	2026	2,099	2,065	2,152	2,017	2,158	2,365
Grade 7	2139	2,033	2,099	2,073	2,161	2,025	2,167
Grade 8	2138	2,176	2,062	2,128	2,102	2,191	2,053
Grade 9	2452	2,490	2,501	2,377	2,453	2,423	2,526
Grade 10	2088	2,081	2,179	2,211	2,101	2,168	2,142
Grade 11	1790	1,682	1,913	1,920	1,948	1,851	1,910
Grade 12	1521	1,467	1,524	1,581	1,587	1,610	1,530
Total Enrollment Projection ⁴	26,336	26,483	27,069	27,451	27,846	28,290	28,796
Yearly Increase/Decrease ³	See Notes	147	586	382	395	444	506
Yearly Increase/Decrease %	2 / 3 / 4	0.56%	2.21%	1.41%	1.44%	1.59%	1.79%

Notes: 2 / 3 / 4 with Adjustment for Full Day Kindergarten & change from FTE History to Headcount Projections with High School @ FTE due to Running Start.

Total Enrollment Projection	26,336	26,483	27,069	27,451	27,846	28,290	28,796
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- ¹ Kindergarten enrollment projection for 2013 is based on Kent SD percentage of live births in King County five years previous.
- ² Kindergarten 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 preschoolers)
- ³ Kindergarten projection is at 1.0 for Full Day Kindergarten (FDK) at all 28 Elementary schools.
- ⁴ Headcount Projections for 2014 - 2018 from OSPI Report 1049 - Determination of Projected Enrollments
- ⁵ Oct. 2012 P223 FTE is 25,481 & Headcount is 26,611. Full Headcount with ECE Preschool & Running Start students = 27,732.

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.

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. Portables 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 will continue to evolve 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 25 or fewer students.
Class size for grades 1 - 3 is planned for an average of 25 or fewer students.
Class size for grades 4 - 6 is planned for an average of 29 or fewer students.

All 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 or the local levy. Five schools with FDK Programs have state apportionment funding and 23 others are funded through Basic Ed and the local Educational Programs and Operations Levy.

Some special programs require specialized classroom space and the program 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 special programs and space must be allocated to serve these programs.

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

(continued)

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

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

- English Language Learners (E L L)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- Education for Highly Capable Students
- Reading, Math or Science Labs

Inclusive Education Services ("IES") for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 depending on the program:

- Early Childhood Education (ECE) (3-4 yr. old students with disabilities)
- Tiered Intervention in Inclusive Education Support Center Programs
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Self-contained Inclusive Education Support Center Programs (SC)
- School Adjustment Programs for students with behavioral disorders (SA)
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASC-DD)
- Speech & Language Therapy & Programs for Hearing Impaired students
- Occupational & Physical Therapy Programs (OT/PT)
- The Outreach Program (TOP) for 18-21 year old secondary students

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 – 8 is planned for an average of 29 or fewer students.
Class size for grades 9 – 12 is planned for an average of 31 or fewer students.

Similar to Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the program capacity of the permanent school buildings.

(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
- Technology Academy 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)
- 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
- JROTC - Junior Reserve Officers Training Corps

Career & Technical Education Programs (CTE - Vocational Education)

- Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.
- Child Development Preschool and Daycare Programs
- Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.
- Business Education – Word Processing, Accounting, Business Law & Math, Marketing, Economics, Web Design, DECA, FBLA (Future Business Leaders).
- Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, ASL, etc.
- Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture.

Kent Phoenix Academy – Performance Learning Center, Gateway, Virtual High School & Kent Success program with evening classes for credit retrieval

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 27,475 students and transitional (portable) capacity to house 1,023. 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 12*)

The ratio between permanent capacity and portable 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 implemented in the Fall of 2012.

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 13.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

Kent Mountain View Academy 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 Des Moines. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

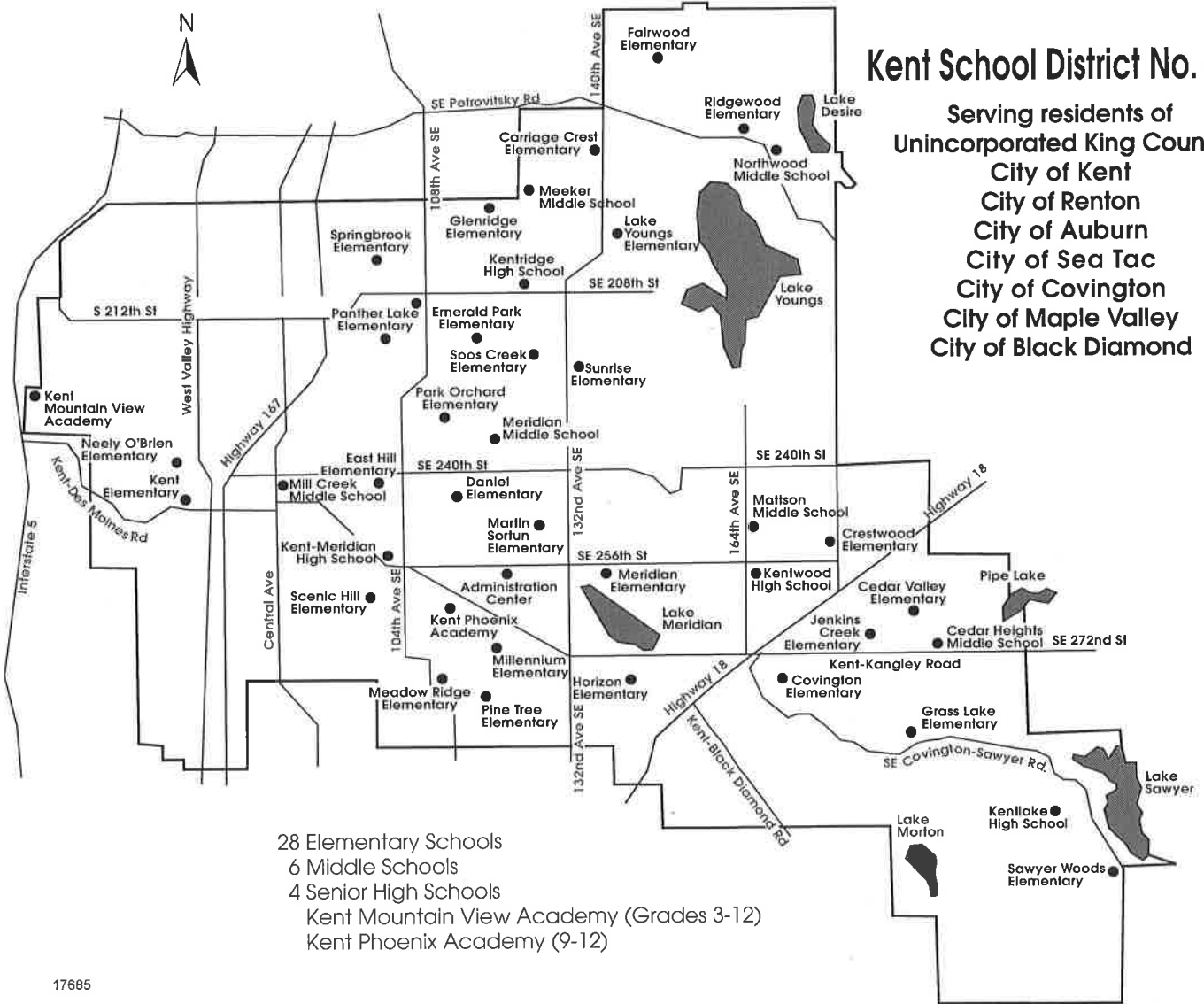
Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the renovated site and building that formerly served Sequoia Middle School. Kent Phoenix Academy has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success. Kent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

iGrad - In partnership with Green River Community College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". The iGrad Program is the first official Dropout Reengagement Program in the state made possible under the provisions of ESHB 1418. iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma via web-based instruction or get their GED and go on to achieve an AA degree or certificate through Green River Community College.

iGrad is not included in this Capital Facilities Plan because it is served in leased space at the Kent Hill Plaza Shopping Center. iGrad is also reported separately to OSPI and the counts are not included in the P-223 Enrollment Reports for 2012-13. In less than a year, enrollment in the iGrad program has grown to over 400 students.

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

				2012-2013
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity ¹
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	380
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	504
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	432
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	490
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	456
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	1999	KE	24700 - 64th Avenue South, Kent 98032	480
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	510
Martin Sortun 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	NO	6300 South 236th Street, Kent 98032	480
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	524
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	486
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	514
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	380
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	418
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504
Elementary TOTAL				13,206
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	895
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	787
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	832
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	792
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	916
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	926
Middle School TOTAL				5,148
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	1,904
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	1,957
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,277
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,159
Senior High TOTAL				8,297
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198	410
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030	414
DISTRICT TOTAL				27,475



V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2013, the following projects to increase capacity are in the planning phase in Kent School District:

- Planning is in progress for construction of additional capacity for Pre-school and Kindergarten students at Kent Elementary School in 2015. The project, which is one of four in the country known as "Green Schoolhouse", will be largely funded and donated by Brighten A Life Foundation. The District will fund ~\$3M for the site preparation and does not expect to utilize impact fees to fund the project which will be built to LEED Platinum standard. (LEED = Leadership in Energy & Environmental Design)
- Planning is in progress for a replacement school for Covington Elementary School in 2016 or beyond. The project is pending satisfactory financial resources to fund the project.
- Planning is in progress for additional classroom space for Neely-O'Brien Elementary School. This addition will add approximately 25% to building capacity and is expected to come online in Fall of 2017.
- 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 lease or 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 to and from school and bus stops 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 15 & Site map on Page 16)*

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 proposed Elementary School #31 (actual #29), replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees have been utilized for those projects.

In March 2013 the Board of Directors reallocated the funding for proposed Elementary #31 to capital projects for safety and security.

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	Projected	% for
				Completion Date	Program Capacity	new Growth
Approximate Approximate						
# on Map	ELEMENTARY		(Numbers to identify future schools may not correlate with number of existing schools.)			
	Kent Elementary School - Addition (F)	24700 - 64th Avenue S, Kent	Elementary Addition	Planning	2015-16	672 100%
	8 Classrooms added to provide New Capacity	Special LEED Platinum Donation Project - No Impact Fees				Current Capacity 480 (+192)
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2016-17	600 16%
	Covington Elem - Capacity to be replaced	17070 SE Wax Road, Covington	Elementary	Utilized		-504
	Neely-O'Brien Elementary School - Addition (U)	6300 S 236th Street, Kent 98032	Elementary Addition	Planning	2017-18	600 25%
	Classrooms added to provide New Capacity	Current Capacity 480 + 120 New = 600		Planning		
MIDDLE SCHOOL & SENIOR HIGH						
No new projects required for Secondary Schools at this time & Secondary Schools are excluded from Impact Fee formula.						
TEMPORARY FACILITIES						Additional Capacity
	Relocatables	TBD - For placement as needed	New	Planning	2013 +	24 - 31 each 100%
# on Map	³ OTHER SITES ACQUIRED		Land Use Designation	Type	Land Use Jurisdiction	
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Urban	Elementary	City of Covington	
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Rural	Elementary	King County	
5	Covington area West (Halleson-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, Drahota, 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 ²	King County	
12	South Central site (Plemmons-Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD ²	King County	
Notes:						
¹ Unfunded facility needs will be reviewed in the future.						
² TBD - To be determined - Some sites are identified but placement, timing and/or configuration of Relocatables has not been determined.						
³ Numbers correspond to sites on Site Bank Map on Page 16. Other Map site locations are parcels identified in Table 7 on Page 26.						

VI Portable Classrooms

For the purpose of clarification, the term "portables" and the more descriptively accurate term, "relocatables" are occasionally 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 portables to house students in excess of permanent capacity and for program purposes at some school locations. *(Please 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 or lease some additional portables 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 portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables 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.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, 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 12, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 19 - 22)*

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 2012 was 25,481.09. Kindergarten students are reported at .5 although all schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. State Apportionment-funded Full Day Kindergarten programs report and project 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 19 - 22)*

In October there were 761 students in 11th and 12th grade participating in the Running Start program at 10-21 different colleges and receiving credits toward both high school and college graduation. 378 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 one of the highest Running Start program participation rates in the state.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2012 was 26,611 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 2012 totals 27,732 which includes ECE and college-only Running Start students.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy concurrency requirements through the transitional use of portables. *(See Table 5 and Tables 5 A-B-C on Pages 19 - 22)*

This does not mean that some schools will not experience overcrowding. There may be a need for additional portables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future portables. 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**

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		
	Actual	P	R	O	J	E	C	T	E

Elementary Permanent Capacity ¹	13,206	13,620	13,620	13,620	13,812	13,908	14,028
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Kent Mountain View Academy ² 414

Changes to Elementary Capacity

Kent Elementary Addition Capacity Increase (F) ³ 192

Covington Elementary Replacement (U) ⁴ 600
Will replace current Covington Elementary capacity -504

Neely-O'Brien Elementary Addition Capacity Increase (U) ⁵ 120

Subtotal	13,620	13,620	13,620	13,812	13,908	14,028	14,028
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Relocatable Capacity Required ¹	600	936	1176	1368	1608	2,016	2,448
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TOTAL CAPACITY ^{1/2}	14,220	14,556	14,796	15,180	15,516	16,044	16,476
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w/Kind @ .5
13,220 Adjusted for FULL Day Kindergarten Headcount

ENROLLMENT / PROJECTION ⁶	14,208	14,554	14,791	15,161	15,494	16,022	16,468
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SURPLUS (DEFICIT) CAPACITY	12	2	5	19	22	22	8
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Number of Relocatables Required 25 39 49 57 67 84 102

102 Classroom Relocatables required in 2018-19. Some additional Relocatables used for program purposes.

- ¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- ² 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.
- ³ Kent Elementary Addition reflects 8 classroom capacity increase for Green Schoolhouse LEED Platinum project.
- ⁴ Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.
- ⁵ Addition to Neely-O'Brien Elementary will increase capacity approximately 25%.
- ⁶ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments. Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECE Preschoolers.

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

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Actual	P	R	O	J	E	C T E D

Middle School Permanent Capacity ¹	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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No Changes to Middle School Capacity

Mill Creek MS & Technology Academy
Phase 2 of Renovation completed in 2010
(No new capacity added in renovation)
Mill Creek Tech Academy serves students from all areas of Kent SD

	Subtotal	5,148	5,148	5,148	5,148	5,148	5,148
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Relocatable Capacity Required ¹	0	0	0	0	0	0	0
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TOTAL CAPACITY ^{1 & 3}	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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ENROLLMENT / PROJECTION ²	4,277	4,209	4,161	4,201	4,263	4,216	4,220
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SURPLUS (DEFICIT) CAPACITY ⁴	871	939	987	947	885	932	928
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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.

- ¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- ² Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.
- ³ Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.
- ⁴ Middle School capacity meets concurrency requirements and no impact fees are collected for middle schools.

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

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Actual	P	R	O	J	E	C
		T	E	D			

Senior High Permanent Capacity ¹	8,707	8,707	8,707	8,707	8,707	8,707	8,707
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Includes Kent Phoenix Academy ²

No Changes to High School Capacity

Kent-Meridian HS & Technology Academy
Classroom Additions completed in 2012 (F)
KM Tech Academy & International Baccalaureate Program
serve students from all areas of Kent SD

Subtotal	8,707	8,707	8,707	8,707	8,707	8,707	8,707
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Relocatable Capacity Required ¹	0	0	0	0	0	0	0
TOTAL CAPACITY ¹	8,707	8,707	8,707	8,707	8,707	8,707	8,707

ENROLLMENT / PROJECTION ³	7,851	7,720	8,117	8,089	8,089	8,052	8,108
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SURPLUS (DEFICIT) CAPACITY	856	987	590	618	618	655	599
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Number of Relocatables Required	0	0	0	0	0	0	0
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No Classroom Relocatables required at this time. Some Relocatables used for classroom and program purposes.

- ¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.
- ² Kent Phoenix Academy opened in Fall 2007 serving grades 9 - 12 with four special programs.
- ³ Actual October Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.
- ⁴ High School capacity meets concurrency requirements and no impact fees are collected for high schools.

VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2013 - 2014 through 2018 - 2019. 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 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 a new Elementary School 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 also provided for additional classrooms at Kentlake High School and two projects at Kent-Meridian HS. The projects at Kent-Meridian provide additional capacity with several new classrooms and gymnasium space. The projects at K-M are completed and the new Main Gym added capacity for two more PE classrooms. Some impact fees were utilized for new construction that increased capacity.

Originally, the district designated \$16 million of the 2006 bond authorization for construction of an additional elementary school, identified as Elementary #31 in previous Plans. Due to a change in circumstances, the Board of Directors reallocated the \$16 Million for capital projects for safety and security.

The Greenhouse School LEED project is planned to provide additional capacity at Kent Elementary School for 2015-16. No Impact Fees will be used for the project.

Replacement of Covington Elementary School in 2016-17 or beyond will increase capacity by approximately 16%. Some impact fees will be utilized as part of the Finance Plan.

A building addition is also planned to provide approximately 25% additional classroom capacity at Neely-O'Brien Elementary School in 2017-18.

The Finance Plan includes a few new relocatables to be purchased or leased 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. No impact fees are requested for secondary schools in this Plan.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 25-26 for a summary of the cost basis.

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

SCHOOL FACILITIES	*	2013	2014	2015	2016	2017	2018	TOTAL	Secured	Unsecured	Impact	
									Local & State	State ² or Local ³	Fees ⁵	
									Estimated		Estimated	
PERMANENT FACILITIES												
Addition to Kent Elem - LEED Project ¹	F			\$9,000,000				\$9,000,000	\$9,000,000		\$0	
Covington Elementary Replacement ¹	U				\$31,840,000			\$31,840,000		\$26,745,000	\$5,095,000	
Addition to Neely-O'Brien Elementary ¹	U					\$14,100,000		\$14,100,000		\$10,600,000	\$3,500,000	
NO Secondary School Projects at this time.												
TEMPORARY FACILITIES												
Additional Relocatables ³⁻⁴	U	\$277,000	\$290,000	\$305,000	\$320,000	\$504,000	\$705,000	\$2,401,000			\$2,401,000	
		2 relocatables	2 relocatables	2 relocatables	2 relocatables	3 relocatables	4 relocatables					
OTHER												
N/A												
Totals		\$277,000	\$290,000	\$9,305,000	\$32,160,000	\$14,604,000	\$705,000	\$57,341,000	\$9,000,000	\$37,345,000	\$10,996,000	

* F = Funded U = Unfunded

NOTES:

¹ Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)

² The District anticipates receiving some State Funding Construction Assistance (formerly known as "matching funds") for some projects.

³ Facility needs are pending review. Some of these projects may be funded with impact fees.

⁴ Cost of Relocatables based on current cost and adjusted for inflation for future years.

⁵ 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
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2016)		\$31,840,000
Projected cost of Neely-O'Brien Addition (Projected to open in 2017)		\$14,100,000
Elementary Cost based on Covington Elementary Replacement		\$31,840,000

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 28 and 29 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
Elementary							
13 / Urban	Panther Lake Elementary Replacement Site	2008	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129	
5 / Urban	Elementary Site (Halleson & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391	
	Elementary Site Subtotal			19.40	\$5,578,923		\$287,573 Elem site average
Middle School							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wms)	1999	E of 124 SE btw 286-288 Pl (UKC)	39.36	\$1,936,020	\$49,188	
	Middle School Site Subtotal			65.01	\$3,436,024		\$52,854 Middle Schl Site Avg.
Senior High							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	
Senior High	Kentlake High School (Kombol Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438	
6 / 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		\$82,761 Sr Hi Site Average
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</p>							
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 Mattson MS)	1984					
3 / Rural	Site - Ham Lake east (Pollard)	1992					
7 / Rural	Site - South of Covington (Scarsella)	1993					
8 / Rural	Site - SE of Lake Morton area (West property)	1993					
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
9 / Urban	Old Kent Elementary replaced and currently leased out.						
				Total Acreage & Cost		Total Average Cost / Acre	
				134.55	\$13,164,598	\$97,842	

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

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.484
Middle School (Grades 7 - 8)	0.129
Senior High (Grades 9 - 12)	0.249
Total	<u>0.862</u>

Student Generation Factors - Multi-Family

Elementary	0.324
Middle School	0.066
Senior High	0.118
Total	<u>0.508</u>

Projected Increased Student Capacity

Elementary	<u>600</u>
Middle School	<u>0</u>
Senior High Addition	<u>0</u>

OSPI - Square Footage per Student

Elementary	<u>90</u>
Middle School	<u>117</u>
Senior High	<u>130</u>
Special Education	<u>144</u>

Required Site Acreage per Facility

Elementary (required)	<u>11</u>
Middle School (required)	<u>21</u>
Senior High (required)	<u>32</u>

Average Site Cost / Acre

Elementary	<u>\$287,573</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

New Facility Construction Cost

Elementary *	<u>\$31,840,000</u>
Middle School	<u>\$0</u>
Senior High *	<u>\$0</u>

* See cost basis on Pg. 25

Temporary Facility Capacity & Cost

Elementary @ 24	<u>\$138,500</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

Temporary Facility Square Footage

Elementary	<u>70,892</u>
Middle School	<u>16,376</u>
Senior High	<u>22,064</u>
Total 3%	<u>109,332</u>

State Funding Assistance Credit (formerly "State Match")

District Funding Assistance Percentage	<u>57.89%</u>
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Permanent Facility Square Footage

Elementary (Includes KMVA)	<u>1,470,543</u>
Middle School	<u>660,904</u>
Senior High	<u>1,110,415</u>
Total 97%	<u>3,241,862</u>

Construction Cost Allocation

CCA - Cost/Sq. Ft. (Effective July 11-12)	<u>\$188.55</u>
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Total Facilities Square Footage

Elementary	<u>1,541,435</u>
Middle School	<u>667,829</u>
Senior High	<u>1,132,479</u>
Total	<u>3,341,743</u>

District Average Assessed Value

Single Family Residence	<u>\$228,242</u>
-------------------------	-------------------------

District Average Assessed Value

Multi-Family Residence	<u>\$85,802</u>
------------------------	------------------------

Apartments 70% Condos 30%

Bond Levy Tax Rate/\$1,000

Current / \$1,000 Tax Rate (1.8607)	<u>\$1.86</u>
-------------------------------------	----------------------

Developer Provided Sites / Facilities

Value	<u>0</u>
Dwelling Units	<u>0</u>

General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>3.74%</u>
----------------------------	---------------------

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

Site Acquisition Cost per Single Family Residence

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	600	0.484	\$2,551.73
A 2 (Middle School)	21	\$0	1,065	0.129	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.249</u>	\$0
				0.862	
				A ⇒	<u>\$2,551.73</u>

Permanent Facility Construction Cost per Single Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent/Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$31,840,000	600	0.484	0.97	\$24,913.74
B 2 (Middle School)	\$0	900	0.129	0.97	\$0
B 3 (Senior High)	\$0	1,600	<u>0.249</u>	0.97	\$0
			0.862		
				B ⇒	<u>\$24,913.74</u>

Temporary Facility Cost per Single Family Residence

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)	\$138,500	24	0.484	0.03	\$83.79
C 2 (Middle School)	\$0	29	0.129	0.03	\$0
C 3 (Senior High)	\$0	31	<u>0.249</u>	0.03	\$0
			0.862		
				C ⇒	<u>\$83.79</u>

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SFI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Construction Cost Allocation	SFI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$188.55	90	0.5789	0.484	\$4,754.64
D 2 (Middle School)	\$188.55	117	0	0.129	\$0
D 3 (Senior High)	\$188.55	130	0	<u>0.249</u>	\$0
				D ⇒	<u>\$4,754.64</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$228,242		
Current Debt Service Rate / \$1,000	\$1.86		
Current Bond Interest Rate	3.74%		
Years Amortized (10 Years)	10	TC ⇒	\$3,489.63

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap

A = Site Acquisition per SF Residence	\$2,551.73	
B = Permanent Facility Cost per Residence	\$24,913.74	
C = Temporary Facility Cost per Residence	<u>\$83.79</u>	
Subtotal		\$27,549.26
D = State Match Credit per Residence	\$4,754.64	
TC = Tax Credit per Residence	<u>\$3,489.63</u>	
Subtotal		<u>\$8,244.28</u>
Total Unfunded Need		\$19,304.98
50% Developer Fee Obligation		\$9,652
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		<u>(\$4,166)</u>
Net Fee Obligation per Residence - Single Family		\$5,486

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	0.324	\$2,049.82
A 2 (Middle School)	21	\$0	1,065	0.066	\$0
A 3 (Senior High)	32	\$0	1,000	0.118	\$0
				0.508	
				A ⇒	\$2,049.82

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)	\$31,840,000	600	0.324	0.97	\$16,677.79
B 2 (Middle School)	\$0	900	0.066	0.97	\$0
B 3 (Senior High)	\$0	1,600	0.118	0.97	\$0
			0.508		
				B ⇒	\$16,677.79

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)	\$138,500	24	0.324	0.03	\$56.09
C 2 (Middle School)	\$0	29	0.066	0.03	\$0
C 3 (Senior High)	\$0	31	0.118	0.03	\$0
			0.508		
				C ⇒	\$56.09

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SPI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$188.55	90	0.5789	0.324	\$3,182.86
D 2 (Middle School)	\$188.55	117	0	0.066	\$0
D 3 (Senior High)	\$188.55	130	0	0.118	\$0
				D ⇒	\$3,182.86

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$85,802		
Current Debt Service Rate / \$1,000	\$1.86		
Current Bond Interest Rate	3.74%		
Years Amortized (10 Years)	10	TC ⇒	\$1,311.84

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$2,049.82	
B = Permanent Facility Cost per MF Unit	\$16,677.79	
C = Temporary Facility Cost per MF Unit	\$56.09	
Subtotal	\$18,783.70	
D = State Match Credit per MF Unit	\$3,182.86	
TC = Tax Credit per MF Unit	\$1,311.84	
Subtotal	\$4,494.70	
Total Unfunded Need	\$14,289.00	
50% Developer Fee Obligation	\$7,347	
FC = Facility Credit (if applicable)	0	
District Adjustment (See Page 26 for explanation)	(\$3,969)	
Net Fee Obligation per Residential Unit - Multi-family	\$3,378	

IX Summary of Changes to April 2012 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 2012 Plan are summarized here.

Board of Directors re-allocated funds for previously proposed Elementary 31 to capital projects for safety and security.

Future projects include proposed replacement and expansion of Covington Elementary, and additions to Kent Elementary & Neely O'Brien. Project that increased capacity at Kent-Meridian HS was completed and removed from Finance Plan & Fee Charts.

Changes to capacity continue to reflect fluctuations in class size as well as program changes. Changes in relocatables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The student enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all Elementary schools.

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. 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	0.486	0.484	
	MS	0.130	0.129	
	SH	0.250	0.249	
	Total	0.866	0.862	-.04
Student Generation Factor Multi-Family (MF)	Elem	0.331	0.324	
	MS	0.067	0.066	
	SH	0.124	0.118	
	Total	0.522	0.508	-.14
State Funding Assistance Ratios ("State Match")		56.65%	57.89%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$188.55	\$188.55	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$249,981	\$228,242	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$95,379	\$85,802	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.75	\$1.86	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.84%	3.74%	Market Rate
Impact Fee - Single Family	SF	\$5,486	\$5,486	No Change to Impact Fee
Impact Fee - Multi-Family	MF	\$3,378	\$3,378	No Change to Impact 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

K S D ELEMENTARY SCHOOL	ABR	Number of	Std/High Cap	¹ SE / IP	² Special	2012-2013	Program	Classroom	Relocatable	10/1/2012	10/1/2012	F
		Std or High Cap Classrooms	Capacity at 24 average ¹	ELL CR	Program Capacity	Program Capacity ²	Use Relocatables	Use Relocatables	Capacity at 24 average ¹	P223 FTE ³ Enrollment	P223 Hdcount Enrollment	D K ³
* = ECE & K = Highly Capable Programs												
0 ECE & K @ .5 or 1.0 0 ECE & K @ 1.0												
Carriage Crest	CC	18	432	5	20	452	1	0	0	392.48	424	F
Cedar Valley	CV/e	15	360	6	20	380	2	0	0	270.50	298	F
Covington	CO/e	20	480	5	24	504	1	0	0	427.00	463	F
Crestwood	CW	18	432	4	0	432	4	1	24	439.38	484	F
East Hill	EH	20	480	5	10	490	3	3	72	474.53	516	F
Emerald Park	EP	21	504	2	0	504	2	0	0	449.00	486	F
Fairwood	FW/e	17	408	3	0	408	3	0	0	415.66	454	F
George T. Daniel Elem	DE	18	432	5	24	456	1	0	0	499.00	499	SF
Glenridge	GR	19	456	4	0	456	2	0	0	447.50	479	F
Grass Lake	GL/h	18	432	4	20	452	1	0	0	404.50	425	F
Horizon	HE	21	504	2	0	504	3	0	0	473.50	501	F
Jenkins Creek	JC	15	360	7	44	404	3	1	24	286.00	312	F
Kent Elementary	KE/eh	20	480	3	0	480	2	4	96	628.00	626	SF
Lake Youngs	LY/h	21	504	7	20	510	0	0	0	420.50	445	F
Martin Sortun	MS	19	456	3	24	480	1	1	24	563.50	611	F
Meadow Ridge	MR/e	17	408	6	68	476	0	4	96	546.68	548	SF
Meridian Elementary	ME/h	21	504	3	20	524	3	2	48	539.00	581	F
Millennium Elementary	ML	20	480	3	24	504	0	0	0	531.05	583	F
Neely-O'Brien	NO	20	480	5	0	480	7	5	120	680.52	744	F
Panther Lake (New)	PL	21	504	5	20	524	4	0	0	564.70	609	F
Park Orchard	PO	18	432	7	54	486	2	0	0	477.03	478	SF
Pine Tree	PT/h	21	504	4	10	514	3	0	0	462.50	493	F
Ridgewood	RW/h	21	504	1	0	504	1	2	48	519.30	558	F
Sawyer Woods	SW	21	504	2	0	504	0	0	0	424.76	457	F
Scenic Hill	SH	17	408	6	68	476	4	3	72	605.00	605	SF
Soos Creek	SC/e	15	360	4	20	380	3	0	0	312.50	341	F
Springbrook	SB	17	408	4	10	418	2	0	0	490.60	536	F
Sunrise	SR/h	21	504	2	0	504	3	0	0	512.03	549	F
Kent Min. View Academy	MV	14	356	3	60	410	0	0	0	103.00	103	0
Elementary TOTAL ^{1/2}		544	13,076	120	560	13,816	61	26	624	13,357.72	14,208	

¹ Elementary classroom capacity is based on average of 24: 20-22 in K-3 & 29 in Grades 4-6. Includes adjustments for class size reduction or special program changes.
² Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 16 Standard + 1 Computer Lab + 1 Music + 1 ELL + 1 Integrated Program classroom.
³ All elementary schools have Full Day Kindergarten - 5 FDK programs are State-funded. FTE reports Kind @ .5 & SF-FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0.
⁴ Elementary schools have 100% space utilization rate with no adjustments for part-time use of classrooms. Counts exclude ECE Preschoolers & space is reserved for ECE classrooms.

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 Clsrms	Standard Capacity ² at 25-29	SE / IP	Special Ed	Spec	Special ¹	2012-2013 Program Capacity ²	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 29 ea.	10/1/2012 P223 FTE ³ Enrollment	10/1/2012 Headcount ⁴ Enrollment
				ELL Cls	ELL Capacity	Prgm Clsrms	Program Capacity						
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	673.00	673
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	648.40	649
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	679.00	679
Meridian Middle School	MJ	26	641	5	56	4	95	792	8	0	0	650.65	653
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	872.00	872
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	671.44	673
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment								See Elem				77.55	78
Middle School TOTAL		175	4,314	34	382	19	452	5,148	14	2	58	4,272.04	4,277

APPENDIX B

K S D SENIOR HIGH SCHOOL	ABR	# of Std Clsrms	Standard Capacity ² at 25-31	SE / IP	Special Ed	Spec	Special ¹	2012-2013 Program Capacity ²	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 31 ea.	10/1/2012 P223 FTE ³ Enrollment	10/1/2012 Headcount ⁴ Enrollment	
				ELL Cls	ELL Capacity	Prgm Clsrms	Program Capacity							
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	6	3	93	1,987.40	2,051	
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	2	0	0	1,567.60	1,606	
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	0	4	124	2,028.40	2,092	
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	5	4	124	1,797.22	1,886	
Kent Mountain View Academy (Grades 3 - 12) Senior High Grade 9 - 12 Enrollment								See Elem				149.51	152	
Kent Phoenix Academy	PH	Non-traditional High School						414					317.20	335
Regional Justice Center ⁴	RJ	N/A						N/A					4.00	4
Senior High TOTAL		239	6,193	47	548	66	1,556	8,711	13	11	341	7,851.33	8,126	

APPENDIX C

DISTRICT TOTAL	958	23,583	201	1,490	85	2,008	27,475	88	39	1,023	25,481.09	26,611
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¹ Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.
² Secondary school capacity is adjusted for 85% utilization rate. 9th grade moved to HS in 2004. Facility Use Study was updated for program changes in 2012-13.
³ Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,732. Some totals may be slightly different due to rounding.
⁴ 13 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672. Total RJ count in October 2012 is 17.

**KENT SCHOOL DISTRICT No. 415
USE of RELOCATABLES**

Relocatable Use ¹	2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019	
	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student
	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity
Relocatables for classroom use	39		39		39		39		39		39		39	
Relocatables for program use (i.e. Computer labs, music, etc.)	88		88		88		88		88		88		88	
Elementary Capacity Required @ 24 ²	25	600	39	936	49	1,176	57	1,368	67	1,608	84	2,016	102	2,448
Middle School Capacity Required @ 29 ³	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
# of Relocatables Utilized ⁴	127		127		127		127		127		127		127	
Classroom Relocatable/Capacity Required	25	600	39	936	49	1,176	57	1,368	67	1,608	84	2,016	102	2,448
Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:														
Elementary ^{1/2}	25		39		49		57		67		84		102	
Middle School ³	0		0		0		0		0		0		0	
Senior High ⁴	0		0		0		0		0		0		0	
Total	25		39		49		57		67		84		102	

¹ Use of additional relocatables for classrooms or special programs is based on need and fluctuations of enrollment at each school.

² Full Day Kindergarten at all Elementary schools will increase the need for relocatables at the elementary level until permanent capacity can be provided.

³ Grade Level Reconfiguration - In 2004, 9th grade students moved to high schools creating sufficient permanent capacity at middle schools.

⁴ Although relocatables are utilized for a wide variety of purposes, new construction and boundary adjustments are timed to minimize the requirement for relocatables.

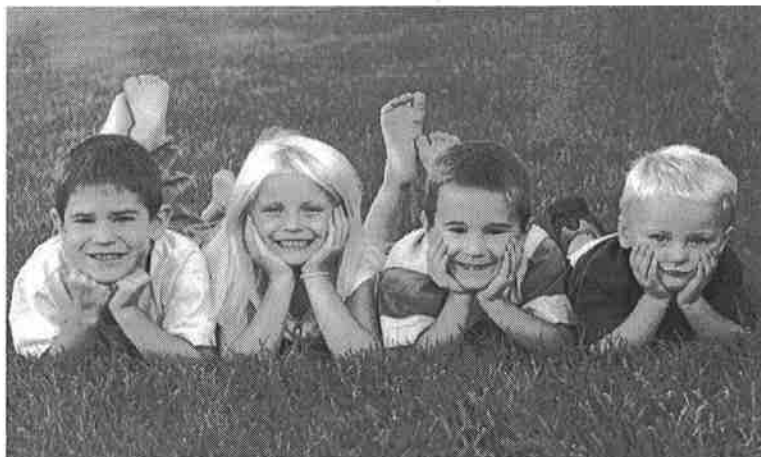
KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Edulog #	Single Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
516	Adler's Cove	SW	92	75	50	13	12	0.815	0.543	0.141	0.130
510	Centerra	PT	14	11	6	2	3	0.786	0.429	0.143	0.214
512	Creekside at Riverview	NO	81	44	36	2	6	0.543	0.444	0.025	0.074
419	Eagle Crest - Park View - Southridge	HE	219	203	124	27	52	0.927	0.566	0.123	0.237
187	Eastland Meadows - Kent	SC	13	20	8	5	7	1.538	0.615	0.385	0.538
395	Eastpointe	MS	99	56	39	7	10	0.568	0.394	0.071	0.101
399	Farm Crest East - Kent	SR	171	156	92	21	43	0.912	0.538	0.123	0.251
410	Highland & Rhododendron Estates	ML	41	39	23	7	9	0.951	0.561	0.171	0.220
228	Kentlake Highlands	SW	177	144	89	20	35	0.814	0.503	0.113	0.198
431	Meridian Ridge	HE	70	45	32	5	8	0.643	0.457	0.071	0.114
380	North Parke Meadows & Parke Meadows South	CW	106	112	59	22	31	1.057	0.557	0.208	0.292
422	Panther Meadows	GR	32	32	22	3	7	1.000	0.688	0.094	0.219
514	Rainier Vista	CW	92	43	25	8	10	0.467	0.272	0.087	0.109
139	Rose's Meadow	ML	37	24	12	5	7	0.649	0.324	0.135	0.189
78	Savana / The Reserve / Stonefield / Crofton Hills	CO	351	365	172	54	139	1.040	0.490	0.154	0.396
400	Shadow Brook Ridge (FCWest) - Kent	SR	128	114	69	14	31	0.891	0.539	0.109	0.242
420	Tamarack Ridge	CW	134	78	41	10	27	0.582	0.306	0.075	0.201
179	The Parks - Fairwood/Renton	RW	172	159	71	29	59	0.924	0.413	0.169	0.343
416	Troivitsky Park - Renton	RW	167	140	94	20	26	0.838	0.563	0.120	0.156
417	Wood Creek - Covington	CW	154	134	74	22	38	0.870	0.481	0.143	0.247
Total			2,163	1,864	1,046	279	539	0.862	0.484	0.129	0.249
Edulog #	Multi-Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
418	Adagio Apartments - Covington	CO	200	78	45	8	25	0.390	0.225	0.040	0.125
412	Alderbrook Apartments - Kent	EH	207	141	94	22	25	0.681	0.454	0.106	0.121
156	Arterra Apartments - Kent	SH	81	65	43	11	11	0.802	0.531	0.136	0.136
146	Fairwood Pond Apartments - Renton	FW	194	72	47	8	17	0.371	0.242	0.041	0.088
147	Red Mill at Fairwood - Renton	CC	96	29	18	3	8	0.302	0.188	0.031	0.083
337	Riverview - The Parks - Kent	NO	150	59	36	6	17	0.393	0.240	0.040	0.113
102	Rock Creek Landing - Kent	SB	211	103	72	13	18	0.488	0.341	0.062	0.085
413	Silver Springs Apartments - Kent	PL	251	171	112	20	39	0.681	0.446	0.080	0.155
182	Sunrise at Benson Condos - Kent	GR	88	33	12	7	14	0.375	0.136	0.080	0.159
Total			1,478	751	479	98	174	0.508	0.324	0.066	0.118

2013 CAPITAL FACILITIES PLAN

*“Children are the living messages we send
to a time we will not see.”*

~Neil Postman, *The Disappearance of Childhood* (introduction), 1982



NORTHSHORE SCHOOL DISTRICT NO. 417
3330 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021-8972

"STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION"

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Adopted 4/9/2013

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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, Kirkland and Woodinville, is the Capital Facilities Plan (CFP) of the Northshore School District (NSD). This CFP is intended to provide a snapshot of projected student enrollment, site capacities, service over the long term (2013-2027), capital project schedules and capital financing over the next six years (2013-2019). The role of impact fees in funding school construction is addressed in Section 9 of this report.

Summary

Increases in elementary enrollment continue to drive capacity challenges, particularly in the northern half of the District. At the School Board's request, a community based group, the Enrollment Demographics Task Force (EDTF), reviewed data, evaluated alternatives and developed recommendations. Their recommendations focused on grade reconfiguration (K-5, 6-8 and 9-12) which addresses elementary capacity issues and also provides strong instructional benefits, including a better match for the changing instructional needs of our students, district wide. The recommendations of the EDTF were unanimously adopted by the School board at its October 23, 2012 Board Meeting. The recommendations were;

- Pursue construction of a high school in the north end of the district to accommodate current and expected enrollment growth
- Include funding for a high school as a primary component of a February 2014 bond measure
- Reconfigure grade levels district wide to K-5 elementary, 6-8 middle and 9-12 high schools
- Implement associated boundary adjustments to more equitably balance enrollment across schools and feeder patterns, to be recommended to the board at a later date

The 2013 CFP assumes a new high school and a Fall 2017 grade reconfiguration. It also reflects maximizing portable capacity at applicable schools this summer based on their circulation and gym/library capacities. Failure of the 2014 bond would preclude grade reconfiguration and require other steps to be taken at our elementary schools. Possible actions could include bussing elementary age children to schools further east or south, relocating selected grades from capacity impacted sites to temporary sites (kindergarten center) or potentially compromising instructional programs by adding portables beyond those currently reflected in this CFP. The CFP does not assume mandatory Full Day Kindergarten in its projections.

Overview of the Northshore School District

The District services six jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, the City of Kirkland 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 has a population of around 118,000 and an enrollment of 19,052. The District has twenty elementary schools, six junior high schools, three high schools, one alternative secondary school, and one early childhood center. The current grade configuration is K-6, 7-9 and 10-12 with a planned transition in the Fall of 2017 to a K-5, 6-8 and four year high school model (9-12). Grade reconfiguration depends on the success of the 2014 bond and will provide funds for the District to shift to a four year high school program through the building of a new high school to address the additional capacity. The Urban Growth Boundary Line (UGA) splits the District, exacerbating capacity utilization challenges. Generally, schools on the east side of the UGA line are seeing declining enrollment while schools on the west side are seeing increasing enrollment. To optimize instructional program flexibility and maximize service levels in the most cost effective way possible, the District maintains 10% - 15% of its total design classroom capacity in relocatables (portables).

SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Summary

Based on projected birthrates and continued recovery in the housing market, District enrollment growth is expected to continue. Growth in the elementary age group has offset the smaller elementary classes of the past decade that are now in the secondary grades. These elementary level increases are projected to drive higher overall District enrollment figures of about 1% per year.

Combined annual birthrates for both King and Snohomish County are expected to increase the next several years, slowing in 2016 and 2017 to a sub 1% rate. The market for new housing has stabilized and activity appears to be regaining its pre-recessionary levels of 600 per year. While the pace at which new developments might sell is difficult to determine, the number of new housing developments in the pipeline appear to indicate continued growth.

The above trends, adjusted for the District's historic portion of that growth as well gains/losses attributable to private schools, were factored into current projections down to the feeder pattern level. 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 next section details the assumptions used to develop the forecast as well other forecasting methodologies considered.

Methodology

The most common method for projecting long term enrollment is known as cohort survival, which is used by Washington State's Office of Superintendent of Public Instruction (OSPI). Cohort survival 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. For kindergarten, where there is no previous year grade, a linear extrapolation from the previous five years can be used or one can compare the kindergarten enrollment to births from five years prior to calculate a "birth-to-k" ratio. For example, kindergarten enrollment in 2011 is divided by the total births in King and Snohomish counties in 2006 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.

In past years, OSPI has used a 5-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 the District using the headcount projection provided by OSPI that has been converted to full time equivalents (FTE). The OSPI forecast predicts a gradual increase in enrollment over the next six years, with growth primarily at the elementary level. The forecast also shows a marked increase at the kindergarten level over time. This is primarily due to the extrapolation of the recent upward trend at kindergarten into the future.

TABLE 2-1
FTE Forecast Modeled After OSPI Methodology
 Facilities Forecast -- OCTOBER MEDIUM

Grade	Actual	Projections					
	12/13*	13/14	14/15	15/16	16/17	17/18	18/19
K	706	739	758	777	795	814	833
1	1,598	1,528	1,602	1,643	1,684	1,724	1,765
2	1,544	1,627	1,561	1,637	1,680	1,720	1,761
3	1,513	1,567	1,656	1,590	1,666	1,710	1,751
4	1,523	1,530	1,597	1,688	1,621	1,698	1,743
5	1,464	1,541	1,555	1,623	1,716	1,647	1,726
6	1,514	1,477	1,565	1,580	1,648	1,744	1,674
7	1,501	1,535	1,499	1,589	1,604	1,672	1,770
8	1,558	1,531	1,567	1,530	1,621	1,636	1,707
9	1,497	1,567	1,543	1,579	1,542	1,634	1,649
10	1,617	1,538	1,612	1,587	1,624	1,586	1,680
11	1,488	1,538	1,467	1,538	1,514	1,549	1,513
12	1,531	1,445	1,489	1,420	1,489	1,465	1,499
Total K-6	9,860	10,008	10,294	10,537	10,809	11,057	11,253
Total 7-9	4,556	4,633	4,609	4,698	4,767	4,943	5,126
Total 10-12	4,636	4,521	4,568	4,545	4,626	4,600	4,693
District Total	19,052	19,162	19,470	19,780	20,203	20,600	21,072
	Change	110	308	310	423	397	472
	% Change	0.6%	1.6%	1.6%	2.1%	2.0%	2.3%

* Includes SAS and all programs

The cohort method 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 provide a more accurate forecast.

The District forecast uses 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 the District's housing development database. Table 2-2 shows the forecast based on this methodology.

This forecast produces a slightly less robust growth rate in total enrollment of about 1% per year as compared to the OSPI method of 2%. It also projects a slight decline in K-6 enrollment in 2018, recovering in 2019. Increases in secondary levels offsets the slight decrease in 2018.

TABLE 2-2
FTE Forecast
Facilities Forecast -- OCTOBER MEDIUM

Grade	Actual	Projections-----					
	12/13*	13/14	14/15	15/16	16/17	17/18	18/19
K	706	712	709	706	706	707	707
1	1,598	1,545	1,561	1,548	1,542	1,545	1,547
2	1,544	1,650	1,600	1,611	1,597	1,594	1,597
3	1,513	1,577	1,690	1,636	1,646	1,636	1,633
4	1,523	1,532	1,609	1,721	1,666	1,680	1,669
5	1,464	1,545	1,562	1,635	1,749	1,693	1,707
6	1,514	1,476	1,569	1,580	1,655	1,770	1,713
7	1,501	1,541	1,506	1,589	1,600	1,687	1,796
8	1,558	1,536	1,573	1,526	1,610	1,633	1,722
9	1,497	1,560	1,536	1,578	1,531	1,614	1,638
10	1,617	1,543	1,610	1,572	1,615	1,567	1,652
11	1,488	1,543	1,469	1,533	1,497	1,538	1,492
12	1,531	1,464	1,503	1,427	1,484	1,445	1,480
Total K-6	9,860	10,036	10,299	10,437	10,561	10,624	10,573
Total 7-9	4,556	4,637	4,616	4,693	4,741	4,935	5,155
Total 10-12	4,636	4,549	4,582	4,532	4,596	4,550	4,624
District Total	19,052	19,223	19,497	19,662	19,898	20,109	20,352
	Change	171	274	165	236	211	244
	% Change	0.9%	1.4%	0.8%	1.2%	1.1%	1.2%

*Includes All Programs

Long Range Projections

The methodology described above was extrapolated to produce estimates for 2020 and 2025. 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 birth forecasts were determined by multiplying the weighted average of births from the past 5 years by a population growth factor. This factor was based on

projected growth for the neighborhoods in and around the District obtained from the Puget Sound Regional Council. This provided a projection of the number of births expected in the coming years. The average birth-to-k ratio for the last 5 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 between 2019 and 2025. Similar to the birth forecast, 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 indicates continued growth from 2019 to 2025. Elementary enrollment is expected to grow more dramatically between 2019 and 2020 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. Note that the District's figures below in 2020 and 2025 reflect the change of 6th graders moving into a middle school and 9th graders moving to a four year high school.

Obviously, future growth trends are somewhat uncertain. Changes in population growth, fertility rates, or a sharp change in 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:	10,437	8,873	9,359
Jr. High/Middle School:	4,693	5,251	5,206
High School:	4,532	6,730	6,954
Total:	19,662 FTE	20,854 FTE	21,519 FTE

*Reflects Grade Reconfiguration (K-5, 6-8 & 9-12)

SECTION 3 -- DISTRICT STANDARD OF SERVICE

Primary Objective

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 review and assessment of instructional practices, student learning behaviors, learning environments and program development. These elements are combined with demographic projections and cost considerations in determining service levels.

Grade Reconfiguration Study

As part of this commitment to a dynamic environment of academic excellence for our students, the District is planning to reconfigure its instructional model to a four year high school program, with a middle school (6-8) and a Kindergarten to Grade 5 program. While the District has been successful in generating high graduation rates and test scores with its existing grade configuration, the changing learning patterns and maturity level of our students better match the reconfigured model. With few exceptions, most other Districts have already moved to this model. (Section 5)

Existing Programs and Standards of Service

The District currently 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. These programs and the associated learning environment are regularly reviewed 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 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
Special Education – Mid Level/Functional Skills & Academics	X	X
Learning Centers (LC)	X	X
Learning Assistance Program (LAP)/Title I (Elementary)	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 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 – Mid Level	12	12	12
Special Education – Functional Skills and Academics	8	8	8
Integrated - Regular & Special Education (15 regular & 6 special education students)	21	NA	NA
Special Education Preschool	8 (Sorenson & Cottage Lake)	NA	NA
Transitional Kindergarten	10 (Hollywood Hill & Lockwood)	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, 2012.

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	Average FTE / Teaching station
K - 6	495	11,510	23.3	9,860	19.9
7 - 9	225	5,848	26.0	4,556	20.2
10 - 12	221	5,616	25.4	4,636	21.0
Total	941	22,974		19,052	

- (1) Capacity divided by the number of teaching stations for the respective year
- (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. Table 4 -1 summarizes the capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other district owned facilities or land.

The effective capacity limit at each site will vary based on existing instructional 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 to the actual utilization or scheduled capacity on a regular basis. 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 District currently operates twenty elementary schools, six junior high schools, and three high schools. The District also has one alternative secondary school program, a home school program and an early childhood center.

**TABLE 4-1
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	# of	Schedule Capacity	% of Schedule
Arrowhead	1957	1994/2011	26	18	622	406	23.9	22.6	6	24	5.9%
Bear Creek	1988	2011	22	22	526	526	23.9	23.9	0	0	0.0%
Canyon Creek	1977	1999/2008	34	33	813	765	23.9	23.2	8	168	22.0%
Cottage Lake	1958	2005	23	17	550	321	23.9	18.9	0	0	0.0%
Crystal Springs	1957	2002/2010	30	29	716	692	23.9	23.9	10	216	31.2%
East Ridge	1991		24	17	574	406	23.9	23.9	2	0	0.0%
Fernwood	1988	2002/2010	35	30	837	711	23.9	23.7	9	96	13.5%
Frank Love	1990		27	24	646	550	23.9	22.9	5	72	13.1%
Hollywood Hill	1980	2001	25	17	598	418	23.9	24.6	2	0	0.0%
Kenmore	1955	2002/2011	27	23	645	549	23.9	23.9	5	48	8.7%
Kokanee	1994		31	28	741	669	23.9	23.9	6	96	14.3%
Lockwood	1962	2004/2011	28	24	670	586	23.9	24.4	2	48	8.2%
Maywood Hills	1961	2002	27	26	646	622	23.9	23.9	5	96	15.4%
Moorlands	1963	2002/2011	32	29	765	669	23.9	23.1	5	36	5.4%
Shelton View	1969	1999/2011	24	22	574	526	23.9	23.9	4	48	9.1%
Sorenson ECC *	2002										
Sunrise	1985		24	16	574	358	23.9	22.4	3	24	6.7%
Wellington	1978	2000/2011	28	25	670	597	23.9	23.9	4	47	7.9%
Westhill	1960	1995/2011	25	22	598	502	23.9	22.8	5	48	9.6%
Woodin	1970	2003	29	28	692	668	23.9	23.9	6	120	18.0%
Woodmoor	1994		46	45	1101	969	23.9	21.5	0	0	0.0%
Subtotal			567	495	13,558	11,510	23.9	23.3	87	1,187	10.3%
Canyon Park	1964	2000/2005	47	41	1,258	1,093	26.8	26.7	4	54	4.9%
Kenmore	1961	2002/2008/2012	33	32	892	820	27.0	25.6	4	108	13.2%
Leota	1972	1998	44	35	1,204	916	27.4	26.2	9	54	5.9%
Northshore	1977	2004	44	37	1,195	970	27.2	26.2	4	0	0.0%
Skyview	1992		45	45	1,246	1,156	27.7	25.7	6	162	14.0%
Timbercrest	1997		38	35	1,072	893	28.2	25.5	1	0	0.0%
Subtotal			251	225	6,867	5,848	27.4	26.0	28	378	6.5%
Bothell	1953	2005	87	74	2,221	1,882	25.5	25.4	6	12	0.6%
Inglemoor	1964	2000	82	71	2,140	1,858	26.1	26.2	7	162	8.7%
Woodinville	1983	2008/2011/2012	66	64	1,813	1,699	27.5	26.5	0	0	0.0%
Subtotal			235	209	6,174	5,439	26.3	26.0	13	174	3.2%
SAS	2010		19	12	279	177	14.7	14.8	0	0	0.0%
Total K-12 All			1,072	941	26,878	22,974	25.1	24.4	128	1,739	7.6%

* Sorenson ECC has 10 classrooms designed and scheduled with 142 students that do not count toward district FTE.

Relocatable Classroom Facilities (Portables)

Traditionally the District has kept 10% to 15% percent of its design capacity in relocatables. This percentage fluctuates during periods of growth or major instructional program changes, allowing better responsiveness while financing for permanent space through bond elections is secured. Relocatables are utilized to help achieve efficient facility utilization, balance economic costs and encourage new programs and differing learning styles. The use of relocatables also 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 or 27 at the secondary level. Relocatables are used to meet a variety of instructional needs. Of the 128 relocatable classrooms that the District owns, 90 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 the scheduled capacity is approximately 34 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 Summary

School	Total # of Portables	Portables Scheduled (Note 1)	Designed Student Capacity	Scheduled Student Capacity	"Pull Out" Programs (Note 2)
Arrowhead	6	1	144	24	2
Bear Creek	0	0	0	0	0
Canyon Creek	8	7	192	168	1
Cottage Lake	0	0	0	0	0
Crystal Springs	10	9	240	216	0
East Ridge	2	0	48	0	0
Fernwood	9	4	216	96	3
Frank Love	5	3	120	72	1
Hollywood Hill	2	0	48	0	0
Kenmore	5	2	120	48	3
Kokanee	6	4	144	96	2
Lockwood	2	2	48	48	0
Maywood Hills	5	4	120	96	1
Moorlands	5	2	120	36	0
Shelton View	4	2	96	48	1
Sorenson ECC**	0	0	0	0	0
Sunrise	3	1	72	24	0
Wellington	4	2	96	47	2
Westhill	5	2	120	48	2
Woodin	6	5	144	120	1
Woodmoor	0	0	0	0	0
Subtotal	87	50	2,088	1,187	19
Canyon Park	4	2	108	54	0
Kenmore	4	4	108	108	0
Leota	9	2	243	54	0
Northshore	4	0	108	0	0
Skyview	6	6	162	162	0
Timbercrest	1	0	27	0	0
Subtotal	28	14	756	378	0
Bothell	6	1	162	12	0
Inglemoor	7	6	189	162	0
Woodinville	0	0	0	0	0
SAS	0				
Subtotal	13	7	351	174	0
Total K-12 All	128	71	3,195	1,739	19

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

In addition to 32 school sites, the District also owns and operates sites that provide transportation, administration, maintenance and operational support to the schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in Table 4-3 below. The District owns three undeveloped sites; one located in the eastern portion of the District and two located in the northern central corridor of the District. The 61 acres north of Fernwood Elementary are tentatively planned as the site for the new high school if voters approve the February 2014 bond. Depending on possible grade configuration decisions, program changes and/or future growth, one or more of these sites may become an elementary or secondary school site.

**TABLE 4-3
Inventory of Support Facilities & Undeveloped Land**

Facility Name	Status	Building Area (000 Sq Feet)	Site Size (Acres)
Administrative Center (Monte Villa)		49	5
Support Services Building		41	5
Paradise Lake Site			26
Warehouse	Leased	44	2
Transportation		39	9
"Anderson" site - possible Site for additional capacity in the Growth Corridor			33
Land adjacent to Fernwood Elementary			61

SECTION 5 -- PROJECTED FACILITY NEEDS

Near-term Facility Needs

Capacity needs resulting from changes in demographic growth patterns, instructional program or other variables 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, student impacts, cost impacts, program choices, etc. and recommends potential solutions to the Board. If approved by the Board, these recommended actions, are implemented by the District and then incorporated into the Capital Facilities Plan. Recommendations to the Board by the EDTF included; a 2008 recommendation to adjust boundaries in the northern, fast-growing urban portion of the District to balance school enrollments on a short term basis, particularly at the elementary level and the 2012 recommendation for grade reconfiguration and the construction of a new high school.

As noted earlier, the Urban Growth Boundary Line (UGA) splits the District service area, exacerbating capacity utilization challenges. Generally, schools on the eastern/southern sides of the UGA line are seeing declining enrollment while schools on the northern/western sides are seeing increasing enrollment. This contributes to a situation where in total the District has excess capacity (Table 5-1), but specific areas of high growth are exhausting available capacity. Elementary capacity in the District's northern central corridor has been increased through permanent capacity additions, additional portables and changes in service boundaries. Despite these actions, projections indicate that the elementary capacity in this area will probably be insufficient to meet service levels within the next several years (Table 5-2) and probably within five to seven years for junior high capacity supporting this same area. The proposed grade reconfiguration will provide capacity relief at the majority of the elementary sites as indicated by a comparison of Table 5-2 & Table 5-3. Elementary capacities will remain tight at several northern corridor schools even with grade reconfiguration and if population growth continues may require additional elementary capacity.

Should unexpectedly high growth occur in the next four years, the District would attempt to convert special-use relocatables into additional classrooms, limit waiver programs, review feeder patterns and/or convert some specialized permanent spaces to classrooms.

TABLE 5-1 School Enrollment vs. Design Capacity

<i>Note: Grade Reconfiguration begins Fall 2017</i>	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Elementary Enrollment (K-5 beginning Fall 2017)	9,860	10,036	10,299	10,437	10,561	8,854	8,860
Designed Permanent Capacity - Existing	11,470	11,470	11,470	11,470	11,470	11,470	11,470
Designed Capacity in New Permanent Facilities							
Designed Capacity in Relocatables	2,088	2,352	2,352	2,352	2,352	2,352	2,352
# of Relocatables included in Designed Capacity	87	98	98	98	98	98	98
Total Designed Capacity with Relocatables	13,558	13,822	13,822	13,822	13,822	13,822	13,822
Surplus Capacity	3,698	3,786	3,523	3,385	3,261	4,968	4,962
Jr High/MS School Enrollment (6-8 beginning Fall 2017)	4,556	4,637	4,616	4,693	4,741	5,091	5,230
Designed Permanent Capacity - Existing	6,111	6,111	6,111	6,111	6,111	6,111	6,111
Designed Capacity in New Permanent Facilities							
Designed Capacity in Relocatables	756	675	675	675	675	675	675
# of Relocatables included in Designed Capacity	28	25	25	25	25	25	25
Total Designed Capacity with Relocatables	6,867	6,786	6,786	6,786	6,786	6,786	6,786
Surplus Capacity	2,311	2,149	2,170	2,093	2,045	1,695	1,556
High School Enrollment (9-12 beginning Fall 2017)	4,636	4,549	4,582	4,532	4,596	6,164	6,262
Designed Permanent Capacity - Existing	6,102	6,102	6,102	6,102	6,102	6,102	7,702
Designed Capacity in New Permanent Facilities						1,600	
Designed Capacity in Relocatables	351	351	351	351	351	351	351
# of Relocatables included in Designed Capacity	13	13	13	13	13	13	13
Total Designed Capacity with Relocatables	6,453	6,453	6,453	6,453	6,453	8,053	8,053
Surplus Capacity	1,817	1,904	1,871	1,921	1,857	1,889	1,791
Total Enrollment	19,052	19,222	19,497	19,662	19,898	20,109	20,352
Designed Permanent Capacity - Existing	23,683	23,683	23,683	23,683	23,683	23,683	25,283
Designed Capacity in New Permanent Facilities	-	-	-	-	-	1,600	-
Designed Capacity in Relocatables	3,195	3,378	3,378	3,378	3,378	3,378	3,378
# of Relocatables included in Designed Capacity	128	136	136	136	136	136	136
Total Designed Capacity with Relocatables	26,878	27,061	27,061	27,061	27,061	28,661	28,661
Surplus Capacity	7,826	7,839	7,564	7,399	7,163	8,552	8,309

Table 5-2 2014 Projected High and Low Capacity Utilizations (Assumes no program changes)

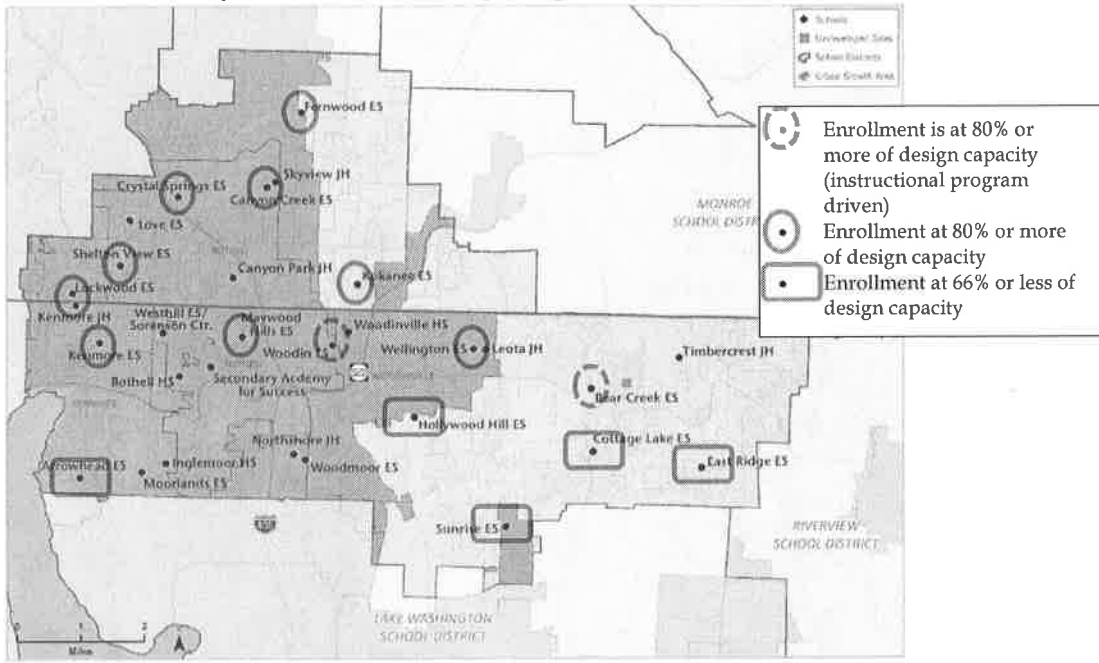
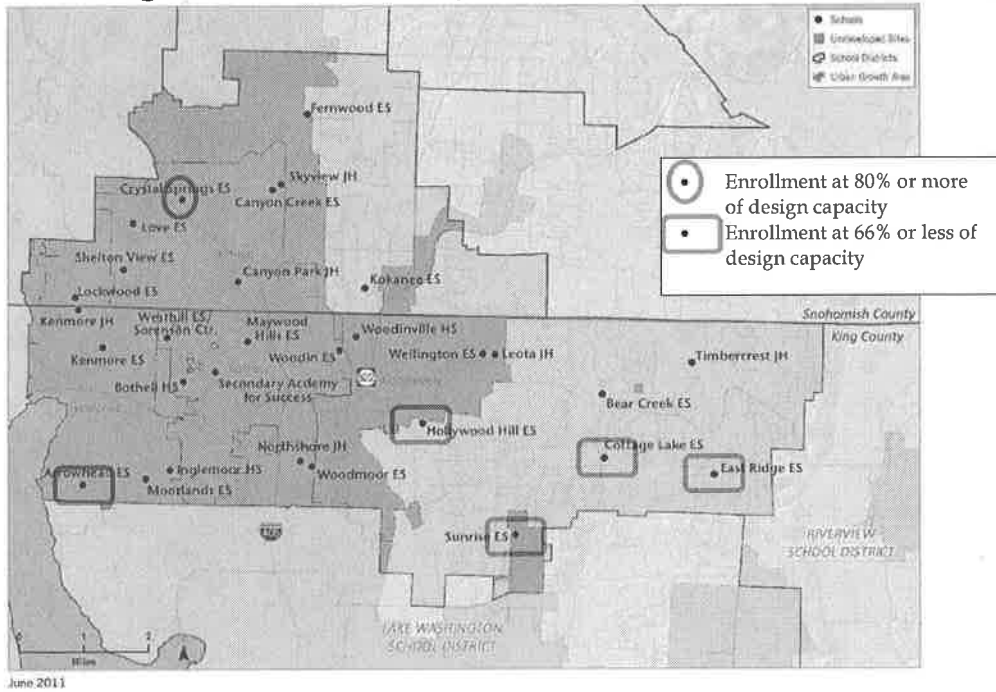


Table 5-3 Projected Elementary Capacities with Grade Reconfiguration in 2017 (Assumes no program changes)



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 high school, but that is dependent upon a successful February 2014 bond measure. As with any long term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of the projections. The below does not reflect the challenges noted earlier in high growth areas where projected growth continues to challenge existing capacity.

TABLE 5-4
Year 2025 - Long-term Projection of Enrollment and Capacity

Grade Level	2025 Design Capacity (FTE)	2025 Enrollment (FTE)
Elementary (K-5)	13,822	9,359
Jr. High/Middle Schl (6-8)	6,786	5,206
High School (9-12)	8,053	6,954
Total	28,661	21,519 FTE

SECTION 6 -- GROWTH RELATED PROJECTS

Planned Improvements - Construction to Accommodate New Growth

If, as projected, elementary enrollment continues to increase, recent capacity increases from building programs, portable additions and boundary changes will be fully utilized within several years. This CFP assumes that grade reconfiguration will occur in the Fall of 2017, which will free up elementary capacity as 6th graders move into the middle school program, but require additional high school capacity for 9th graders moving into the four year high school model. The CFP assumes the construction of a new high school, as shown in Table 6-1.

Long term projections indicate growth of possibly 2,400 new students in the next thirteen 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. Almost 37 building systems at 21 schools have been replaced with this program, extending the useful life of the overall site. 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

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. In 2012 modernizations were completed at Woodinville High School (Phase II) and Kenmore Junior High (Phase III).

New Facilities and Additions

Funding is planned to be included in the 2014 bond.

**TABLE 6-1
Planned Construction Projects – Growth Related**

Project	Estimated Completion Date	Projected Student Capacity Added
New High School – Grade Reconfiguration	2016/2017	1600 High School

SECTION 7 – CAPITAL INSTRUCTIONAL FACILITIES PLAN

Six Year Capital Instructional Facilities Construction Schedule (Projects in Bold are Growth Related)

Year of Construction *	Projects
2013/2014	New High School - Planning BIP – Building Improvement Projects Field Improvements Technology Improvements Special Projects Portable Moves
2014/2015	New High School – Growth Corridor/Grade Reconfiguration WHS Phase IIIa BIP – Building Improvement Projects Field Improvements Technology Improvements Special Projects
2015/2016	New High School – Growth Corridor/Grade Reconfiguration WHS Phase IIIa BIP – Building Improvement Projects Field Improvements Technology Improvements Special Projects
2016/2017	New High School – Growth Corridor/Grade Reconfiguration BIP – Building Improvement Projects Field Improvements Technology Improvements Special Projects
2017/2018	Existing Elementary Modernization WHS Phase IIIb BIP – Building Improvement Projects Field Improvements Technology Improvements Special Projects Junior High Modernization/Capacity Addition

*Projects in 2014 thru 2018 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. Final planning for the 2014 bond is in progress, but it is anticipated that it will include funding for a new high school.

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 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 four 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 2013/2014. 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 assistance¹. 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 – Capital Budget**

2013 CAPITAL FACILITIES PLAN BUDGET * \$\$ IN 000S	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19
MODERNIZATIONS/BUILDING SYSTEMS REPLACEMENT							
Building Improvement Program	4,029	4,100	3,300				
Woodinville High School Modernization Phase IIIa					1,000	5,400	
Woodinville High School Modernization Phase IIIb						1,000	9,600
Existing Elementary Modernization						1,000	10,000
SJH Modernization/Capacity						1,000	12,000
NEW CONSTRUCTION							
New High School	1,000	13,500	72,300	43,200			
New Junior High Capacity (See Above)							
Technology	-	-	2,500	3,500	-	2,000	2,100
Fields	500	800	500	300	-	500	525
Code Compliance/Small Works	1,661	1,000	1,500	2,500	1,000	2,000	2,000
Site Purchase	513						-
Overhead	1,125	1,100	1,100	1,100	1,100	1,155	1,213
Bond Expenses		175	700				
TOTAL:	8,828	20,675	81,900	50,600	3,100	14,055	37,438
Bond Expenditures	8,828	20,675	81,900	50,600	3,100	14,055	37,438

* Note projects are dependent upon Board approval and passage of related bond measures by voters/New Junior High Capacity assumes an addition to an existing site

¹State 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.

The financing plan in Table 8-2 addresses only the growth-related projects from Section 7.

**TABLE 8-2
Financing Plan – Growth Projects**

\$s in 000s	13/14*	14/15	15/16	16/17	17/18	Local Funds	State Financial Assistance	Impact Fees/Mit Payments
New High School Capacity – Growth Corridor/Grade Reconfiguration	14,500	72,300	28,200	5,000		130,000		
*Includes 1 million of spending from fiscal year 2012/2013								

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.¹

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

¹ 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 1984.¹

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)

¹ Payng For Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992.

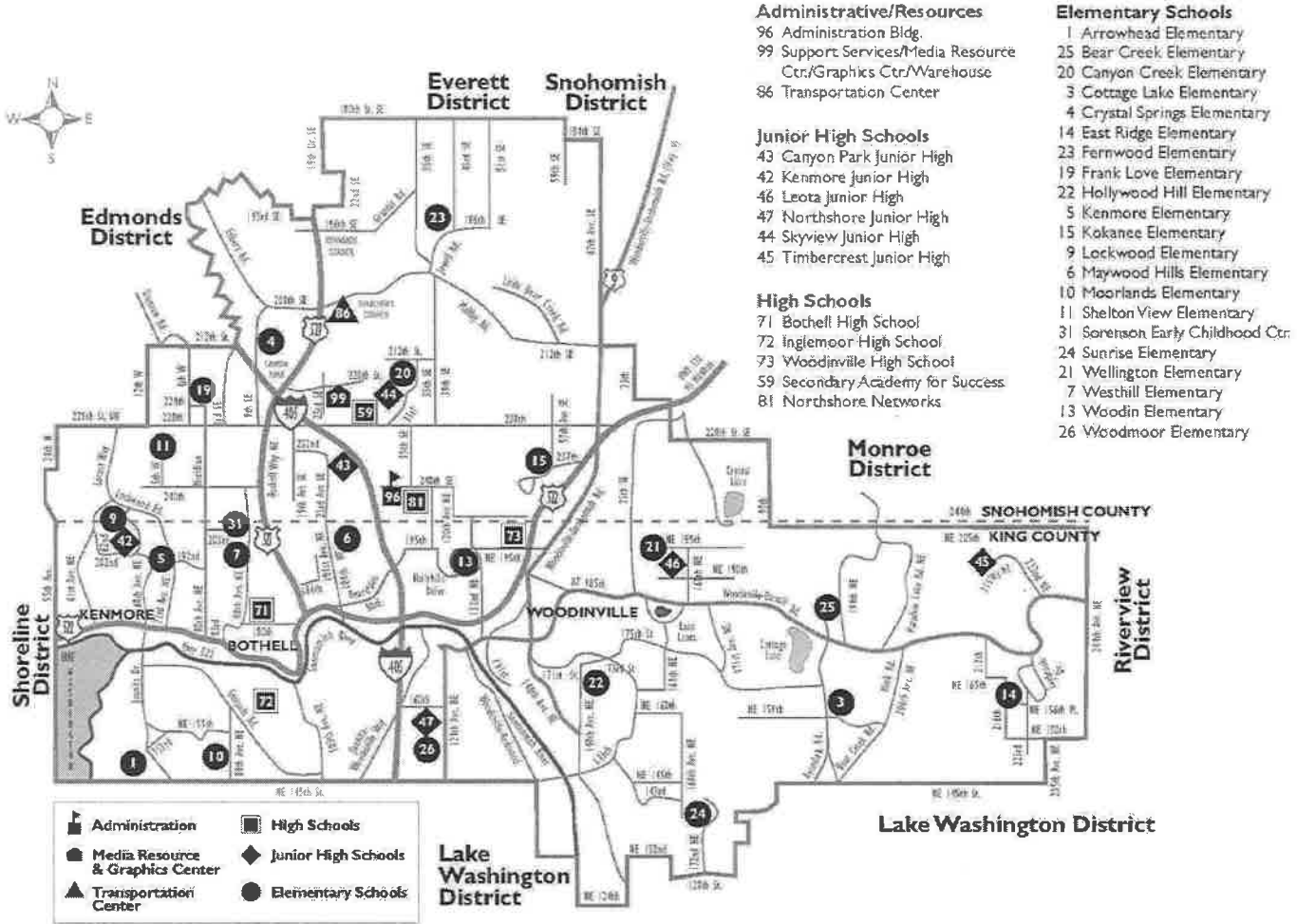
typically generated by each housing type. Student Factors are calculated based on a survey of all new residential units permitted by jurisdictions within the District during the most recent five-year period.

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



SUMMARY OF CHANGES IN THIS YEAR'S CAPITAL FACILITIES PLAN

This year's Capital Facilities Plan is an updated document, based on the 2012 CFP. The significant changes reflected in the current Plan are identified below.

Section 2 - Student Enrollment Trends and Projections

Enrollment projections were updated to reflect recent enrollment trends for the years 2013 through 2019 and new long range projections for the year 2025.

Section 3 – District Standard of Service

Tables 3-2 & 3-3 were 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 and land acquisitions for possible additional capacity.

Section 5 - Projected Facility Needs

Table 5-1 was changed to reflect new enrollment forecasts noted in Section 2, schedule/design capacity, grade reconfiguration, pullout utilization and changes to capacity noted in Sections 4 & 6. Tables 5-2 & Table 5-3 were added to graphically show current capacity utilization and potential utilization if a grade reconfiguration occurred. Table 5-4 was updated to the year 2025.

Section 6 - Growth Related Projects

Table 6-1 updated for the construction of a new high school.

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.

Capital Facilities Plan

2013-2018



Enumclaw School District No. 216

Board Adopted:
July 15, 2013

*2929 McDougall Avenue
Enumclaw, Washington 98022
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Six-Year Capital Facilities Plan 2013-2018

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Instruction, & Assessment

Anne Chambers
Director, Student Support
Services

Enumclaw School District No. 216
Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors
Resolution No. 992

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 4,027 (Oct. 2012) 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). The City of Black Diamond recently approved two Master Planned Development projects, the Villages MPD and the Lawson Hills MPD, authorizing a total of 6,050 dwelling units over a fifteen year development horizon. The Black Diamond Hearing Examiner approved the first plat of the Villages Master Planned Development known as "Phase 1A" (Yarrow Bay Developers) on December 10, 2012. The approved plat includes, among other things, 450 residential lots, with 782 dwelling units. Currently, it is planned that 200 homes will be constructed in 2015. In addition Yarrow Bay has submitted two other preliminary plats totaling 309 residential lots. It is anticipated that all of these plats combined, will produce over 1,100 housing units during the six year period of this Capital Facilities Plan. In the City of Enumclaw, three preliminary plats have been approved for construction. A total of 86 lots are included in these plats, and likely will be developed during the six year period of this Capital Facilities Plan. Another potential exists for a preliminary plat of 120 single family residential lots within the city limits as well. 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 2018. The six-year projection (2013-2018) 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 2018 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 2015 (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.¹

Note that the District uses headcount enrollment because full-day kindergarten will be implemented across the district beginning in the 2013-14 school year. The District is planning for full-day kindergarten space needs on an ongoing basis.

¹ 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 4,638(HC) is expected in 2018, 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 474 additional students between 2013-2018. See Table 1.

**Table 1: Projected Student Enrollment
2012-2018**

Projection	2012*	2013	2014	2015	2016	2017	2018	Actual Change	Percent Change
Modified Cohort (HC)	4,027	4,019	4,076	4,177	4,358	4,497	4,638	611	13.2%

* Actual enrollment (October 1, 2012). 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 1,344 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. Portable classroom capacity for 440 students brings the total capacity to 4,792.² A summary of the current enrollment and proposed capacity, and the breakdown at each grade span, is as follows:

Table 2: Summary of Capacity

2012-13 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct 2012 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	1,916	220	2,136	1,697	219	439
Middle School	1,092	0	1,092	968	124	124
Senior High	1,344	220	1,564	1,362	-18	202
District Total	4,352	440	4,792	4,027	325	765

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.

² 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.

Existing Facility	Location	Capacity¹
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

¹=Exclusive of portable classrooms and based upon District standards (see Section II).

Table 4 – Projected Enrollment & Capacity*

K-5 Elementary							
Plan Years	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	1,916	1,916	1,916	1,916	1,916	1,723**	2,223
New Construction: Elementary							500***
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
Total Capacity	2,136	2,136	2,136	2,136	2,136	1,943	2,443
Projected Enrollment*	1697	1731	1794	1904	2050	2,069	2215
Surplus/(Deficit) of Perm. Capacity	219	185	122	12	(134)	(220)	8
Surplus/(Deficit) with Portables	439	405	342	232	86	(126)	228
6-8 Middle School							
Plan Years	2012	2013	2014	2015	2016	2017	2018
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							
Total Capacity	1,092	1,092	1,092	1,092	1,092	1,092	1,092
Projected Enrollment*	968	940	898	904	944	1006	1,094
Surplus/(Deficit) of Perm. Capacity	124	123	194	188	148	86	(2)
Surplus/(Deficit) with Portables							
9-12 High School							
Plan Years	2012	2013	2014	2015	2016	2017	2018
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****							
Total Capacity	1,564	1,564	1,564	1,564	1,564	1,564	1,564
Projected Enrollment*	1362	1349	1384	1369	1363	1321	1329
Surplus/(Deficit) of Perm. Capacity	(18)	(5)	(40)	(25)	(19)	23	15
Surplus/(Deficit) with Portables	202	215	180	195	201	243	235

2012 enrollment is actual (based upon October 2012 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 (2013-18). 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 (2012-2018)

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 potential 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	% for new
					Capacity Approx	Growth Approx
Elementary						
Black Diamond Elem	Black Diamond	New*	Planning	2018	307**	100%
Middle School						
Senior High						
Portable Facilities	Enumclaw		Planning	2016-2018	23-28	100%
Other Sites						
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	Secured Bond/Levy (1)	Secured Other (2)	Unsecured Other (3)
2013	2014	2015	2016	2017	2018	Cost	(All Amounts in \$000)		
Improvements Adding Student Capacity									
Elementary School									
Property Acquisition									
New Construction*						\$20.00 \$5.629	\$25.629		\$25.629
Middle School									
Property Acquisition									
New Construction									
High School									
Property Acquisition									
New Construction									
Portables						\$0.168	\$0.168		\$0.168
Total						\$0.168 \$20.00 \$5.629	\$25.797		\$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 2013-18. 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 57.84%. 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 2013 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
Elementary	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total	0.441	0.858	0.862	0.593	0.688

Multi-Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total	0.338	0.229	0.508	0.079	0.289

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

Elementary	.403/.171
Middle School	.128/.049
High School	.157/.069

Student Capacity Per Facility

Elementary	400-500
Middle School	500-550
High School	1,300

Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

Site Cost per Acre

Elementary	
Middle School	
High School	

New Facility Construction Cost

Elementary	\$ 25,628,625
------------	---------------

SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	117
High School (9-12)	130
Special Education	144

Temporary Classroom Capacity

Elementary	22
Middle School	22
High School	22

Developer Provided Sites/Facilities

None

Temporary Facilities Costs

Elementary	
Middle School	
High School	

Permanent Square Footage

Elementary	244,960
Middle School	87,334
High School	<u>157,519</u>
Total	489,813

Temporary Square Footage

Elementary	15,645
Middle School	
High School	<u>10,638</u>
Total	26,283

Total Facilities Square Footage

Elementary	260,605
Middle School	87,334
High School	<u>168,157</u>
Total	516,096

State Construction Funding

Local District 57.84%
Current Construction Cost
Allocation \$188.55

District Average Assessed Value

Single Family Res. \$269,241
K.C. Assessor, 2/11

Gen. Obligation Bond Interest Rate

Current Bond Buyer Index 3.74%

District Average Assessed Value

Multi-Family Res. \$74,025
K.C. Assessor, 2/11
Avg. of Condos and Apts.

District Debt Service Tax Rate

Current \$/1,000 \$1.58

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	\$10,915
Multi-Family	\$4,407

*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$10,915
Multi-Family	\$4,407

*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$6,822
Multi-Family	\$2,754

**Per Chapter 21A.43 KCC and Ordinance No. 10162

STATE OF WASHINGTON
 SUPERINTENDENT OF PUBLIC INSTRUCTION
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS
 SCHOOL YEAR 2012-2013

King/Enumclaw(17216)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2007	2008	2009	2010	2011	2012		2013	2014	2015	2016	2017	2018
Kindergarten	293	280	291	288	310	311		313	318	323	328	333	338
Grade 1	297	289	303	309	298	321	104.00%	323	326	331	336	341	346
Grade 2	340	313	311	298	307	314	103.20%	331	333	336	342	347	352
Grade 3	308	332	344	302	295	317	101.37%	318	336	338	341	347	352
Grade 4	337	309	368	347	307	303	103.27%	327	328	347	349	352	358
Grade 5	335	338	341	369	337	314	102.06%	309	334	335	354	356	359
Grade 6	342	351	368	333	358	341	101.89%	320	315	340	341	361	363
K-6 Sub-Total	2,252	2,212	2,326	2,246	2,212	2,221		2,241	2,290	2,350	2,391	2,437	2,468
Grade 7	376	352	361	373	331	362	101.52%	346	325	320	345	346	366
Grade 8	372	386	369	368	368	339	102.09%	370	353	332	327	352	353
7-8 Sub-Total	748	738	730	741	699	701		716	678	652	672	698	719
Grade 9	390	374	403	374	380	388	102.99%	349	381	364	342	337	363
Grade 10	412	381	406	402	377	366	100.62%	390	351	383	366	344	339
Grade 11	353	348	359	353	366	358	90.32%	331	352	317	346	331	311
Grade 12	360	335	340	356	353	356	97.80%	350	324	344	310	338	324
9-12 Sub-Total	1,515	1,438	1,508	1,485	1,476	1,468		1,420	1,408	1,408	1,364	1,350	1,337
DISTRICT K-12 TOTAL	4,515	4,388	4,564	4,472	4,387	4,390		4,377	4,376	4,410	4,427	4,485	4,524

*October 2012HC enrollment includes students living in the Enumclaw School District but enrolled at the Muckleshoot Tribal School. The enrollment projections in Appendix B excludes these students for purposes of determining the District's projected six year student enrollment.

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

APPENDIX B MODIFIED COHORT SURVIVAL PROJECTIONS

	PROJECTED ENROLLMENTS					
	2013	2014	2015	2016	2017	2018
Kindergarten	296	300	309	315	309	309
Grade 1	265	313	326	335	335	335
Grade 2	267	274	232	346	355	355
Grade 3	273	262	278	335	349	358
Grade 4	275	290	288	305	365	380
Grade 5	284	292	317	315	332	397
K-5 Headcount	1660	1731	1850	1944	2046	2134
Grade 6	323	293	307	333	330	349
Grade 7	337	317	293	307	332	330
Grade 8	309	330	316	293	307	332
6-8 Headcount	969	940	916	933	969	1010
Grade 9	354	317	343	328	306	320
Grade 10	354	370	337	363	348	326
Grade 11	308	344	364	332	357	336
Grade 12	309	318	360	379	348	373
9-12 Headcount*	1325	1349	1404	1402	1359	1355
K-12 FTE						
K-12 Headcount	3954	4019	4170	4279	4374	4499

*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.

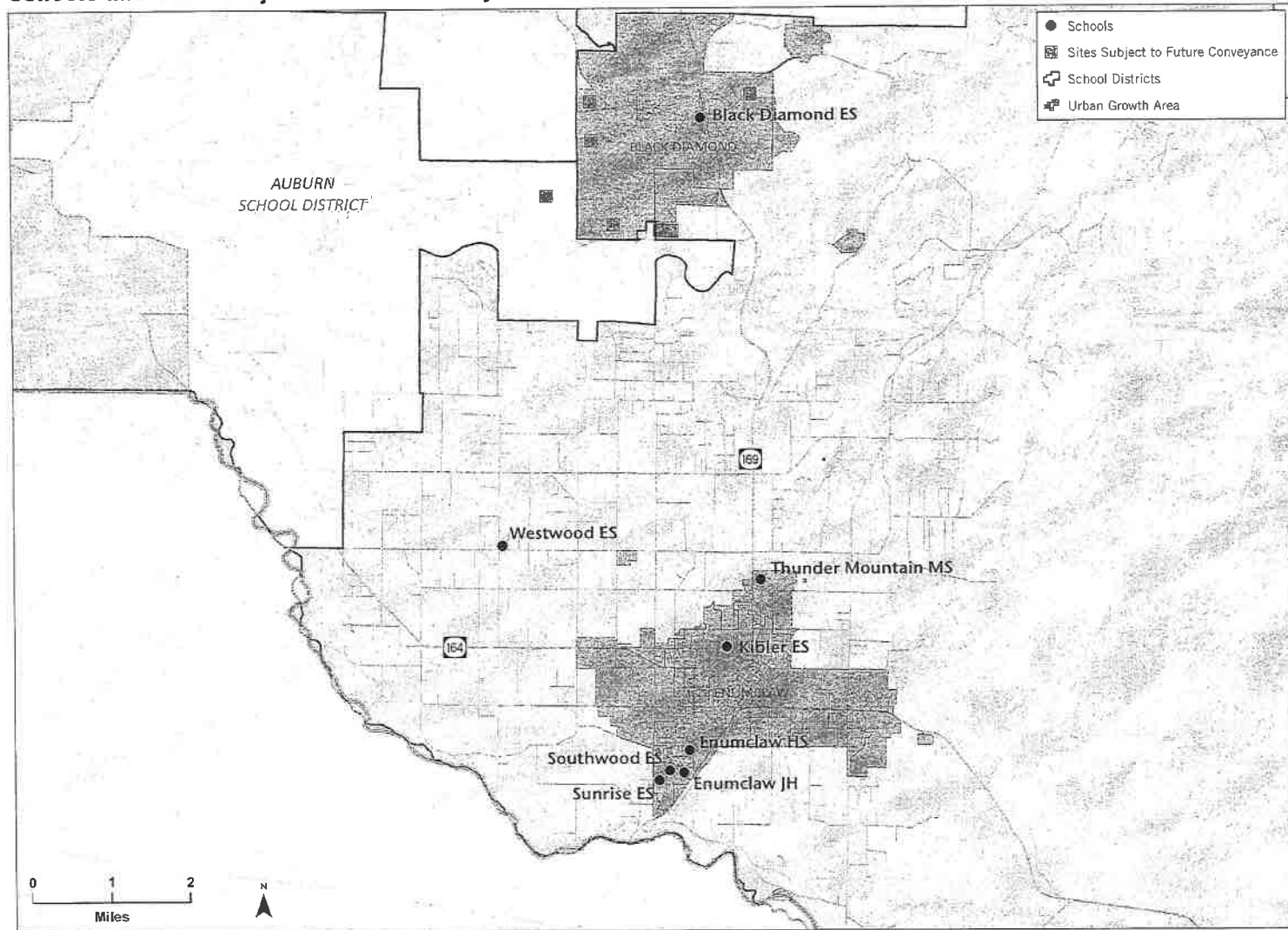
APPENDIX C
SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2013 Cities of Black Diamond and Enumclaw						
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	15.00	\$0.00	800	0.403	0.171	\$0	\$0
Middle	25.00	\$0.00	800	0.128	0.049	\$0	\$0
High	40.00	\$0.00	1,200	0.157	0.069	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent 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	94.91%	\$ 25,428,625	800	0.403	0.171	\$19,605	\$8,319
Middle	94.91%	\$	800	0.128	0.049	\$0	\$0
High	94.91%	\$	1,200	0.157	0.069	\$0	\$0
					TOTAL	\$19,605	\$8,319
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent 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	5.09%	\$	22	0.403	0.171	\$0	\$0
Middle	5.09%	\$	22	0.132	0.049	\$0	\$0
High	5.09%	\$	22	0.157	0.069	\$0	\$0
					TOTAL	\$0	\$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh Index	SPI	District Footage Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$ 188.55	80	57.84%	0.403	0.171	\$3,956	\$1,678
Junior	\$ 188.55	117	0.00%	0.128	0.049	\$0	\$0
Sr. High	\$ 188.55	130	0.00%	0.157	0.069	\$0	\$0
					TOTAL	\$3,956	\$1,678
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$247,747	\$81,143
Capital Bond Interest Rate						3.74%	3.74%
Net Present Value of Average Dwelling						\$2,035,713	\$666,744
Years Amortized						10	10
Property Tax Levy Rate						\$1,580	\$1,580
Present Value of Revenue Stream						\$3,216	\$1,053
Fee Summary:							
				Single Family	Multi-Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$19,605	\$8,319		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,956)	(\$1,678)		
Tax Payment Credit				(\$3,216)	(\$1,053)		
FEE (AS CALCULATED)				\$12,433	\$5,587		
FEE (AS DISCOUNTED)				\$10,009	\$4,470		
FINAL FEE				\$10,009	\$4,470		

**APPENDIX C
SCHOOL IMPACT FEE CALCULATIONS**

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2013 King County						
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acres	Acre	Capacity	Factor	Factor	SFR	MFR
Elementary	15.00	\$0.00	500	0.403	0.171	\$0	\$0
Middle	25.00	\$0.00	800	0.128	0.049	\$0	\$0
High	40.00	\$0.00	1,200	0.157	0.069	\$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	Factor	Factor	SFR	MFR
Elementary	94.91%	\$ 25,628,625	500	0.403	0.171	\$19,605	\$8,319
Middle	94.91%	\$	800	0.128	0.049	\$0	\$0
High	94.91%	\$	1,200	0.157	0.069	\$0	\$0
				TOTAL		\$19,605	\$8,319
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	Factor	Factor	SFR	MFR
Elementary	5.09%	\$	22	0.403	0.171	\$0	\$0
Middle	5.09%	\$	22	0.132	0.049	\$0	\$0
High	5.09%	\$	22	0.157	0.069	\$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 %	Factor	Factor	SFR	MFR
Elementary	\$ 188.55	90	57.84%	0.403	0.171	\$3,956	\$1,678
Junior	\$ 188.55	117	0.00%	0.128	0.049	\$0	\$0
Sr. High	\$ 188.55	130	0.00%	0.157	0.069	\$0	\$0
				TOTAL		\$3,956	\$1,678
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$247,747	\$81,143
Capital Bond Interest Rate						3.74%	3.74%
Net Present Value of Average Dwelling						\$2,035,713	\$666,744
Years Amortized						10	10
Property Tax Levy Rate						\$1,580	\$1,580
Present Value of Revenue Stream						\$3,216	\$1,053
Fee Summary:							
				Single	Multi-		
				Family	Family		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$19,605	\$8,319		
	Temporary Facility Cost			\$0	\$0		
	State Match Credit			(\$3,956)	(\$1,678)		
	Tax Payment Credit			(\$3,216)	(\$1,053)		
	FEE (AS CALCULATED)			\$12,433	\$5,587		
	FEE (AS DISCOUNTED)			\$6,217	\$2,794		
	FINAL FEE			\$6,217	\$2,794		

Schools and Sites Subject to Future Conveyance in Enumclaw School District



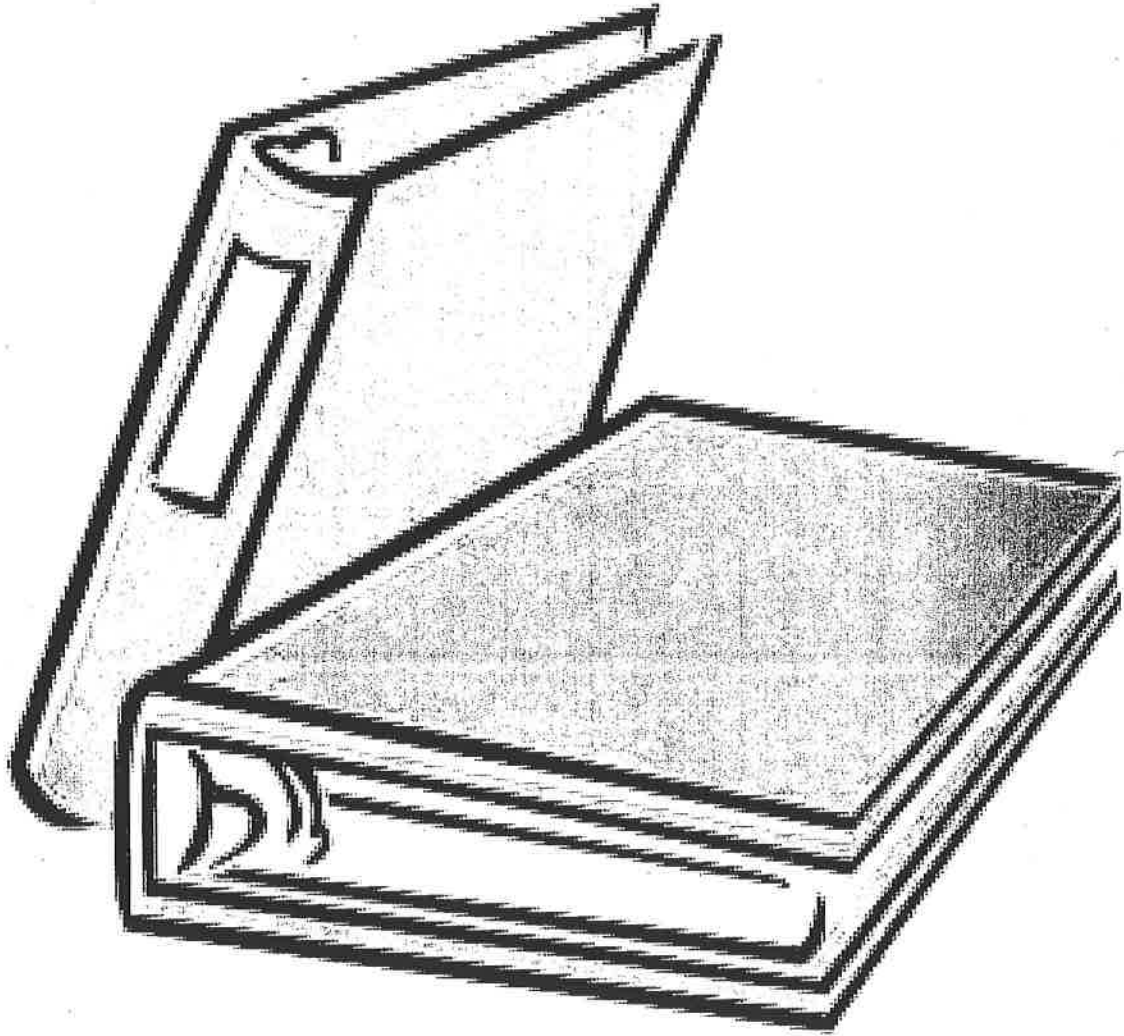
June 2011

17685

Fife School District No. 417

Capital Facilities Plan

2013-2019



Adopted June 24, 2013

FIFE SCHOOL DISTRICT NO. 417
5802 20 STREET EAST
TACOMA WA 98424-2000

School Board Members

Bob Scheidt
Bruce Burnside
Doug Fagundes
Sally Finlayson
Marisa Michaud

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Director of Business Services

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Amanda Fox

Assistant Principal: Brian Neufeld

Assistant Principal: Joe Keller

Columbia Junior High School, 2901 54th 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: Amy Mittelstaedt

Endeavour Intermediate School, 1304 17th Ave, Milton WA 98354

Principal: Kevin Alfano

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Teresa Sinay

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Julie Bartlett

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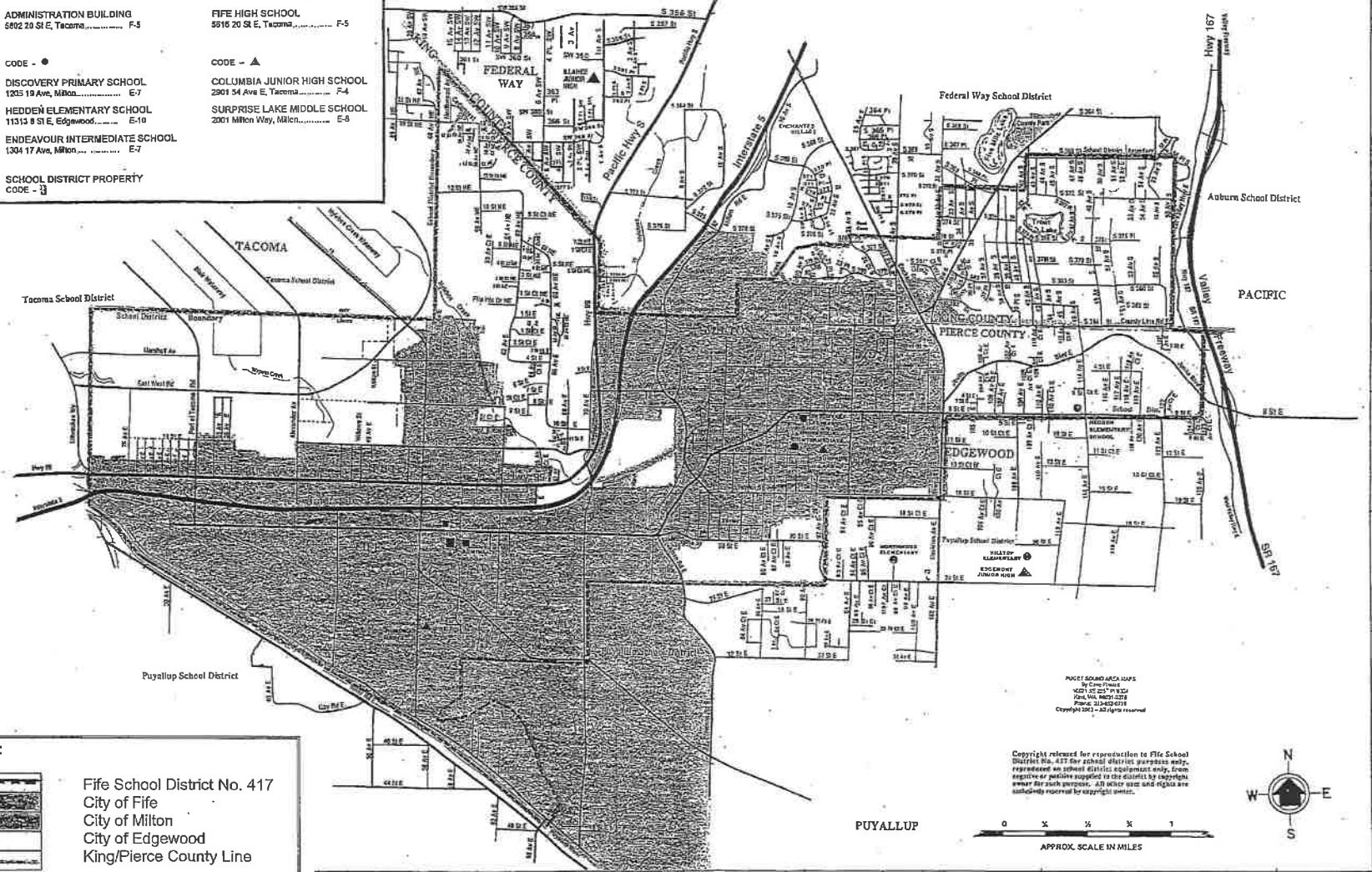
FIFE SCHOOL DISTRICT NO. 417

FIFE SCHOOL DISTRICT NO. 417
5822 20 Street East Tacoma, WA 98424-2000 Phone: 253-517-1000 www.lifeschools.com

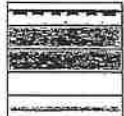
CODE - ■	CODE - ■
ADMINISTRATION BUILDING	FIFE HIGH SCHOOL
5802 20 St E, Tacoma..... F-5	5515 20 St E, Tacoma..... F-5

CODE - ●	CODE - ▲
DISCOVERY PRIMARY SCHOOL	COLUMBIA JUNIOR HIGH SCHOOL
1205 19 Ave, Milton..... E-7	2901 54 Ave E, Tacoma..... F-4
HEDDEN ELEMENTARY SCHOOL	SURPRISE LAKE MIDDLE SCHOOL
11313 8 St E, Edgewood..... E-10	2001 Milton Way, Milton..... E-8

SCHOOL DISTRICT PROPERTY
CODE - ▨



Legend:

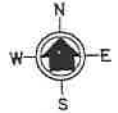


Fife School District No. 417
 City of Fife
 City of Milton
 City of Edgewood
 King/Pierce County Line

PACIFIC SOUND MAPS
 401 11th Street
 Puyallup, WA 98443-2229
 Phone: 253-842-0171
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 APPROX. SCALE IN MILES



6/13

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)	(sq. ft)	(sq. ft)	(sq. ft)	Facility Size (sq.ft.)	Portable Number (3/2012)	Portable Capacity	Portable Size (sq. ft.)
			(D-7) New	(D-7) Mod	(D-7) Total				
Fife High School	705	28.86				140,193	5	110	4,480
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				
Columbia Jr. High School	600	34.4				92,000	4	88	3,544
Classroom/Office/Gym			92,000		92,000				
Surprise Lake Middle School	530	17.23				72,176	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
Endeavour Intermediate	530	7.045				54,058	4	88	3,584
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				
Alice V. Hedden Elementary	485	14.89				51,673	4	88	3,564
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
Discovery Primary	485	7.045			57,047	57,047	6	132	5,376
Playshed			2,776		2,776				
TOTAL	3,335	109.47				467,147	27	594	24,132
TOTAL CORE AND PORTABLE CAPACITY	3,929								

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 180 planned single family housing starts and over 70 planned multifamily units within our school district's boundary, expected to generate approximately 80 new students. Despite a down-turn in the economy, resulting in slight decrease in fiscal year's 09-10 and 10-11 enrollment, we are anticipating continued growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 1.17% per year, and .37% per year over the past five years. More importantly, for the next six years the Cohort Survival Method predicts an increased average growth rate of 2.18% as shown below.

ENROLLMENT*	08-09	09-10	10-11	11-12	12-13**	13-14	14-15	15-16	16-17	17-18	18-19
FHS											
10	294	294	246	264	253	264	241	315	249	281	310
11	280	283	284	235	253	242	253	231	301	238	269
12	306	283	286	285	254	257	246	257	235	306	242
Total	#	880	860	816	784	760	764	740	803	785	825
COLUMBIA											
8	250	268	270	279	248	325	256	289	320	320	303
9	300	262	269	264	275	250	328	259	292	323	323
Total	#	550	530	539	543	523	576	584	548	612	626
SLMS											
6	261	288	251	289	249	281	311	311	294	320	333
7	250	257	281	246	320	252	284	315	315	298	324
Total	#	511	545	532	535	569	533	595	626	609	657
ENDEAVOUR											
2	134	137	145	160	145	157	164	166	169	172	174
3	153	125	139	143	155	146	159	166	168	171	173
4	136	154	132	134	161	161	152	165	172	174	178
5	152	138	153	124	147	163	163	154	167	174	176
Total	#	575	554	569	561	608	627	638	651	677	701
HEDDEN											
2	105	112	119	124	118	129	135	136	139	140	143
3	121	103	113	134	127	120	130	136	137	140	142
4	106	126	108	132	131	132	124	135	141	142	145
5	119	112	125	119	120	133	133	126	137	143	144
Total	#	451	453	465	509	496	513	522	533	554	574
DISCOVERY											
PS sections	3	3	4	4	4	5	5	5	5	6	6
K	277	265	236	289	284	288	292	297	301	305	310
1	253	271	269	249	277	289	293	298	302	307	311
Total K-1	#	530	536	505	538	561	577	585	595	603	621
Total K-12	#	3497	3478	3426	3470	3517	3590	3664	3756	3839	3954
FTE	FTE					3355.47					
% Increase		1.25%	-.54%	-1.50%	1.28%	1.35%	2.08	2.06	2.51	2.21	3.00
Avg Growth/Year					0.37%						2.18%

* 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 12-13 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 accommodations, 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, 117 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 132.83.

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 2008-09 school year through the 2018-19 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 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
10		294	294	246	264	253	264	241	315	249	281	310
11		280	283	284	235	253	242	253	231	301	238	269
12		306	283	286	285	254	257	246	257	235	306	242
total 10-12	#	880	860	816	784	760	764	740	803	785	825	821
FTE						741.44						
Plan Capacity	705											
Teachers						39	39	38	40	39	41	41
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	3	4	4	4	4
total	39					39	39	38	39	39	39	39
Classrooms Needed						0	0	0	1	0	2	2
Portables	5					0	0	0	1	0	2	2
Future						0	0	0	0	0	0	0
Total	44					39	39	38	40	39	41	41
note: 6 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 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
8		250	268	270	279	248	325	256	289	320	320	303
9		300	262	269	264	275	250	328	259	292	323	323
Total 8-9	#	550	530	539	543	523	576	584	548	612	643	626
FTE						523.00						
Plan Capacity**	600											
Teachers						27	29	29	27	31	32	31
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
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	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	0					0	0	0	0	0	0	0
Classrooms	15					12	14	14	12	154	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
Total	30					27	29	29	27	30	30	30
Classrooms Needed						0	0	0	0	1	2	1
Portables	4					0	0	0	0	1	2	1
Future						0	0	0	0	0	0	0
Total	34					27	29	29	27	31	32	31
Note: 6 period day/1 teacher prep period												
Storage Containers												

*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 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
6		261	288	251	289	249	281	311	311	294	320	333
7		250	257	281	246	320	252	284	315	315	298	324
Total 6-7	#	511	545	532	535	569	533	595	626	609	618	657
FTE						569.00						
Plan Capacity	530											
Teachers						28	27	30	31	30	31	33
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
ESL	1					1	1	1	1	1	1	1
Science	3					3	3	3	3	3	3	3
Drama						0	0	0	0	0	0	0
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					0	0	0	0	0	0	0
Classrooms	15					15	15	15	15	15	15	15
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0					0	0	0	0	0	0	0
total	26					26	26	26	26	26	26	26
Classrooms Needed						2	1	4	5	4	5	7
Portables	4					2	1	4	4	4	4	4
Future						0	0	0	1	0	1	3
Total	30					28	27	30	31	30	31	33
Note: 7 period day/1 teacher prep period												
Storage Containers						2	2	2	2	2	2	2

*Headcount

Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
2		134	137	145	160	145	157	164	166	169	172	174
3		153	125	139	143	155	146	159	166	168	171	173
4		136	154	132	134	161	161	152	165	172	174	178
5		152	138	153	124	147	163	163	154	167	174	176
Total 2-5	#	575	554	569	561	608	627	638	651	676	691	701
FTE						608.00						
Plan Capacity	530											
Teachers						30	31	32	33	34	35	35
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
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					21	21	21	21	21	21	21
total	30					30	30	30	30	30	30	30
Classrooms Needed						0	1	2	3	4	5	5
Portables*	4					0	1	2	3	4	4	4
Future						0	0	0	0	0	1	1
Total	34					30	31	32	33	34	35	35
*Share Discovery Portables												
Storage Containers						1	1	1	1	1	1	1

*Headcount

Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY		(based on District-adjusted 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
2		105	112	119	124	118	129	135	136	139	140	143
3		121	103	113	134	127	120	130	136	137	140	142
4		106	126	108	132	131	132	124	135	141	142	145
5		119	112	125	119	120	132	133	126	137	143	144
Total 2-5	#	451	453	465	509	496	513	522	533	554	565	574
FTE						496.00						
Plan Capacity**	485											
Teachers						25	26	26	27	28	28	29
Rooms	# Avail					<i>Use</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>
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					17	18	18	18	18	18	18
total	26					25	26	26	26	26	26	26
Classrooms Needed						0	0	0	1	2	2	3
Portables	4					0	0	0	1	2	2	3
Future						0	0	0	0	0	0	0
Total	30					25	26	26	27	28	28	29
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 12/13 OSPI enrollment projections)										
Enrollment*		08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
Pre-School Sections		3	3	3	4	4	5	5	5	5	6	6
K		277	265	236	289	284	288	292	297	301	305	310
1		253	271	269	249	277	289	293	298	302	307	311
Total K-1		530	536	505	538	561	577	585	595	603	612	621
FTE						419.00						
Plan Capacity	485	(Includes Preschool)										
Teachers												
Teachers						29	30	30	31	31	31	32
Pre-School						4	5	5	5	5	6	6
total						33	35	35	36	36	37	38
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						4	6	6	7	7	8	9
Portables**												
	6					4	6	6	6	6	6	6
Future						0	0	0	1	1	2	3
Total	35					33	35	35	36	36	37	38
**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, and the use of portable classrooms, 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.

Both Pierce and King County showed a short-term birth rate decline which affected our 2009-2011 enrollments. County records indicated this decline ended in 2011, as evidenced by our enrollment increase in 2012. With birth rates on the rise again, our student population is expected to increase by approximately 400 students within the next six years. As core facilities become overcrowded, the District will continue to utilize portable classrooms and consider grade re-configuration 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 the space allocation used in the State's funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 97.76 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 finalized participation in another community-wide study and survey. The results of this survey included addressing the capacity needs at Fife High School due to projected enrollment growth at the secondary level. The proposal recommended an addition to the high school to make room for 10 new classrooms.

Study and Survey Future – In the spring of 2014 the District plans to begin another Study and Survey to provide updated information on our building needs. This will consist of a committee made up of community members, staff, parents, and other interested parties. This survey should take approximately 6 months. Results of this updated Study and Survey will be reflected in the Capital Facilities Plan following its completion.

Future Classroom Needs

Although the projected enrollments shown on pages 6–11 indicate our schools are primarily over capacity at the elementary levels by 2018-19, the District will consider grade re-configuring and use of portable classrooms at our schools to help accommodate enrollment growth and to balance over-all enrollment among our six schools.

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 2012-13 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19
FHS	6	5	3	0	0	0	0	1	0	2	2
COLUMBIA	0	0	0	0	0	0	0	0	1	2	1
SLMS	0	1	1	1	2	1	4	5	4	5	7
ENDEAVOUR	0	0	0	0	0	1	2	3	4	5	5
HEDDEN	0	0	0	0	0	0	0	1	2	2	3
DISCOVERY	3	2	1	2	4	6	6	7	7	8	9
Classrooms Needed	9	8	5	3	6	8	12	17	18	24	27

New Construction

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 Columbia Junior High and Alice V. Hedden, as well as the proposed Fife Senior High addition are outlined below.

School Construction Plans

1996-1997	Study and Survey
1998-1999	Planned for schools
1999-2000	Planned and requested bond issue for schools (approved February 2000)
2000-2001	Built/occupied Hedden Elementary (completed 2001)
2001-2003	Built/occupied Columbia Junior High (occupied 2003)
2007-2008	Added modular classrooms at Hedden and Columbia
2007-2009	Study and Survey
2014	Study and Survey to begin again Spring 2014
2014-2015	Plan for senior high school addition and request bond issue
2016-2018	Build/occupy new addition

Project Costs

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, four new portable classrooms were added for use during the 2007-08 and 2011-12 school years. Final cost was \$671,918 or about \$167,980 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 \$25,581,973 expansion/remodel 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.

Project 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 and 2011-12 school years, 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 page 16. Student Generation Rates (SGR) were updated in 2013, and are based on an analysis of all single and multiple-family new residential development projects constructed in the five years from 2008 – 2012 within Fife School District boundaries. The results were updated with 2013 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$1,051. The multiple-family rate is calculated at \$0. Because the updated analysis shows there were no high school students generated in the last five years from multi-family housing, the calculated fee has dropped to zero.

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 – 5th 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 165 students, under capacity at the middle/junior high school level by 38 students, and over capacity at the high school level by 55 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 .379 students will be generated from each new single family home in the District and that .134 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.

Appendix Table 1

Fife School District Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

Name	Capacity* (Number of Students)	Location
FIFE		
<u>Elementary</u>		
Discovery Primary	485	1205 – 19 th Avenue, Milton WA 98354
Hedden Elementary	485	11313 8 th Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17 th 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 th 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
	97.77	150.34	184.46

(1) Includes Discovery @ 101.69, Hedden @ 104.18 and Endeavour @ 88.91.

(2) Includes Surprise Lake Middle School @ 126.85 and Columbia @ 175.91.

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	2009-2019
Sources of Funds:	
Existing Revenue:	370,750
New Revenue:	
Bonds, Not approved	26,000,000
Impact Fees	514,531
Total Sources:	26,514,531
Use of Funds:	
Capacity Projects:	
Senior Hi Addition	25,581,973
Sub Total:	25,581,973
Non-Capacity Projects:	932,558
Sub Total:	932,558
Total Costs/Use of Funds:	26,514,531
Balance: Surplus or (Deficit)	0

Appendix Table 5

Public School Facilities
Capital Facility Requirements to 2018-19

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2012-13 Actual	3,517	3,335	-182	-\$ 8,806,434*
2012-13 to 2018-19 Growth	4,000	3,655	-345	-\$ 16,693,515*

* Calculated using cost per student (Table 6) avg. \$48,387 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	\$79,944

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 \$25,581,973 ÷ 320 (projected capacity).

Appendix Table 7

PROJECTS CAPACITY TO HOUSE STUDENTS

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
New Addition							320
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	594	594	594	594	594	594	484
Core + Portable Capacity	3929	3929	3929	3929	3929	3929	4139
Projected Enrollment (Headcount)	3517	3590	3664	3756	3839	3954	4000
Surplus Capacity with Portables	412	339	265	173	90	-25	139
Surplus Capacity w/o Portables	-182	-255	-329	-421	-504	-619	-345

* Removal of 5 portable classrooms from Fife High School, replaced by permanent addition.

Appendix Table 8

SIX YEAR FINANCE PLAN (\$ in 1,000's)

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Local Bond	State	Impact Fees/Other
New Capacity						\$25,582	\$25,067	\$0	\$515
# Portables Purchased									
Cost of Portables Purchased							\$0	\$0	\$0
Totals						\$25,582	\$25,067	\$0	\$515

Appendix Table 9

2013 Fife School District Student Generation Rates*

	Total Pierce and King County SGR	King County SGR	Pierce County SGR		SF Combined	MF Combined
SINGLE FAMILY				Grade		
				K	13	0
Elementary -- K through 5	0.215	0.302	0.202	1	5	0
Middle School -- 6 through 9	0.109	0.140	0.104	2	12	2
High School -- 10 through 12	0.056	0.047	0.057	3	12	1
				4	17	1
Total	0.379	.488	0.364	5	14	2
				6	10	0
MULTIPLE FAMILY				7	14	0
Elementary -- K through 5	0.090	0.000	0.090	8	9	1
Middle School -- 6 through 9	0.030	0.000	0.030	9	4	1
High School -- 10 through 12	0.015	0.000	0.015	10	7	1
				11	5	0
Total	0.134	0.000	0.134	12	7	0
				Total Students	129	9
				Total Units	340	67

*Note: These student generation rates are based on new residential development for the five year period 2008 through 2012.

Auburn School District No. 408

CAPITAL FACILITIES PLAN 2013 through 2019



**Adopted by the Auburn School District Board of Directors
May 28, 2013**



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

Janice Nelson

Ray Vefik

Lisa Connors

Carol Seng

Anne Baunach

Dr. Dennis Kip Herren, Superintendent

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Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section I
Executive Summary

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2013 through 2019

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 2013.

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 2012-13 capacity was 13,506. The actual number of individual students was 14,596 as of October 1, 2012. (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, Auburn Mountainview, 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 a future school site 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, but recent new construction is beginning to pick back up.

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 rerun only the capital improvements levy in November 2009, which the voters approved. In the Fall of 2011 the school board determined to move forward with the Auburn High School Modernization and Reconstruction Project and placed the project before the voters in February of 2012. The bond issue was supported by the community at nearly 57% approval rate, but was short of the super majority requirement of 60%. In March of 2012 the school board determined to rerun the bond again in November of 2012. In November 2012 the bond passed at 62% and construction for the Auburn High School Modernization and Reconstruction Project began on February 25, 2013.

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 impacts 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 developed 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. This Plan uses the student generation factors for multi-family in 2012. Due to the dramatic changes in the numbers for 2013, the District plans to carefully monitor the numbers over the next year to determine if this is a trend or an anomaly. 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
2013 through 2019

EXECUTIVE SUMMARY

Listed below is a summary level outline of the changes from the 2012 Capital Facilities Plan that are a part of the 2013 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 structured learning classroom at elementary level.
- B. Increase of 10 full-day kindergarten classrooms at elementary level.

Section IV

Inventory of Facilities

- A. Add 2 portables at Auburn Mountainview High School.
- B. Add 2 portables at Lakeland Hills Elementary.
- C. Remove 5 portables at Auburn High School due to the Auburn High School Modernization and Reconstruction Project.

Section V

Pupil Capacity

Reduction in student capacity with removal of 1 portable overall.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019

EXECUTIVE SUMMARY

Section VII
Impact Fees

CHANGES TO IMPACT FEE DATA ELEMENTS 2012 to 2013

DATA ELEMENTS	CPF 2012	CPF 2013	EXPLANATION
Student Generation Factors			
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. Multi-Family data uses 2012 information.
Elementary	0.2610	0.2270	
Mid School	0.1300	0.0850	
Sr. High	0.1340	0.1290	
Multi-Family			
Elementary	0.1720	0.1720	
Mid School	0.0700	0.0700	
Sr. High	0.0900	0.0960	
School Construction Costs			
Elementary	\$21,750,000	\$25,000,000	Updated estimates for 2013.
Middle School	\$42,500,000	\$48,800,000	Updated estimates for 2013.
Site Acquisition Costs			
Cost per acre	\$326,827	\$308,155	Updated estimate on land costs.
Area Cost Allowance Boeckh Index	\$188.55	\$188.55	Updated to projected SPI schedule. (July 2012)
Match % - State	58.49%	59.19%	Updated to current SPI schedule.
Match % - District	41.51%	40.81%	Computed
District Average AV			
Single Family	\$223,057	\$199,919	Updated from March 2013 King County Dept of Assessments data.
Multi-Family	\$68,902	\$75,278	Updated from March 2013 King County Dept of Assessments data using weighted average.
Debt Serv Tax Rate	\$0.98	\$2.11	Current Fiscal Year
GO Bond Int Rate	3.84%	3.74%	Current Rate (Bond Buyers 20 Index 3-13)

Section VIII
Appendices

- Appendix A.1 - Updated enrollment projections from October 1, 2012
- Appendix A.2 - Updated enrollment projections with anticipated buildout schedule from March 2013.
- Appendix A.3 - Student Generation Survey March 2013

Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section II
Enrollment Projections

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
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 2013)					
GRADE	2012-13 Actual	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected	2018-19 Projected
KDG	1098	1127	1158	1191	1226	1256	1285
1	1089	1150	1182	1215	1250	1280	1309
2	1083	1105	1169	1202	1237	1267	1296
3	1111	1092	1117	1182	1216	1246	1275
4	1038	1149	1133	1160	1227	1257	1286
5	1070	1059	1174	1159	1188	1250	1279
K - 5	6489	6682	6932	7109	7343	7557	7731
6	1041	1081	1073	1189	1176	1200	1261
7	1086	1065	1108	1101	1219	1202	1224
8	1017	1093	1075	1119	1114	1227	1208
6 - 8	3144	3239	3255	3410	3509	3628	3694
9	1200	1221	1302	1287	1336	1329	1442
10	1278	1205	1230	1313	1301	1344	1336
11	1164	1266	1197	1223	1308	1290	1333
12	1321	1206	1312	1246	1275	1355	1336
9 - 12	4963	4898	5041	5069	5220	5319	5447
TOTALS	14,596	14,820	15,228	15,588	16,072	16,504	16,871
GRADES K-12	Actual	Projected	Projected	Projected	Projected	Projected	Projected
K-5 w/K @ 1/2	5940	6119	6353	6513	6730	6929	7089
6-8	3144	3239	3255	3410	3509	3628	3694
9-12	4963	4898	5041	5069	5220	5319	5447
K-12 w/K @ 1/2	14,047	14,256	14,649	14,992	15,459	15,876	16,229

Note: The District is currently operating Full Day Kindergarten in eleven schools. This includes two state funded Full Day Kindergartens at two elementary schools. The State projects to fully implement Full-Day Kindergarten by 2018.

Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section III
Standard of Service

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
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 6,489 students in grades K through 5. For Kindergarten students; 592 of the 1,098 attend 1/2 days throughout the year and 5,491 students, grades 1 through 5, plus 506 kindergartners, attend on a full day basis. When converted to full time equivalents, the K-5 enrollment is 6,193. The four middle schools house 3,144 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school, housing 4,963 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 agreements. 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 nine classrooms to provide for 84 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 one classroom to provide for seven students. The housing requirements for this program exceed the SPI space allocations by one classroom.

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
 2013 through 2019
 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. Continued 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 two resource rooms to support the education of Native American students at the elementary level. Two standard classrooms are fully dedicated to serve these students.

Loss of Permanent Capacity 2 rooms @ 26.5 each =	(53)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(53)

HEAD START

The Auburn School District operates a Head Start program for approximately 114 pre-school aged children 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 10 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
 2013 through 2019
 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 =	<u>0</u>
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 =	<u>0</u>
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 =	<u>0</u>
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 was originally 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 =	<u>0</u>
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, Title I funds and currently there are two schools receiving state funding for 2012-13 school year. The district is utilizing 26 classrooms at eleven of the fourteen elementary schools. Housing requirements exceed the OSPI space guidelines for this program by 13 classrooms.

Loss of Permanent Capacity 13 rooms @ 26.5 each =	(345)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(345)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
 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. Eight classrooms are required at the middle school level to provide for approximately 316 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 five 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. Three of the five classrooms for this program are provided for in the SPI space allocations.

Loss of Permanent Capacity 3 rooms @ 30 each =	(90)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(90)

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 12/14/11 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
 2013 through 2019
 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 =	<u>0</u>
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 =	<u>0</u>
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 =	<u>0</u>
Total Capacity Loss	(30)

STRUCTURED LEARNING CENTER PROGRAM

The Auburn School District operates nine structured learning center classrooms for students with moderate to severe disabilities. This program requires five standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 30 each =	(150)
Loss of Temporary Capacity 0 rooms @ 30 each =	<u>0</u>
Total Capacity Loss	(150)

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 10 classrooms to provide program to meet educational needs of the students. The SPI space guidelines provide for one of the 10 teaching stations.

Loss of Permanent Capacity 9 rooms @ 30 each =	(270)
Loss of Temporary Capacity 0 rooms @ 30 each =	<u>0</u>
Total Capacity Loss	(270)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
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 =	<u>0</u>
Total Capacity Loss	(300)

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY

Loss of Permanent Capacity =	(2,387)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(2,387)

MIDDLE SCHOOL

Loss of Permanent Capacity =	(570)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(570)

SENIOR HIGH

Loss of Permanent Capacity =	(1,300)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(1,300)

TOTAL

Loss of Permanent Capacity =	(4,257)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(4,257)

Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section IV
Inventory of Facilities

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
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:

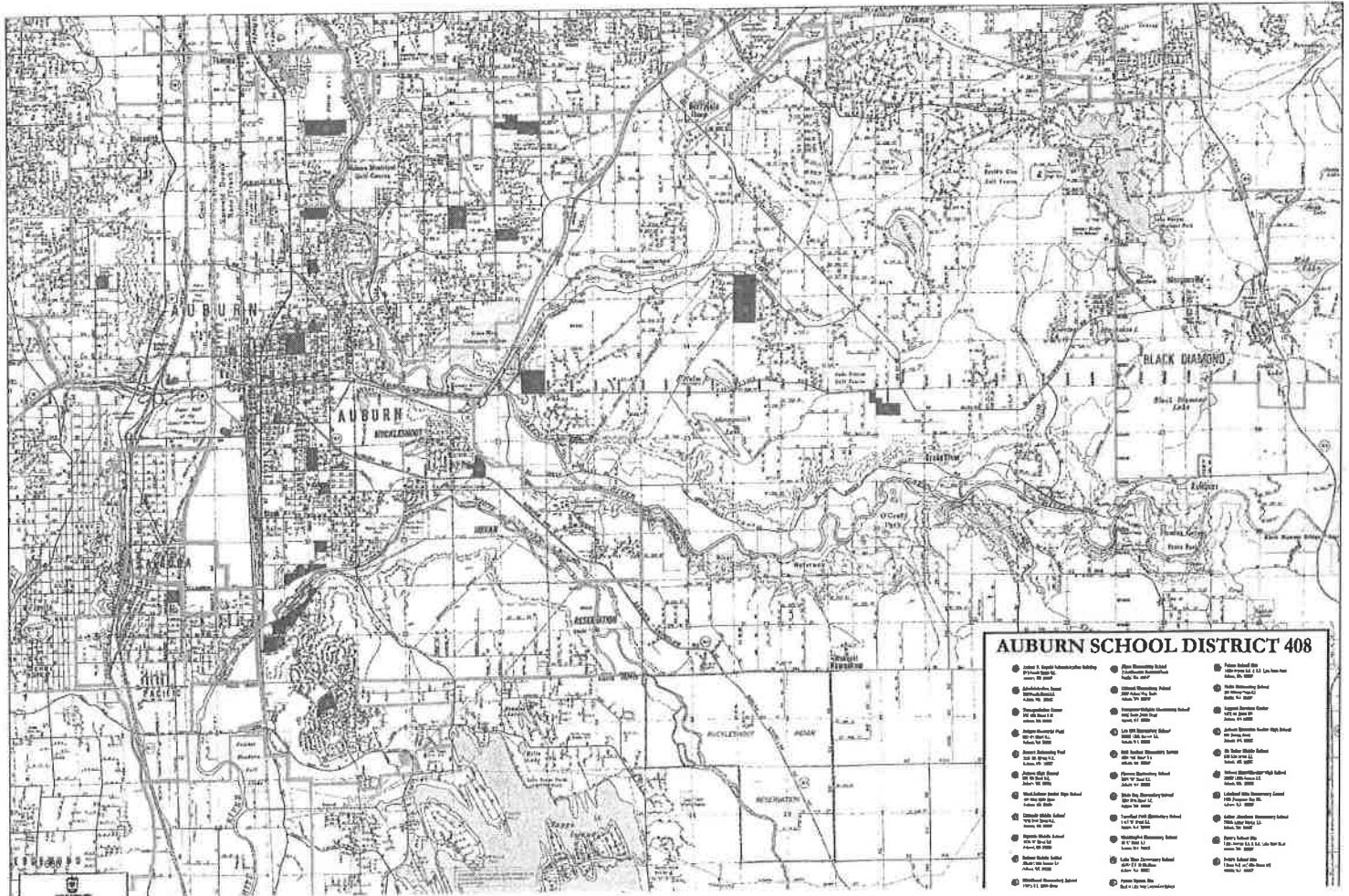
1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique student needs, and
3. provide housing to cover district 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 (December 2012)
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District School Facilities

Building	Capacity	Acres	Address
Elementary Schools			
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
Ilalko 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 nd Street SE, Auburn WA, 98092
ELEM CAPACITY	7,138		
Middle Schools			
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
MS CAPACITY	3,430		
Senior High Schools			
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 th Ave SE, Auburn WA, 98092
SH CAPACITY	5,164		
TOTAL CAPACITY	15,732		



AUBURN SCHOOL DISTRICT 408

- 1. Auburn Elementary School
1000 N. 1st St.
Auburn, OR 97002
- 2. Auburn Middle School
1000 N. 1st St.
Auburn, OR 97002
- 3. Auburn High School
1000 N. 1st St.
Auburn, OR 97002
- 4. Auburn Junior High School
1000 N. 1st St.
Auburn, OR 97002
- 5. Auburn Senior High School
1000 N. 1st St.
Auburn, OR 97002
- 6. Auburn Vocational School
1000 N. 1st St.
Auburn, OR 97002
- 7. Auburn Community Center
1000 N. 1st St.
Auburn, OR 97002
- 8. Auburn Senior Center
1000 N. 1st St.
Auburn, OR 97002
- 9. Auburn Library
1000 N. 1st St.
Auburn, OR 97002
- 10. Auburn Post Office
1000 N. 1st St.
Auburn, OR 97002
- 11. Auburn Fire Station
1000 N. 1st St.
Auburn, OR 97002
- 12. Auburn Police Station
1000 N. 1st St.
Auburn, OR 97002
- 13. Auburn City Hall
1000 N. 1st St.
Auburn, OR 97002
- 14. Auburn Court House
1000 N. 1st St.
Auburn, OR 97002
- 15. Auburn Jail
1000 N. 1st St.
Auburn, OR 97002
- 16. Auburn Cemetery
1000 N. 1st St.
Auburn, OR 97002
- 17. Auburn Park
1000 N. 1st St.
Auburn, OR 97002
- 18. Auburn Golf Course
1000 N. 1st St.
Auburn, OR 97002
- 19. Auburn Tennis Courts
1000 N. 1st St.
Auburn, OR 97002
- 20. Auburn Sports Field
1000 N. 1st St.
Auburn, OR 97002
- 21. Auburn Ice Skating Rink
1000 N. 1st St.
Auburn, OR 97002
- 22. Auburn Community Center
1000 N. 1st St.
Auburn, OR 97002
- 23. Auburn Senior Center
1000 N. 1st St.
Auburn, OR 97002
- 24. Auburn Library
1000 N. 1st St.
Auburn, OR 97002
- 25. Auburn Post Office
1000 N. 1st St.
Auburn, OR 97002
- 26. Auburn Fire Station
1000 N. 1st St.
Auburn, OR 97002
- 27. Auburn Police Station
1000 N. 1st St.
Auburn, OR 97002
- 28. Auburn City Hall
1000 N. 1st St.
Auburn, OR 97002
- 29. Auburn Court House
1000 N. 1st St.
Auburn, OR 97002
- 30. Auburn Jail
1000 N. 1st St.
Auburn, OR 97002

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (March 2013)						
Elementary Location	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
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	5	5	5	5
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
Ilalko	2	2	2	2	2	2	2
Lakeland Hills Elementary	2	4	4	4	4	4	4
Arthur Jacobsen Elementary	0	0	0	0	0	0	0
TOTAL UNITS	32	34	34	36	36	36	36
TOTAL CAPACITY	848	901	901	954	954	954	954

Middle School Location	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Cascade	0	0	0	0	2	2	2
Olympic	0	0	0	0	2	2	2
Rainier	5	5	5	7	7	8	8
Mt. Baker	8	8	8	8	8	8	8
TOTAL UNITS	13	13	13	15	19	20	20
TOTAL CAPACITY	390	390	390	450	570	600	600

Sr. High School Location	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
West Auburn	0	0	0	0	1	1	1
Auburn High School	12	7	7	0	0	0	0
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Riverside	13	13	13	13	13	13	13
Auburn Mountainview	0	2	2	2	4	4	4
TOTAL UNITS	26	23	23	16	19	19	19
TOTAL CAPACITY	780	690	690	480	570	570	570

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	71	70	70	67	74	75	75
COMBINED TOTAL CAPACITY	2,018	1,981	1,981	1,884	2,094	2,124	2,124

*Note: Reduction of portables at Auburn High School is due to the Auburn High School Modernization and Reconstruction Project.

Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section V
Pupil Capacity

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019
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.

Table V.1								
Capacity WITH relocatables		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
1/	A. SPI Capacity	15,732	15,732	15,732	15,732	15,732	15,732	16,532
	A.1 SPI Capacity-New Elem							550
	A.2 SPI Capacity- New MS						800	
	B. Capacity Adjustments	(2,226)	(2,289)	(2,289)	(2,469)	(2,409)	(2,289)	(2,289)
	C. Net Capacity	13,506	13,443	13,443	13,263	13,323	14,243	14,793
	D. ASD Enrollment	14,596	14,780	15,196	15,612	16,210	16,655	17,041
3/	E. ASD Surplus/Deficit	(1,090)	(1,337)	(1,753)	(2,349)	(2,887)	(2,412)	(2,248)
CAPACITY ADJUSTMENTS								
2/	Include Relocatable	2,018	1,981	1,981	1,884	2,094	2,124	2,124
	Exclude SOS (pg 14)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)
	Total Adjustments	(2,226)	(2,289)	(2,289)	(2,469)	(2,409)	(2,289)	(2,289)

Table V.2								
Capacity WITHOUT relocatables		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
1/	A. SPI Capacity	15,732	15,732	15,732	15,732	15,732	15,732	16,532
	A.1 SPI Capacity-New Elem							550
	A.2 SPI Capacity- New MS						800	
	B. Capacity Adjustments	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)
	C. Net Capacity	11,488	11,488	11,488	11,488	11,488	12,288	12,838
	D. ASD Enrollment	14,596	14,780	15,196	15,612	16,210	16,655	17,041
3/	E. ASD Surplus/Deficit	(3,108)	(3,292)	(3,708)	(4,124)	(4,722)	(4,367)	(4,203)
CAPACITY ADJUSTMENTS								
2/	Exclude SOS (pg 14)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)
	Total Adjustments	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)

1/ New facilities shown in 2017-18 and 2018-19 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

2013 through 2019

PUPIL CAPACITY

**PERMANENT FACILITIES
@ SPI Rated Capacity
(March 2013)**

A. Elementary Schools

Building	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
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							550
ELEM CAPACITY	7,138	7,138	7,138	7,138	7,138	7,138	7,688

B. Middle Schools

Building	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
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
MS CAPACITY	3,430	3,430	3,430	3,430	3,430	4,230	4,230

C. Senior High Schools

Building	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
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
SH CAPACITY	5,164	5,164	5,164	5,164	5,164	5,164	5,164

COMBINED CAPACITY	15,732	15,732	15,732	15,732	15,732	16,532	17,082
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Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

Section VI
Capital Construction Plan

Auburn School District No. 408
CAPITAL FACILITIES PLAN
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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 further 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 tax assessments.

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.

Property for the third comprehensive high school was acquired in 1999. The Board placed the proposition on the ballot four times prior to passing in 2003. Each election was extremely close to passing. After the fourth failure a community meeting was held and from that meeting the Board determined need for further community study.

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
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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 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 for Auburn High School. A future bond issue will be necessary to fund these projects.

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. 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.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. The groundbreaking occurred in February 2013 and construction has begun. This phased project is scheduled to be completed within the next three years.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
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CAPITAL CONSTRUCTION PLAN

Within the six-year period, the District is projecting 2366 additional students mostly from new development in the Lakeland, Lea Hill, and north Auburn valley areas. This increase in student population will require the construction of a new middle school and acquiring a new elementary school site and constructing an 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.

2013-19 Capital Construction Plan (March 2013)				Project Timelines						
Project	Funded	Projected Cost	Fund Source	12-13	13-14	14-15	15-16	16-17	17-18	18-19
All Facilities - Technology Modernization	Yes	\$12,000,000	2006 6 Year Cap Levy	XX						
Portables	Yes	\$1,200,000	Impact Fees	XX	XX	XX	XX	XX	XX	XX
^{1/} Property Purchase New Elementary	No	\$3,500,000	Impact Fees	XX	XX	XX				
Multiple Facility Improvements	Yes	\$46,400,000	Capital Levy	XX	XX	XX	XX	XX		
^{1/} Middle School #5	No	\$50,700,000	Bond Impact Fee				XX plan	XX const	XX open	
^{1/} Elementary #15	No	\$27,000,000	Bond Impact Fee					XX plan	XX const	XX open
^{1/} AHS Modernization	No	\$110,000,000	Bond Issue	XX plan	XX const	XX const	XX open			

^{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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2013 through 2019

Section VII
Impact Fees

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CAPITAL FACILITIES PLAN
 2013 through 2019

IMPACT FEE COMPUTATION (Spring 2013)

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	\$308,155	550	0.2270	0.1720	\$1,526.21	\$1,156.42
Middle Sch (6 - 8)	25	\$0	800	0.0850	0.0700	\$0.00	\$0.00
Sr High (9 - 12)	40	\$0	1500	0.1290	0.0960	\$0.00	\$0.00
						\$1,526.21	\$1,156.42

II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

Single Family	Facility Cost	Facility Size	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/Single Family	Cost/Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$27,000,000	550	0.9653	0.2270	0.1720	\$10,757.16	\$8,150.80
Mid Sch (6 - 8)	\$50,700,000	800	0.9653	0.0850	0.0700	\$5,200.05	\$4,282.40
Sr High (9 - 12)	\$0	1500	0.9653	0.1290	0.0960	\$0.00	\$0.00
						\$15,957.21	\$12,433.20

III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

Single Family	Facility Cost	Facility Size	% Temp Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/Single Family	Cost/Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$150,000	26.5	0.0347	0.2270	0.1720	\$44.56	\$33.77
Mid Sch (6 - 8)	\$150,000	30	0.0347	0.0850	0.0700	\$14.74	\$12.14
Sr High (9 - 12)	\$150,000	30	0.0347	0.1290	0.0960	\$22.37	\$16.65
						\$81.66	\$62.55

IV. STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	State Match	Student Generation Factor		Cost/Single Family	Cost/Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$188.55	90	59.19%	0.2270	0.1720	\$2,280.04	\$1,727.61
Mid Sch (6 - 8)	\$188.55	108	59.19%	0.0850	0.0700	\$1,024.51	\$843.72
Sr High (9 - 12)	\$0.00	130	59.19%	0.1290	0.0960	\$0.00	\$0.00
						\$3,304.56	\$2,571.34

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2013 through 2019

V. TAX CREDIT PER RESIDENCE

Formula: Expressed as the present value of an annuity
 TC = PV(interest rate, discount period, average assd value x tax rate)

	Ave Resid Assd Value	Curr Dbt Serv Tax Rate	End Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$199,719	\$2.11	3.74%	10	\$3,462.66	
Multi Family	\$75,278	\$2.11	3.74%	10		\$1,305.14

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility 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	\$1,526.21	\$1,156.42
Permanent Facility Const Costs	\$15,957.21	\$12,433.20
Temporary Facility Costs	\$81.66	\$62.55
State Match Credit	(\$3,304.56)	(\$2,571.34)
Tax Credit	(\$3,462.66)	(\$1,305.14)
FEE (No Discount)	\$10,797.86	\$9,775.69
FEE (50% Discount)	\$5,398.93	\$4,887.84
Less ASD Discount	\$0.00	(\$1,500.00)
Facility Credit	\$0.00	\$0.00
Net Fee Obligation	\$5,398.93	\$3,387.84

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 2013 through 2019

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**
Student Factor	Single Family - Auburn actual count (3/13)	0.227	0.085	0.129	0.172	0.070	0.096
New Fac Capacity		550	800	1500	550	800	1500
New Facility Cost	Elementary Cost Estimates Feb 2013 Middle School Cost Estimate Feb 2013	\$27,000,000	\$50,700,000		\$27,000,000	\$50,700,000	
Temp Rm Capacity	ASD District Standard of Service, Grades K - 5 @ 26.5 and 6 - 12 @ 30.	26.5	30	30	26.5	30	30
Temp Facility Cost	Relocatables, including site work, set up, and furnishing	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Site Acreage	ASD District Standard or SPI Minimum	12	25	40	12	25	40
Site Cost/Acre	See below	\$308,155	\$308,155	\$308,155	\$308,155	\$308,155	\$308,155
Perm Sq Footage	SPI Rpt #3 dated December 14, 2011	1,695,317	1,695,317	1,695,317	1,695,317	1,695,317	1,695,317
Temp Sq Footage	69 portables at 832 sq. ft. each + TAP 3500	60,908	60,908	60,908	60,908	60,908	60,908
Total Sq Footage	Sum of Permanent and Temporary above	1,756,225	1,756,225	1,756,225	1,756,225	1,756,225	1,756,225
% - Perm Facilities	Permanent Sq. Footage divided by Total Sq. Footage	96.53%	96.53%	96.53%	96.53%	96.53%	96.53%
% - Temp Facilities	Temporary Sq. Footage divided by Total Sq. Footage	3.47%	3.47%	3.47%	3.47%	3.47%	3.47%
SPI Sq Ft/Student	From SPI Regulations	90	108	130	90	108	130
Boeckh Index	From SPI schedule for December 2012	\$188.55	\$188.55	\$188.55	\$188.55	\$188.55	\$188.55
Match % - State	From SPI Webpage December 2012	59.19%	59.19%	59.19%	59.19%	59.19%	59.19%
Match % - District	Computed	40.81%	40.81%	40.81%	40.81%	40.81%	40.81%
Dist Aver AV	King County Department of Assessments March 2013 (multi family weighted average includes condos)	\$199,719	\$199,719	\$199,719	\$75,278	\$75,278	\$75,278
Debt Serv Tax Rate	Current Fiscal Year	\$2.11	\$2.11	\$2.11	\$2.11	\$2.11	\$2.11
G. O Bond Int Rate	Current Rate - (Bond Buyer 20 Index March 2013)	3.74%	3.74%	3.74%	3.74%	3.74%	3.74%

Site Cost Projections

*student generation rates 2012 for multi-family

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	\$7,601,799	\$217,194	\$223,710				
Lakeland East	27.00	2009	\$9,092,160	\$336,747	\$336,747				
Total	74.00		\$19,395,002	\$262,095	\$290,381	1.00%	Elementary	2015	\$308,155

Auburn School District No. 408
Capital Facilities Plan
2013 through 2019

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 2012

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 an increase in enrollment of 233 students after three consecutive years of declining enrollment. These increases and decreases change our historical average gain in students. Over the past 6 years the average gain is now .21% annually down from .97%; that equates to average gain of 30 students down from 136 in prior projections.

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 847 to 850. (page 7)
- Middle School level shows increase ranging from 350 to 456. (page 8)
- High School level shows increases ranging from 160 to 227. (page 9)

The models show these changes looking forward thirteen years:

- Elementary level shows increase ranging from 1498 to 1706. (page 7)
- Middle School level shows increase ranging from 836 to 874. (page 8)
- High School level shows increase ranging from 820 to 958. (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 2012

TABLE Thirteen Year History of October 1 Enrollments(Rev 10/12)													Actual		
GRADE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13		
KDG	912	846	905	922	892	955	941	996	998	1032	1010	1029	1098		
1	905	968	900	982	960	963	1012	995	1015	1033	1066	1068	1089		
2	914	949	961	909	992	963	1002	1019	1024	998	1016	1097	1083		
3	1031	966	940	996	918	1002	1031	997	1048	993	1013	996	1111		
4	1071	1077	973	947	1016	939	1049	1057	1044	1073	1024	1022	1038		
5	1011	1108	1062	1018	957	1065	998	1078	1069	1030	1079	1018	1070		
6	998	1028	1104	1111	1020	1004	1058	1007	1096	1040	1041	1063	1041		
7	979	1017	1021	1131	1124	1028	1014	1057	1034	1125	1060	1032	1086		
8	1003	1004	1026	1052	1130	1137	1072	1033	1076	1031	1112	1046	1017		
9	1222	1405	1441	1473	1461	1379	1372	1337	1256	1244	1221	1273	1200		
10	1157	1073	1234	1249	1261	1383	1400	1368	1341	1277	1238	1170	1278		
11	1067	1090	927	1010	1055	1182	1322	1352	1350	1303	1258	1233	1164		
12	865	930	933	902	886	1088	1147	1263	1352	1410	1344	1316	1321		
TOTALS	13135	13461	13427	13702	13672	14088	14418	14559	14703	14589	14482	14363	14596		
Percent of Gain	2.48%	(0.25)%	2.05%	(0.22)%	3.04%	2.34%	0.98%	0.99%	(0.78)%	(0.73)%	(0.82)%	1.62%			
Pupil Gain	326	(34)	275	(30)	416	330	141	144	(114)	(107)	(119)	233			
		Average % Gain for 1st 6 years.						1.57%	Average % Gain for last 6 years						0.21%
		Average Pupil Gain for 1st 6 years.						214	Average Pupil Gain for last 6 years						30
		Average % Gain for 13 years.						0.89%	Average Pupil Gain for 13 years.						122

TABLE 1A	Grade Group Combinations												
KDG	912	846	905	922	892	955	941	996	998	1032	1010	1029	1098
K,1,2	2731	2763	2766	2813	2844	2881	2955	3010	3037	3063	3092	3194	3270
K - 5	5844	5914	5741	5774	5735	5887	6033	6142	6198	6159	6208	6230	6489
K - 6	6842	6942	6845	6885	6755	6891	7091	7149	7294	7199	7249	7293	7530
1 - 3	2850	2883	2801	2887	2870	2928	3045	3011	3087	3024	3095	3161	3283
1 - 5	4932	5068	4836	4852	4843	4932	5092	5146	5200	5127	5198	5201	5391
1 - 6	5930	6096	5940	5963	5863	5936	6150	6153	6296	6167	6239	6264	6432
6 - 8	2980	3049	3151	3294	3274	3169	3144	3097	3206	3196	3213	3141	3144
7 - 8	1982	2021	2047	2183	2254	2165	2086	2090	2110	2156	2172	2078	2103
7 - 9	3204	3426	3488	3656	3715	3544	3458	3427	3366	3400	3393	3351	3303
9 - 12	4311	4498	4535	4634	4663	5032	5241	5320	5299	5234	5061	4992	4963
10 - 12	3089	3093	3094	3161	3202	3653	3869	3983	4043	3990	3840	3719	3763

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE Factors Used in Projections
2

Factor 1		Average Pupil Change Between Grade Levels	
13 YEAR BASE		6 YEAR BASE	
K to 1	51.08	K to 1	43.33
1 to 2	12.17	1 to 2	8.00
2 to 3	13.92	2 to 3	0.33
3 to 4	27.33	3 to 4	30.00
4 to 5	21.67	4 to 5	12.50
5 to 6	10.00	5 to 6	2.67
6 to 7	13.25	6 to 7	14.83
7 to 8	9.50	7 to 8	(1.17)
8 to 9	278.33	8 to 9	193.50
9 to 10	(67.67)	9 to 10	(5.17)
10 to 11	(75.42)	10 to 11	(22.33)
11 to 12	(21.42)	11 to 12	31.33
total	272.75	total	307.83

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 (5) years of changes.

Factor 2		Average Pupil Change By Grade Level	
13 YEAR BASE		6 YEAR BASE	
K	15.50	K	20.40
1	15.33	1.00	18.80
2	14.08	2.00	12.80
3	6.67	3.00	22.80
4	(2.75)	4.00	(3.80)
5	4.92	5.00	(1.60)
6	3.58	6.00	6.80
7	8.92	7.00	5.80
8	1.17	8.00	(3.20)
9	(1.83)	9.00	(27.40)
10	10.08	10.00	(18.00)
11	8.08	11.00	(37.60)
12	38.00	12.00	11.60

Factor 2 is the average change in grade level size from 01/02 OR 07/08.

Factor 3								AUBURN SCHOOL DISTRICT KINDERGARTEN ENROLLMENTS	
								AS FUNCTION OF KING COUNTY LIVE BIRTH RATES	
CAL- ENDAR YEAR	TOTAL LIVE BIRTHS	2/3rds BIRTHS	1/3rds BIRTHS	YEAR OF ENROLL	ADJUSTED LIVE BIRTHS	KDG ENROLL	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS		
1973	13,449	8,966	4,483	79/80	13,478	618	4.585%		
1974	13,493	8,995	4,498	80/81	13,524	600	4.436%		
1975	13,540	9,027	4,513	81/82	13,687	588	4.296%		
1976	13,761	9,174	4,587	82/83	14,375	698	4.856%		
1977	14,682	9,788	4,894	83/84	14,958	666	4.452%		
1978	15,096	10,064	5,032	84/85	16,048	726	4.524%		
1979	16,524	11,016	5,508	85/86	16,708	792	4.740%		
1980	16,800	11,200	5,600	86/87	17,000	829	4.876%		
1981	17,100	11,400	5,700	87/88	18,241	769	4.216%		
1982	18,811	12,541	6,270	88/89	18,626	817	4.386%		
1983	18,533	12,355	6,178	89/90	18,827	871	4.626%		
1984	18,974	12,649	6,325	90/91	19,510	858	4.398%		
1985	19,778	13,185	6,593	91/92	19,893	909	4.569%		
1986	19,951	13,301	6,650	92/93	21,852	920	4.210%		
1987	22,803	15,202	7,601	93/94	21,624	930	4.301%		
1988	21,034	14,023	7,011	94/95	24,062	927	3.853%		
1989	25,576	17,051	8,525	95/96	26,358	954	3.619%		
1990	26,749	17,833	8,916	96/97	24,116	963	3.993%		
1991	22,799	15,199	7,600	97/98	20,973	978	4.663%		
1992	20,060	13,373	6,687	98/99	21,573	854	3.959%		
1993	22,330	14,887	7,443	99/00	22,129	849	3.837%		
1994	22,029	14,686	7,343	00/01	24,013	912	3.798%		
1995	25,005	16,670	8,335	01/02	22,717	846	3.724%		
1996	21,573	14,382	7,191	02/03	21,622	905	4.186%		
1997	21,646	14,431	7,215	03/04	22,023	922	4.186%		
1998	22,212	14,808	7,404	04/05	22,075	892	4.041%		
1999	22,007	14,671	7,336	05/06	22,327	955	4.277%		
2000	22,487	14,991	7,496	06/07	22,014	941	4.274%		
2001	21,778	14,519	7,259	07/08	21,835	996	4.562%		
2002	21,863	14,575	7,288	08/09	22,242	998	4.487%		
2003	22,431	14,954	7,477	09/10	22,726	1032	4.541%		
2004	22,874	15,249	7,625	10/11	22,745	1010	4.441%		
2005	22,680	15,120	7,560	11/12	23,723	1029	4.338%		
2006	24,244	16,163	8,081	12/13	24,683	1098	4.448%		
2007	24,902	16,601	8,301	13/14	25,094	1117	Actual year		
2008	25,190	16,793	8,397	14/15	25,101	1117	Prjctd year		
2009	25,057	16,705	8,352	15/16	24,695	1099	Prjctd year		
2010	24,514	16,343	8,171	16/17	24,591	1095	Prjctd year		
2011	24,630	16,420	8,210	17/18			* number from DOH		

Source: Center for Health Statistics, Washington State Department of Health

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE DISTRICT PROJECTIONS 3.13 Based on 13 Year History		ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ
GRADE	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	24-25	25-26
KDG	1098	1114	1129	1145	1160	1176	1191	1207	1222	1238	1253	1269	1284	1300
1	1089	1149	1165	1180	1196	1211	1227	1242	1258	1273	1289	1304	1320	1335
2	1083	1101	1161	1177	1192	1208	1223	1239	1254	1270	1285	1301	1316	1332
3	1111	1097	1115	1175	1191	1206	1222	1237	1253	1268	1284	1299	1315	1330
4	1038	1138	1124	1142	1203	1218	1234	1249	1265	1280	1296	1311	1327	1342
5	1070	1060	1160	1146	1164	1224	1240	1255	1271	1286	1302	1317	1333	1348
6	1041	1080	1070	1170	1156	1174	1234	1250	1265	1281	1296	1312	1327	1343
7	1086	1054	1093	1083	1183	1169	1187	1247	1263	1278	1294	1309	1325	1340
8	1017	1096	1064	1103	1092	1193	1179	1197	1257	1272	1288	1303	1319	1334
9	1200	1295	1374	1342	1381	1371	1471	1457	1475	1535	1551	1566	1582	1597
10	1278	1132	1228	1306	1274	1313	1303	1403	1389	1408	1466	1483	1499	1514
11	1164	1203	1057	1152	1231	1199	1238	1228	1328	1314	1332	1392	1408	1423
12	1321	1143	1181	1036	1131	1209	1178	1217	1206	1307	1293	1311	1371	1386
TOTALS	14596	14661	14920	15157	15554	15871	16126	16427	16705	17009	17229	17477	17723	17925
Percent of Gain	0.45%	1.77%	1.58%	2.62%	2.04%	1.60%	1.87%	1.69%	1.82%	1.29%	1.44%	1.41%	1.14%	
Pupil Gain	65	259	236	397	317	254	302	278	304	219	249	246	202	

TABLE DISTRICT PROJECTIONS 3.6 Based on 6 Year History		ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ
GRADE	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23-24	24-25	25-26
KDG	1098	1118	1139	1159	1180	1200	1220	1241	1261	1282	1302	1322	1343	1363
1	1089	1141	1162	1182	1203	1223	1243	1264	1284	1305	1325	1345	1366	1386
2	1083	1097	1149	1170	1190	1211	1231	1251	1272	1292	1313	1333	1353	1374
3	1111	1083	1097	1150	1170	1190	1211	1231	1252	1272	1292	1313	1333	1354
4	1038	1141	1113	1127	1180	1200	1220	1241	1261	1282	1302	1322	1343	1363
5	1070	1051	1154	1126	1140	1192	1213	1233	1253	1274	1294	1315	1335	1355
6	1041	1073	1053	1156	1129	1143	1195	1215	1236	1256	1276	1297	1317	1338
7	1086	1056	1088	1068	1171	1143	1157	1210	1230	1250	1271	1291	1312	1332
8	1017	1085	1055	1086	1067	1170	1142	1156	1209	1229	1249	1270	1290	1311
9	1200	1211	1278	1248	1280	1260	1363	1336	1350	1402	1422	1443	1463	1484
10	1278	1195	1205	1273	1243	1275	1255	1358	1331	1345	1397	1417	1438	1458
11	1164	1256	1173	1183	1251	1221	1252	1233	1336	1308	1322	1375	1395	1415
12	1321	1195	1287	1204	1214	1282	1252	1284	1264	1367	1340	1354	1406	1426
TOTALS	14596	14701	14953	15133	15416	15710	15956	16252	16538	16863	17106	17396	17694	17959
Percent of Gain	0.72%	1.71%	1.20%	1.87%	1.90%	1.57%	1.86%	1.76%	1.97%	1.44%	1.70%	1.71%	1.50%	
Pupil Gain	105	251	180	284	294	246	297	285	325	243	291	297	265	

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE DISTRICT PROJECTIONS														
3,13A Based on Birth Rates & 13 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
K	1098	1098	1117	1117	1099									
1	1089	1149	1149	1168	1168	1150								
2	1083	1101	1161	1161	1180	1180	1162							
3	1111	1097	1115	1175	1175	1194	1194	1176						
4	1038	1138	1124	1142	1203	1203	1221	1222	1204					
5	1070	1060	1160	1146	1164	1224	1224	1243	1243	1225				
6	1041	1080	1070	1170	1156	1174	1234	1234	1253	1253	1235			
7	1086	1054	1093	1083	1183	1169	1187	1247	1247	1266	1267	1249		
8	1017	1096	1064	1103	1092	1193	1179	1197	1257	1257	1276	1276	1258	
9	1200	1295	1374	1342	1381	1371	1471	1457	1475	1535	1535	1554	1554	1536
10	1278	1132	1228	1306	1274	1313	1303	1403	1389	1408	1468	1468	1487	1487
11	1164	1203	1057	1152	1231	1199	1238	1228	1328	1314	1332	1392	1392	1411
12	1321	1143	1181	1036	1131	1209	1178	1217	1206	1307	1293	1311	1371	1371
TOTALS	14596	14646	14893	15102	15438									
	Percent of Gain	0.34%	1.69%	1.40%	2.23%									
	Pupil Gain	50	247	209	336									

TABLE DISTRICT PROJECTIONS														
3,6A Based on Birth Rates & 6 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
KDG	1098	1098	1117	1117	1099									
1	1089	1141	1141	1160	1161	1142								
2	1083	1097	1149	1149	1168	1169	1150							
3	1111	1083	1097	1150	1150	1169	1169	1151						
4	1038	1141	1113	1127	1180	1180	1199	1199	1181					
5	1070	1051	1154	1126	1140	1192	1192	1211	1211	1193				
6	1041	1073	1053	1156	1129	1143	1195	1195	1214	1214	1196			
7	1086	1056	1088	1068	1171	1143	1157	1210	1210	1229	1229	1211		
8	1017	1085	1055	1086	1067	1170	1142	1156	1209	1209	1227	1228	1210	
9	1200	1211	1278	1248	1280	1260	1363	1336	1350	1402	1402	1421	1421	1403
10	1278	1195	1205	1273	1243	1275	1255	1358	1331	1345	1397	1397	1416	1416
11	1164	1256	1173	1183	1251	1221	1252	1233	1336	1308	1322	1375	1375	1393
12	1321	1196	1287	1204	1214	1282	1252	1284	1264	1367	1340	1354	1406	1406
TOTALS	14596	14681	14910	15048	15251									
	Percent of Gain	0.58%	1.56%	0.93%	1.35%									
	Pupil Gain	85	229	138	203									

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE K - 5 PROJECTIONS
3E.13 Based on 13 Year History

GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
KDG	1098	1114	1129	1145	1160	1176	1191	1207	1222	1238	1253	1269	1284	1300
1	1089	1149	1165	1180	1196	1211	1227	1242	1258	1273	1289	1304	1320	1335
2	1083	1101	1161	1177	1192	1208	1223	1239	1254	1270	1285	1301	1316	1332
3	1111	1097	1115	1175	1191	1206	1222	1237	1253	1268	1284	1299	1315	1330
4	1038	1138	1124	1142	1203	1218	1234	1249	1265	1280	1296	1311	1327	1342
5	1070	1060	1160	1146	1164	1224	1240	1255	1271	1286	1302	1317	1333	1348
K - 5 TOT	6489	6659	6854	6965	7105	7243	7356	7429	7522	7615	7708	7801	7894	7987
Percent of Gain	2.61%	2.94%	1.61%	2.01%	1.94%	1.28%	1.27%	1.25%	1.24%	1.22%	1.21%	1.19%	1.18%	
Pupil Gain	170	195	111	140	138	93	93	93	93	93	93	93	93	93

6 year 13 year
847 1498

TABLE K - 5 PROJECTIONS
3E.6 Based on 6 Year History

GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
KDG	1098	1118	1139	1159	1180	1200	1220	1241	1261	1282	1302	1322	1343	1363
1	1089	1141	1162	1182	1203	1223	1243	1264	1284	1305	1325	1345	1366	1386
2	1083	1097	1149	1170	1190	1211	1231	1251	1272	1292	1313	1333	1353	1374
3	1111	1083	1097	1150	1170	1190	1211	1231	1252	1272	1292	1313	1333	1354
4	1038	1141	1113	1127	1180	1200	1220	1241	1261	1282	1302	1322	1343	1363
5	1070	1051	1154	1126	1140	1192	1213	1233	1253	1274	1294	1315	1335	1355
K - 5 TOT	6489	6632	6814	6914	7062	7216	7339	7461	7583	7706	7828	7951	8073	8195
Percent of Gain	2.20%	2.75%	1.47%	2.14%	2.19%	1.70%	1.67%	1.64%	1.61%	1.59%	1.56%	1.54%	1.52%	
Pupil Gain	143	182	100	148	154	122	122	122	122	122	122	122	122	122

6 year 13 year
850 1706

TABLE K - 5 PROJECTIONS
3E.13A Based on Birth Rates & 13 Year History

GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
K	1098	1098	1117	1117	1099									
1	1089	1149	1149	1168	1168	1150								
2	1083	1101	1161	1161	1180	1180	1162							
3	1111	1097	1115	1175	1194	1194	1176							
4	1038	1138	1124	1142	1203	1203	1221	1222	1204					
5	1070	1060	1160	1146	1164	1224	1224	1243	1243	1225				
K - 5 TOT	6489	6643	6827	6910	6989									
Percent of Gain	2.38%	2.76%	1.22%	1.15%										
Pupil Gain	154	183	83	79										

4 year
500

TABLE K - 5 PROJECTIONS
3E.6A Based on Birth Rates & 6 Year History

GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26
KDG	1098	1098	1117	1117	1099									
1	1089	1141	1141	1160	1161	1142								
2	1083	1097	1149	1149	1168	1169	1150							
3	1111	1083	1097	1150	1150	1169	1169	1151						
4	1038	1141	1113	1127	1180	1180	1199	1199	1181					
5	1070	1051	1154	1126	1140	1192	1192	1211	1211	1193				
K - 5 TOT	6489	6611	6772	6890	6897									
Percent of Gain	1.88%	2.43%	0.86%	0.99%										
Pupil Gain	122	161	58	67										

4 year
408

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE 3MS.13		MIDDLE SCHOOL PROJECTIONS Based on 13 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year
6	1041	1080	1070	1170	1156	1174	1234	1250	1265	1281	1296	1312	1327	1343	456	874
7	1086	1054	1093	1083	1183	1169	1187	1247	1263	1278	1294	1309	1325	1340		
8	1017	1096	1064	1103	1092	1193	1179	1197	1257	1272	1288	1303	1319	1334		
6 - 8 TOT	3144	3230	3227	3356	3432	3536	3600	3694	3785	3832	3878	3925	3971	4018		
Percent of Gain		2.73%	(0.10)%	4.00%	2.26%	3.04%	1.81%	2.60%	2.47%	1.23%	1.21%	1.20%	1.18%	1.17%		
Pupil Gain		86	(3)	129	76	104	64	94	91	47	47	47	47	47		

TABLE 3MS.6		MIDDLE SCHOOL PROJECTIONS Based on 6 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year
6	1041	1073	1053	1156	1129	1143	1195	1215	1236	1256	1276	1297	1317	1338	350	836
7	1086	1056	1088	1068	1171	1143	1157	1210	1230	1250	1271	1291	1312	1332		
8	1017	1085	1055	1086	1067	1170	1142	1156	1209	1229	1249	1270	1290	1311		
6 - 8 TOT	3144	3213	3195	3311	3366	3456	3494	3581	3674	3735	3797	3858	3919	3980		
Percent of Gain		2.21%	-56%	3.60%	1.69%	2.65%	1.12%	2.48%	2.60%	1.67%	1.64%	1.61%	1.59%	1.56%		
Pupil Gain		69	(18)	115	56	89	39	87	93	61	61	61	61	61		

TABLE 3MS.13A		MIDDLE SCHOOL PROJECTIONS Based on Birth Rates & 13 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	10 year
6	1041	1080	1070	1170	1156	1174	1234	1234	1253	1253	1235				456	634
7	1086	1054	1093	1083	1183	1169	1187	1247	1247	1266	1267	1249				
8	1017	1096	1064	1103	1092	1193	1179	1197	1257	1257	1276	1276	1258			
6 - 8 TOT	3144	3230	3227	3356	3432	3536	3600	3678	3757	3777	3778					
Percent of Gain		2.73%	(0.10)%	4.00%	2.26%	3.04%	1.81%	2.17%	2.15%	0.51%	0.03%					
Pupil Gain		86	(3)	129	76	104	64	78	79	19	1					

TABLE 3MS.6A		MIDDLE SCHOOL PROJECTIONS Based on Birth Rates & 6 Year History														
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	10 year
6	1041	1073	1053	1156	1129	1143	1195	1195	1214	1214	1196				350	508
7	1086	1056	1088	1068	1171	1143	1157	1210	1210	1229	1229	1211				
8	1017	1085	1055	1086	1067	1170	1142	1156	1209	1209	1227	1228	1210			
6 - 8 TOT	3144	3213	3195	3311	3366	3456	3494	3561	3632	3651	3652					
Percent of Gain		2.21%	(0.56)%	3.60%	1.69%	2.65%	1.12%	1.90%	2.00%	0.53%	0.03%					
Pupil Gain		69	(18)	115	56	89	39	66	71	19	1					

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE 3SH.13		SR. HIGH PROJECTIONS Based on 13 Year History															
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year	
9	1200	1295	1374	1342	1381	1371	1471	1457	1475	1535	1551	1566	1582	1597	227	958	
10	1278	1132	1228	1306	1274	1313	1303	1403	1389	1408	1468	1483	1499	1514			
11	1164	1203	1057	1152	1231	1199	1238	1228	1328	1314	1332	1392	1408	1423			
12	1321	1143	1181	1036	1131	1209	1178	1217	1206	1307	1293	1311	1371	1386			
9-12 TOT	4963	4773	4840	4836	5017	5093	5190	5305	5399	5563	5643	5752	5859	5921			
Percent of Gain		(3.83)%	1.40%	(0.07)%	3.74%	1.50%	1.91%	2.21%	1.77%	3.05%	1.43%	1.94%	1.85%	1.06%			
Pupil Gain		(190)	67	(4)	181	75	97	115	94	164	80	109	107	62			
TABLE 3SH.6		SR. HIGH PROJECTIONS Based on 6 Year History															
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year	
9	1200	1211	1278	1248	1280	1260	1363	1336	1350	1402	1422	1443	1463	1484	160	820	
10	1278	1195	1205	1273	1243	1275	1255	1358	1331	1345	1397	1417	1438	1458			
11	1164	1256	1173	1183	1251	1221	1252	1233	1336	1308	1322	1375	1395	1415			
12	1321	1195	1287	1204	1214	1282	1252	1284	1264	1367	1340	1354	1406	1426			
9-12 TOT	4963	4856	4943	4908	4988	5038	5123	5210	5280	5422	5481	5588	5702	5783			
Percent of Gain		(2.15)%	1.79%	(0.71)%	1.63%	1.00%	1.69%	1.71%	1.34%	2.68%	1.09%	1.95%	2.03%	1.43%			
Pupil Gain		(107)	87	(35)	80	50	85	87	70	142	59	107	114	82			
TABLE 3SH.13A		SR. HIGH PROJECTIONS Based on Birth Rates & 13 Year History															
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year	
9	1200	1295	1374	1342	1381	1371	1471	1457	1475	1535	1551	1566	1582	1597	227	842	
10	1278	1132	1228	1306	1274	1313	1303	1403	1389	1408	1468	1468	1487	1487			
11	1164	1203	1057	1152	1231	1199	1238	1228	1328	1314	1332	1392	1392	1411			
12	1321	1143	1181	1036	1131	1209	1178	1217	1206	1307	1293	1311	1371	1371			
9-12 TOT	4963	4773	4840	4836	5017	5093	5190	5305	5399	5563	5627	5725	5804	5805			
Percent of Gain		(3.83)%	1.40%	(0.07)%	3.74%	1.50%	1.91%	2.21%	1.77%	3.05%	1.15%	1.73%	1.39%	0.02%			
Pupil Gain		(190)	67	(4)	181	75	97	115	94	164	64	97	79	1			
TABLE 3SH.6A		SR. HIGH PROJECTIONS Based on Birth Rates & 6 Year History															
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26	6 year	13 year	
9	1200	1211	1278	1248	1280	1260	1363	1336	1350	1402	1402	1421	1421	1403	160	655	
10	1278	1195	1205	1273	1243	1275	1255	1358	1331	1345	1397	1397	1416	1416			
11	1164	1256	1173	1183	1251	1221	1252	1233	1336	1308	1322	1375	1375	1393			
12	1321	1195	1287	1204	1214	1282	1252	1284	1264	1367	1340	1354	1406	1406			
9-12 TOT	4963	4856	4943	4908	4988	5038	5123	5210	5280	5422	5481	5546	5617	5618			
Percent of Gain		(2.15)%	1.79%	(0.71)%	1.63%	1.00%	1.69%	1.71%	1.34%	2.68%	0.71%	1.56%	1.29%	0.02%			
Pupil Gain		(107)	87	(35)	80	50	85	87	70	142	39	85	72	1			

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE 4 PROJECTION COMPARISONS BY GRADE GROUP

KINDERGARTEN															6 year	13 year
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26		
E.13	1098	1114	1129	1145	1160	1176	1191	1207	1222	1238	1253	1269	1284	1300	93	202
E.6	1098	1118	1139	1159	1180	1200	1220	1241	1261	1282	1302	1322	1343	1363	122	265
E.13A	1098	1098	1117	1117	1099											
E.6A	1098	1098	1117	1117	1099											

GRD 1 -- GRD 5															6 year	13 year
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26		
E.13	5391	5545	5725	5820	5945	6067	6145	6222	6300	6377	6455	6532	6610	6687	754	1296
E.6	5391	5513	5675	5755	5882	6016	6118	6220	6322	6424	6526	6628	6730	6832	727	1441
E.13A	5391	5545	5710	5793	5890											
E.6A	5391	5513	5655	5712	5798											

GRD 6 -- GRD 8															6 year	13 year
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26		
MS.13	3144	3230	3227	3356	3432	3536	3600	3694	3785	3832	3878	3925	3971	4018	456	874
MS.6	3144	3213	3195	3311	3366	3456	3494	3581	3674	3735	3797	3858	3919	3980	350	836
MS.13A	3144	3230	3227	3356	3432	3536	3600	3678	3757	3777	3778					
MS.6A	3144	3213	3195	3311	3366	3456	3494	3561	3632	3651	3652					

GRD 9 -- GRD 12															6 year	13 year
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26		
SH.13	4963	4773	4840	4836	5017	5093	5190	5305	5399	5563	5643	5752	5859	5921	227	958
SH.6	4963	4856	4943	4908	4988	5038	5123	5210	5280	5422	5481	5588	5702	5783	160	820
SH.13A	4963	4773	4840	4836	5017	5093	5190	5305	5399	5563	5627	5725	5804	5805	227	842
SH.6A	4963	4856	4943	4908	4988	5038	5123	5210	5280	5422	5461	5546	5617	5618	160	655

DISTRICT TOTALS															6 year	13 year
GRADE	ACTUAL 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	PROJ 24-25	PROJ 25-26		
3.13	14596	14661	14920	15157	15554	15871	16126	16427	16705	17009	17229	17477	17723	17925	1530	3329
3.6	14596	14701	14953	15133	15416	15710	15956	16252	16538	16863	17106	17396	17694	17959	1360	3363
3.13A	14596	14646	14893	15102	15438											
3.6A	14596	14681	14910	15048	15251											

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

TABLE 5	PROJECTION COMPARISONS BY GRADE GROUP
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Total = October 1 Actual Count AND Projected Counts
 Diff = Number Projection is under(-) or over Actual
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades	2000-01			2001-02			2002-03			2003-04			2004-05		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	5844	xxx	xxx	5914	xxx	xxx	5741	xxx	xxx	5774	xxx	xxx	5735	xxx	xxx
Prj 3E.13	5811	(33)	(0.54)%	5827	(87)	3.15%	5723	(18)	(0.31)%	5655	(119)	(2.06)%	5761	26	(0.49)%
Prj 3E.6	5664	(180)	(0.96)%	5802	(112)	2.74%	5735	(6)	(0.10)%	5662	(112)	(1.94)%	5821	86	(0.34)%
Prj 3E.13A	5919	75	(2.64)%	5839	(75)	1.51%	5743	2	0.03%	5605	(169)	(2.93)%	5709	(26)	(1.24)%
Prj 3E.6A	5895	51	(2.93)%	5831	(83)	1.15%	5776	35	0.61%	5631	(143)	(2.48)%	5756	21	(0.81)%

Grades	2000-01			2001-02			2002-03			2003-04			2004-05		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	2980	xxx	xxx	3049	xxx	xxx	3151	xxx	xxx	3294	xxx	xxx	3274	xxx	xxx
Prj 3E.13	3023	43	(2.64)%	3025	(80)	(2.62)%	3185	34	1.08%	3214	(80)	(2.43)%	3295	21	(8.86)%
Prj 3E.6	3009	29	(2.70)%	3011	(75)	(2.46)%	3192	41	1.30%	3216	(78)	(2.37)%	3311	37	(6.06)%
Prj 3E.13A	3023	43	(2.64)%	3025	(80)	(2.62)%	3185	34	1.08%	3214	(80)	(2.43)%	3295	21	(8.88)%
Prj 3E.6A	3009	29	(2.70)%	3011	(75)	(2.46)%	3192	41	1.30%	3216	(78)	(2.37)%	3311	37	(6.06)%

Grades	2000-01			2001-02			2002-03			2003-04			2004-05		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	4311	xxx	xxx	4498	xxx	xxx	4535	xxx	xxx	4634	xxx	xxx	4663	xxx	xxx
Prj 3E.13	4369	58	2.74%	4455	(43)	(0.32)%	4577	42	0.93%	4630	(4)	(0.09)%	4783	120	5.90%
Prj 3E.6	4394	83	1.51%	4476	(22)	(1.49)%	4594	59	1.30%	4639	5	0.11%	4769	106	3.69%
Prj 3E.13A	4369	58	2.74%	4455	(43)	(0.32)%	4577	42	0.93%	4630	(4)	(0.09)%	4783	120	5.90%
Prj 3E.6A	4394	83	1.51%	4476	(22)	(1.49)%	4594	59	1.30%	4639	5	0.11%	4769	106	3.69%

All Grades	2000-01			2001-02			2002-03			2003-04			2004-05		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	13135	xxx	xxx	13461	xxx	xxx	13427	xxx	xxx	13702	xxx	xxx	13672	xxx	xxx
Prj 3E.13	13203	68	0.52%	13307	(154)	(0.30)%	13485	58	0.97%	13499	(203)	(1.48)%	13839	167	1.22%
Prj 3E.6	13067	(68)	(0.52)%	13289	(172)	(0.82)%	13521	94	0.50%	13517	(185)	(1.35)%	13901	229	1.67%
Prj 3E.13A	13311	176	1.34%	13319	(142)	(1.44)%	13505	78	0.10%	13449	(253)	(1.85)%	13787	115	0.84%
Prj 3E.6A	13298	163	1.24%	13318	(143)	(1.89)%	13562	135	(0.33)%	13486	(216)	(1.58)%	13836	164	1.20%

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

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
 Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades	2005-06			2006-07			2007-08			2008-09			2009-10		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
K - 5															
ACTUAL	5887	xxx	xxx	6033	xxx	xxx	6142	xxx	xxx	6198	xxx	xxx	6159	xxx	xxx
Prj 3E.13	5750	(137)	(2.33)%	5871	(162)	(2.69)%	6085	(57)	(0.93)%	6179	(19)	(0.31)%	6254	95	1.54%
Prj 3E.6	5795	(92)	(1.56)%	5921	(112)	(1.86)%	6138	(4)	(0.07)%	6237	39	0.63%	6294	135	2.19%
Prj 3E.13A	5750	(137)	(2.33)%	5869	(164)	(2.72)%	6059	(83)	(1.35)%	6129	(69)	(1.11)%	6237	78	1.27%
Prj 3E.6A	5784	(103)	(1.75)%	5912	(121)	(2.01)%	6094	(48)	(0.78)%	6172	(26)	(0.42)%	6264	105	1.70%

Grades	2005-06			2006-07			2003-04			2008-09			2009-10		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
6 - 8															
ACTUAL	3169	xxx	xxx	3144	xxx	xxx	3097	xxx	xxx	3206	xxx	xxx	3196	xxx	xxx
Prj 3E.13	3132	(37)	(1.17)%	3131	(13)	(0.41)%	3107	10	0.32%	3179	(27)	(0.84)%	3242	46	1.44%
Prj 3E.6	3137	(32)	(1.01)%	3146	2	0.06%	3116	19	0.61%	3195	(11)	(0.34)%	3243	47	1.47%
Prj 3E.13A	3132	(37)	(1.17)%	3131	(13)	(0.41)%	3107	10	0.32%	3179	(27)	(0.84)%	3242	46	1.44%
Prj 3E.6A	3137	(32)	(1.01)%	3146	2	0.06%	3116	19	0.61%	3195	(11)	(0.34)%	3243	47	1.47%

Grades	2005-06			2006-07			2003-04			2008-09			2009-10		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
9 - 12															
ACTUAL	5032	xxx	xxx	5241	xxx	xxx	5320	xxx	xxx	5299	xxx	xxx	5234	xxx	xxx
Prj 3E.13	4898	(134)	(2.66)%	5085	(156)	(2.98)%	5190	(130)	(2.44)%	5129	(170)	(3.21)%	5074	(160)	(3.06)%
Prj 3E.6	4880	(152)	(3.02)%	5086	(155)	(2.96)%	5192	(128)	(2.41)%	5155	(144)	(2.72)%	5128	(106)	(2.03)%
Prj 3E.13A	4898	(134)	(2.66)%	5085	(156)	(2.98)%	5190	(130)	(2.44)%	5129	(170)	(3.21)%	5074	(160)	(3.06)%
Prj 3E.6A	4880	(152)	(3.02)%	5086	(155)	(2.96)%	5192	(128)	(2.41)%	5155	(144)	(2.72)%	5129	(105)	(2.01)%

All Grades	2005-06			2006-07			2003-04			2008-09			2009-10		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	14088	xxx	xxx	14418	xxx	xxx	13672	xxx	xxx	14703	xxx	xxx	14589	xxx	xxx
Prj 3E.13	13780	(308)	(2.19)%	13499	(173)	(1.27)%	14382	710	5.19%	14487	(216)	(1.47)%	14570	(19)	(0.13)%
Prj 3E.6	13812	(276)	(1.96)%	13542	(130)	(0.95)%	14446	774	5.66%	14587	(116)	(0.79)%	14665	76	0.52%
Prj 3E.13A	13780	(308)	(2.19)%	13447	(225)	(1.65)%	14356	684	5.00%	14437	(266)	(1.81)%	14553	(36)	(0.25)%
Prj 3E.6A	13801	(287)	(2.04)%	13510	(162)	(1.18)%	14402	730	5.34%	14522	(181)	(1.23)%	14636	47	0.32%

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2012

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

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades K - 5	2010-11			2011-12			2012-13			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	6208	xxx	xxx	6230	xxx	xxx	6489	xxx	xxx	xxx	xxx
Prj 3E.13	6282	74	1.19%	6275	45	0.72%	6372	(117)	(1.80)%	(45)	(0.46)%
Prj 3E.6	6323	115	1.85%	6267	37	0.59%	6368	(121)	(1.86)%	(34)	(0.20)%
Prj 3E.13A	6252	44	0.71%	6266	36	0.58%	6346	(143)	(2.20)%	(52)	(1.01)%
Prj 3E.6A	6269	61	0.98%	6260	30	0.48%	6339	(150)	(2.31)%	(33)	(0.73)%

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 6 - 8	2010-11			2011-12			2012-13			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	3213	xxx	xxx	3141	xxx	xxx	3144	xxx	xxx	xxx	xxx
Prj 3E.13	3234	21	0.65%	3221	80	2.55%	3143	(1)	(0.03)%	(0)	(1.05)%
Prj 3E.6	3236	23	0.72%	3211	70	2.23%	3132	(12)	(0.38)%	3	(0.74)%
Prj 3E.13A	3234	21	0.65%	3221	80	2.55%	3143	(1)	(0.03)%	(0)	(1.05)%
Prj 3E.6A	3236	23	0.72%	3211	70	2.23%	3132	(12)	(0.38)%	3	(0.74)%

Grades 9 - 12	2010-11			2011-12			2012-13			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	5061	xxx	xxx	4992	xxx	xxx	4963	xxx	xxx	xxx	xxx
Prj 3E.13	4921	(140)	(2.77)%	4901	(91)	(1.82)%	4813	(150)	(3.02)%	(63)	(0.77)%
Prj 3E.6	5027	(34)	(0.67)%	5017	25	0.50%	4906	(57)	(1.15)%	(37)	(0.67)%
Prj 3E.13A	4921	(140)	(2.77)%	4901	(91)	(1.82)%	4813	(150)	(3.02)%	(63)	(0.77)%
Prj 3E.6A	5027	(34)	(0.67)%	5017	25	0.50%	4906	(57)	(1.15)%	(37)	(0.66)%

All Grades	2010-11			2011-12			2012-13			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	14482	xxx	xxx	14363	xxx	xxx	14596	xxx	xxx	xxx	xxx
Prj 3E.13	14437	(45)	(0.31)%	14397	34	0.24%	14328	(268)	(1.84)%	(27)	(0.04)%
Prj 3E.6	14586	104	0.72%	14495	132	0.92%	14406	(190)	(1.30)%	21	0.12%
Prj 3E.13A	14407	(75)	(0.52)%	14388	25	0.17%	14302	(294)	(2.01)%	(40)	(0.29)%
Prj 3E.6A	14532	50	0.35%	14488	125	0.87%	14377	(219)	(1.50)%	16	(0.06)%

**Appendix A.2 - CAPITAL FACILITIES PLAN
Enrollment Projections**

Buildout Data for Enrollment Projections-March 2013

BASE DATA - BUILDOUT SCHEDULE

ASSUMPTIONS:

- 1 Uses Build Out estimates received from developers.
- 2 Student Generation Factors are updated Auburn data for 2013 as allowed per King County Ordinance
- 3 Takes area labeled Lakeland and Kersey Projects projects across 2013-2019
- 4 Takes area labeled Bridges and other Lea Hill area developments and projects across 2013-2019
- 5 Includes known developments in N. Auburn and other non-Lea Hill and non-Lakeland developments

Student Generation Factors

Auburn Factors 2013 SF	2012 MF	Single Family	Multi- Family
Elementary		0.2270	0.1720
Middle School		0.0850	0.0700
Senior High		0.1290	0.0900
Total		0.4410	0.3320

Table 1	Auburn School Distr Development	2013	2014	2015	2016	2017	2018	2019	Total
	Lakeland/Kersey Single Family	100	125	125	125	125	150		750
	Lea Hill Area Single Family	100	100	125	175	50	50	50	650
	Other Single Family Units	50	75	100	100	100	75	75	575
	Total Single Family Units	250	300	350	400	275	275	125	1975
Projected Pupils:									
	Elementary Pupils K-5	57	68	79	91	62	62	28	448
	Mid School Pupils 6-8	21	26	30	34	23	23	11	168
	Sr. High Pupils 9-12	32	39	45	52	35	35	16	255
	Total K-12	110	132	154	176	121	121	55	871
	Multi Family Units	25	75	75	75	50	0	0	300
	Total Multi Family Units	25	75	75	75	50	0	0	300
Projected Pupils:									
	Elementary Pupils K-5	4	13	13	13	9	0	0	52
	Mid School Pupils 6-8	2	5	5	5	4	0	0	21
	Sr. High Pupils 9-12	2	7	7	7	5	0	0	27
	Total K-12	8	25	25	25	17	0	0	100
	Total Housing Units	275	375	425	475	325	275	125	2275
	Elementary Pupils K-5	61	81	92	104	71	62	28	500
	Mid School Pupils 6-8	23	31	35	39	27	23	11	189
	Sr. High Pupils 9-12	35	45	52	58	40	35	16	282
	Total K-12	119	157	179	201	138	121	55	971
Cumulative Projection									
	Elementary - Grades K - 5	61	142	234	338	409	472	500	
	Mid School - Grades 6 - 8	23	54	89	128	155	178	189	
	Senior High - Grades 9 - 12	35	80	132	190	230	266	282	
	Total	119	276	455	656	794	915	971	

Buildout Data for Enrollment Projections-March 2013

TABLE 2		New Projects - Annual New Pupils Added & Distributed by Grade Level								
GRADE	6 Year Average Enroll.	Percent of average Pupils by Grade & Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
KDG	1027	7.06%	1098	8	19	32	46	56	65	69
1	1044	7.18%	1089	9	20	33	47	57	66	70
2	1040	7.14%	1083	8	20	33	47	57	65	69
3	1026	7.05%	1111	8	19	32	46	56	65	68
4	1043	7.17%	1038	8	20	33	47	57	66	70
5	1057	7.27%	1070	9	20	33	48	58	67	71
6	1048	7.20%	1041	9	20	33	47	57	66	70
7	1066	7.32%	1086	9	20	33	48	58	67	71
8	1053	7.23%	1017	9	20	33	47	57	66	70
9	1255	8.63%	1200	10	24	39	57	69	79	84
10	1279	8.79%	1278	10	24	40	58	70	80	85
11	1277	8.78%	1164	10	24	40	58	70	80	85
12	1334	9.17%	1321	11	25	42	60	73	84	89
Totals	14549	100.00%	14596	119	276	455	656	794	915	971

TABLE 3		6 year Historical Data Average Enrollment and Percentage Distributed by Grade Level						
Grade	07-08	08-09	09-10	10-11	11-12	12-13	6yr Ave	%
KDG	996	998	1032	1010	1029	1098	1027.17	7.06%
1	995	1015	1033	1066	1068	1089	1044.33	7.18%
2	1019	1024	998	1016	1097	1083	1039.50	7.14%
3	997	1048	993	1013	996	1111	1026.33	7.05%
4	1057	1044	1073	1024	1022	1038	1043.00	7.17%
5	1078	1069	1030	1079	1018	1070	1057.33	7.27%
6	1007	1096	1040	1041	1063	1041	1048.00	7.20%
7	1057	1034	1125	1060	1032	1086	1065.67	7.32%
8	1033	1076	1031	1112	1046	1017	1052.50	7.23%
9	1337	1256	1244	1221	1273	1200	1255.17	8.63%
10	1368	1341	1277	1238	1170	1278	1278.67	8.79%
11	1352	1350	1303	1258	1233	1164	1276.67	8.78%
12	1263	1352	1410	1344	1316	1321	1334.33	9.17%
Totals	14559	14703	14589	14482	14363	14596	14548.67	100.00%
	% of change	0.99%	-0.78%	-0.73%	-0.82%	1.62%		
	change +/-	144	(114)	(107)	(119)	233		

Buildout Data for Enrollment Projections-March 2013

TABLE 4 New Projects - Pupil Projection Cumulative ND 3.13 by Grade Level Updated March 2013		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
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	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	KDG	1098	1122	1148	1177	1206	1232	1256	1275
	1	1089	1158	1184	1213	1243	1268	1292	1312
	2	1083	1110	1181	1209	1239	1264	1289	1308
	3	1111	1105	1135	1207	1237	1262	1286	1306
	4	1038	1147	1144	1175	1250	1275	1299	1319
	5	1070	1068	1180	1179	1212	1282	1306	1326
	K-5	6489	6709	6972	7160	7386	7583	7728	7845
	6	1041	1089	1090	1203	1203	1231	1300	1320
	7	1086	1063	1113	1116	1231	1227	1254	1319
	8	1017	1104	1084	1136	1140	1250	1245	1267
	GR 6-8	3144	3256	3287	3455	3574	3709	3799	3905
	9	1200	1306	1398	1381	1438	1439	1550	1541
10	1278	1143	1252	1346	1332	1383	1384	1489	
11	1164	1213	1081	1192	1288	1269	1318	1313	
12	1321	1153	1206	1077	1191	1282	1262	1306	
GR 9-12	4963	4815	4937	4997	5249	5373	5513	5648	
Total	14596	14780	15196	15612	16210	16665	17041	17398	
% of change		1.26%	2.82%	2.73%	3.83%	2.81%	2.25%	2.09%	
change +/-		184	416	415	599	455	376	357	

TABLE 5 New Projects - Pupil Projection Cumulative ND 3.6 by Grade Level Updated March 2013		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
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	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	KDG	1098	1127	1158	1191	1226	1256	1285	1309
	1	1089	1150	1182	1215	1250	1280	1309	1333
	2	1083	1105	1169	1202	1237	1267	1296	1321
	3	1111	1092	1117	1182	1216	1246	1275	1300
	4	1038	1149	1133	1160	1227	1257	1286	1310
	5	1070	1059	1174	1159	1188	1250	1279	1304
	K-5	6489	6682	6932	7109	7343	7557	7731	7877
	6	1041	1081	1073	1189	1176	1200	1261	1285
	7	1086	1065	1108	1101	1219	1202	1224	1281
	8	1017	1093	1075	1119	1114	1227	1208	1226
	GR 6-8	3144	3239	3255	3410	3509	3628	3694	3792
	9	1200	1221	1302	1287	1336	1329	1442	1419
10	1278	1205	1230	1313	1301	1344	1336	1443	
11	1164	1266	1197	1223	1308	1290	1333	1318	
12	1321	1206	1312	1246	1275	1355	1336	1373	
GR 9-12	4963	4898	5041	5069	5220	5319	5447	5554	
Total	14596	14820	15228	15588	16072	16504	16871	17223	
% of change		1.53%	2.76%	2.36%	3.11%	2.68%	2.23%	2.08%	
change +/-		224	409	359	485	431	367	352	

Buildout Data for Enrollment Projections-March 2013

TABLE 6 New Developments - Pupil Projection Cumulative		Updated March 2013								
ND3.13A	by Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
		Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
<i>Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.</i>	GRADE									
	KDG	1098	1106	1136	1149	1145				
	1	1089	1158	1169	1201	1215	1207			
	2	1083	1110	1181	1194	1227	1237	1228		
	3	1111	1105	1135	1207	1221	1250	1259	1245	
	4	1038	1147	1144	1175	1250	1259	1287	1291	
	5	1070	1068	1180	1179	1212	1282	1291	1314	
		6489	6694	6945	7105	7271	6236	5065	3850	
	6	1041	1089	1090	1203	1203	1231	1300	1304	
	7	1086	1063	1113	1116	1231	1227	1254	1319	
	8	1017	1104	1084	1136	1140	1250	1245	1267	
		3144	3256	3287	3455	3574	3709	3799	3890	
	9	1200	1306	1398	1381	1438	1439	1550	1541	
10	1278	1143	1252	1346	1332	1383	1384	1489		
11	1164	1213	1081	1192	1288	1269	1318	1313		
12	1321	1153	1206	1077	1191	1282	1262	1306		
	4963	4815	4937	4997	5249	5373	5513	5648		
	Total	14596	14764	15169	15557	16094				
	% of change		1.15%	2.74%	2.56%	3.46%				
	change +/-		168	404	388	538				

TABLE 7 New Projects - Pupil Projection Cumulative		Updated March 2013								
ND 3.6A	by Grade Level	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
		Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
<i>Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.</i>	GRADE									
	KDG	1098	1106	1136	1149	1145				
	1	1089	1150	1161	1193	1208	1200			
	2	1083	1105	1169	1182	1215	1225	1216		
	3	1111	1092	1117	1182	1196	1225	1233	1219	
	4	1038	1149	1133	1160	1227	1237	1264	1268	
	5	1070	1059	1174	1159	1188	1250	1259	1282	
		6489	6662	6890	7025	7179				
	6	1041	1081	1073	1189	1176	1200	1261	1265	
	7	1086	1065	1108	1101	1219	1202	1224	1281	
	8	1017	1093	1075	1119	1114	1227	1208	1226	
		3144	3239	3255	3410	3509	3628	3694	3772	
	9	1200	1221	1302	1287	1336	1329	1442	1419	
10	1278	1205	1230	1313	1301	1344	1336	1443		
11	1164	1266	1197	1223	1308	1290	1333	1318		
12	1321	1206	1312	1246	1275	1355	1336	1373		
	4963	4898	5041	5069	5220	5319	5447	5554		
	Total	14596	14799	15186	15503	15908				
	% of change		1.39%	2.61%	2.09%	2.61%				
	change +/-		203	387	317	404				

Appendix A.3 Student Generation Survey

Auburn School District
Development Growth since 1/1/07
March, 2013

SINGLE FAMILY

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Actual Students				Projected Students Student Generation Factors			
				Elem	Middle	HS	Total	Elem	Middle	HS	Total
Aspen Meadows	21	21	0	8	2	7	17	0.381	0.095	0.333	0.810
Beaver Meadows	60	48	12	6	4	10	20	0.125	0.083	0.208	0.417
Brandon Meadows	55	13	42	2	0	1	3	0.154	0.000	0.077	0.231
Bridges	386	20	366	2	2	1	5	0.100	0.100	0.050	0.250
Carrington Pointe	24	24	0	5	2	1	8	0.208	0.083	0.042	0.333
Greenacres	16	16	0	2	0	1	3	0.125	0.000	0.063	0.188
Kendall Ridge	106	21	85	2	0	0	2	0.095	0.000	0.000	0.095
Lakeland East: Portola	130	69	61	15	6	8	29	0.217	0.087	0.116	0.420
Lakeland: Edgeview	373	87	286	6	2	2	10	0.069	0.023	0.023	0.115
Lakeland: Pinnacle Estates	76	45	31	26	11	4	41	0.578	0.244	0.089	0.911
Lakeland: The Reserve	80	80	0	24	15	15	54	0.300	0.188	0.188	0.675
Lakeland: Vista Heights	125	120	5	32	12	14	58	0.267	0.100	0.117	0.483
Monterey Park	239	113	126	7	3	3	13	0.062	0.027	0.027	0.115
Pacific View-Meadows	78	78	0	23	7	15	45	0.295	0.090	0.192	0.577
Sterling Court	8	8	0	2	2	2	6	0.250	0.250	0.250	0.750
Trail Run	169	169	0	36	14	21	71	0.213	0.083	0.124	0.420
Vintage Place	25	17	8	7	0	5	12	0.412	0.000	0.294	0.706
Totals	1971	949	1022	205	82	110	397	0.227	0.085	0.129	0.441

Current Construction to be Occupied 2013

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Actual Students				Projected Students Student Generation Factors			
				Elem	Middle	HS	Total	Elem	Middle	HS	Total
Beaver Meadows	60	48	12	6	4	10	20	3	1	2	5
Brandon Meadows	55	13	42	2	0	1	3	10	4	5	19
Bridges	386	20	366	2	2	1	5	83	31	47	161
Kendall Ridge	106	21	85	2	0	0	2	19	7	11	37
Lakeland East: Portola	130	69	61	15	6	8	29	14	5	8	27
Lakeland: Edgeview	373	87	286	6	2	2	10	65	24	37	126
Lakeland: Pinnacle Estates	76	45	31	26	11	4	41	7	3	4	14
Lakeland: Vista Heights	125	120	5	32	12	14	58	1	0	1	2
Monterey Park	239	113	126	7	3	3	13	29	11	16	56
Vintage Place	25	17	8	7	0	5	12	2	1	1	4
Totals	1575	553	1022	105	40	48	193	231	87	132	451

Auburn School District
Development Growth since 1/1/07
March, 2013

2013 and up

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Alicia Glenn	31	0	31
Anderson Acres	14	0	14
Backbone Ridge	7	0	7
Brandon Place	78	0	78
Bridle Estates	18	0	18
Cam-West	99	0	99
Estes Park	31	0	31
Harpreet Kang	8	0	8
Hazel Heights	22	0	22
Hazel View	20	0	20
Lakeland East: Villas	81	0	81
Lakeland: Forest Glen At ..	30	0	30
Lakeland: Park Ridge	256	0	256
Lawson Place	14	0	14
Megan's Meadows	9	0	9
Mountain View Estates	37	0	37
New Hope Lutheran Plat	8	0	8
Pacific Lane	11	0	11
Ridge At Tall Timbers	104	0	104
Spencer Place	13	0	13
Stipps Plat	29	0	29
Willow Place	18	0	18
Yates Plat	16	0	16
	954		954

Estimated Students Based on Student Gen Factor

Projected Students			
Student Generation Factors			
Elem	Middle	HS	Total
7	3	4	14
3	1	2	6
2	1	1	3
18	7	10	34
4	2	2	8
22	8	13	44
7	3	4	14
2	1	1	4
5	2	3	10
5	2	3	9
18	7	10	36
7	3	4	13
58	22	33	113
3	1	2	6
2	1	1	4
8	3	5	16
2	1	1	4
2	1	1	5
24	9	13	46
3	1	2	6
7	2	4	13
4	2	2	8
4	1	2	7
Totals 2013and up	216	82	123
Grand Totals	448	169	871

Auburn School District
Development Growth since 1/1/07
March, 2013

MULTI FAMILY

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Butte Estates	29	29	0
Lakeland: Four Lakes Apts	234	219	15
Lakeland: Madera	70	70	0
Legend Townhomes	11	11	0
Pacific Ave Duplexes	12	12	0
Seasons at Lea Hill Village	332	332	0
Trail Run Townhomes	115	112	3
	1207	785	15

Elem	Middle	HS	Total
8	5	5	18
14	4	2	20
2	0	1	3
3	2	4	9
5	1	1	7
123	42	48	213
15	9	3	27
188	76	98	362

Student Generation Factors			
Elem	Middle	HS	Total
0.276	0.172	0.172	0.621
0.064	0.018	0.009	0.091
0.029	0.000	0.014	0.043
0.273	0.182	0.364	0.818
0.417	0.083	0.083	0.583
0.370	0.127	0.145	0.642
0.134	0.080	0.027	0.241
0.223	0.095	0.116	0.434

Lakeland: Four Lakes Apts	234	219	15
Trail Run Townhomes	115	112	3

14	4	2	20
15	9	3	27

3	2	2	8
1	0	0	2
Total			
4	3	3	10

2013 and beyond

Auburn Hills Apt/TH	205	0	205
"D" Street Plat	32	0	32
Sundallen Condos	48	0	48
	285		285

46	19	24	89
7	3	4	14
11	5	6	21
Total			
64	27	33	124
Grand Total			
68	30	36	133

SIX-YEAR CAPITAL FACILITIES PLAN 2013-2019

Renton School District No. 403

Board of Directors

Lynn Desmarais, President

Pam Teal, Vice President

Denise Eider

Todd Franceschina

Al Talley

Vera Risdon, Interim Superintendent



March 27, 2013

SIX-YEAR CAPITAL FACILITIES PLAN 2013-2019

Renton School District No. 403

Board of Directors

Lynn Desmarais, President

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Denise Eider

Todd Franceschina

Al Talley

Vera Risdon, Interim Superintendent

The Renton School District Capital Facilities Plan was prepared with the help of the following organizations and individuals:

Renton School District Staff

John Knutson, Assistant Superintendent, Business Operations

Richard Stracke, Executive Director, Facilities and Planning

Tracy Patterson, Manager, Business Office

The 2013 – 2019 Capital Facilities Plan was adopted by the Renton School District Board of Directors on March 27, 2013

March 27, 2013

SIX-YEAR CAPITAL FACILITIES PLAN 2013-2019

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I. EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the “Plan”) was prepared by Renton School District (the “District”) in compliance with the requirements of the Washington State Growth Management Act (GMA, the Act), King County Code Title 21A.43, and applicable ordinances of the cities of Renton, Newcastle and Bellevue. It is the intent of the District that the Plan be adopted by King County and the cities of Bellevue, Newcastle and Renton as a sub-element of the Capital Facilities Plan element of their respective Comprehensive Plans, so that those municipalities may assess and collect school impact fees on behalf of the District, as empowered by the GMA. However, this Plan is not intended to be the sole planning instrument developed by the District to determine its capital facility needs.

The GMA was adopted by the State legislature in 1990 in response to rapidly increasing development; most notably in King County and the surrounding central Puget Sound area. The Act requires state and local governments to manage Washington’s growth by developing and implementing comprehensive land-use and transportation plans, by designating Urban Growth Areas, and by protecting natural resources and environmentally critical areas.

One of the elements of the Comprehensive Plan required of county and city governments is the Capital Facilities Plan. It is this element that addresses existing public facility capacities, forecasts future public facility needs, presents a plan for expanding existing facilities or constructing new facilities to meet those needs, and indicates how those public facility improvements are to be financed. The GMA empowers jurisdictions to assess and collect impact fees as one means of financing new public facilities necessitated by private development.

This Capital Facilities Plan addresses the impact of growth on public school facilities by examining:

1. anticipated growth of the District’s student population over the next six years;
2. the ability of existing and proposed classroom facilities to adequately house those students based on the District’s current Standard of Service;
3. the need for additional enrollment driven capital facilities;
4. the method of financing those capital improvements; and
5. the calculation of school impact fees based on, among other variables, the number of students generated by recent residential development (student generation factors).

This plan is updated annually and submitted to local governments for inclusion as a sub-element of their Capital Facilities Plans. Past Plans have been adopted by King County and the City of Renton. The District is actively working with the City of Newcastle on the

implementation of impact fees within its jurisdiction, and is engaged in dialogue with the cities of Bellevue and Tukwila towards that end.

Enrollment Projections:

Enrollment projections provided by the Office of Superintendent of Public Instruction (OSPI) indicate a 20.2% increase in K-12 student enrollment over the next six years, with the highest growth rate, 31.0%, occurring at the K-5 level. Projected K-12 enrollment for the 2018-2019 school year is 17,478, an increase of 2,933 over the actual October 1, 2012 headcount of 14,545.

Current Capacity:

Student capacity of current permanent facilities, excluding designated special education classrooms and facilities, is 15,387. Based on current enrollment, the District is showing a deficit of permanent facilities at both the Elementary and Middle School levels and a surplus at the High School level. Current deficits are overcome by the use of relocatable classrooms (portables), which are not included in the permanent facility inventory. Relocatable classrooms are used to address enrollment fluctuations and to house students on a temporary basis until permanent facilities can be constructed. They are not considered a long-term solution for housing students.

Enrollment Projections/Future Capacity:

Based on enrollment projections prepared by OSPI, significant increases are anticipated at all grade levels over the next six years. Existing surplus capacity at the High School level appears sufficient to cover projected student growth at that level. However, growth at the elementary and middle school levels will require construction of new permanent facilities as well as the reallocation or acquisition of relocatable classrooms.

With the passage of the 2012 Bond Measure this past April, funding was secured for the design and construction of the new Middle School No. 4, scheduled to open Fall 2016. With a student capacity of 850, the new facility will result in a surplus capacity of 485 students in 2018, based on OSPI enrollment projections. Those same enrollment projections indicate a deficit in elementary school facility capacity of 2,363 by the year 2018. While the 2012 bond measure does address the acquisition of property for future elementary school construction, current and future deficits at the elementary level will be accommodated under this Plan by relocatable classrooms until such time as funding becomes available.

Capital Construction Plan:

Recently completed construction under the 2008 bond measure includes the Hazen Classroom Addition and Renovation and the Secondary Learning Center. The new Meadow Crest Early Childhood Learning Center, also funded by the 2008 Bond, is scheduled to open September 2013.

With the passage of the 2012 bond measure in April 2012, the District is moving ahead with additional capacity driven facility needs including a new Middle School to be located within the city of Newcastle, acquisition of property for new elementary school construction and the purchase of additional relocatable classrooms. Although not included in the 2012 bond measure, construction of a new elementary school will be necessary during the term of this Plan.

Complete lists of projects covered under the 2008 and 2012 bond measures are included in the Appendix of the Plan.

Finance Plan:

The primary funding source for capital facilities projects scheduled for the next six years is the 2012 bond issue approved by voters in April 2012. Other sources of funding include remaining 2008 bond monies and school impact fees collected by King County and the cities of Renton, Newcastle, Bellevue and Tukwila (pending adoption of Plan and establishment of enabling ordinance by the cities of Bellevue and Tukwila).

Impact Fees:

Impact fees were calculated in conformance with King County Council Ordinance 11621, Attachment A. While the fee on single-family residences has decreased, due primarily to lower student generation factors, the fee on multi-family residential construction has increased as a result of the decreased assessed property values, as well as other factors.

As in the past, the District has voluntarily limited any fee increase to the previous year's rate of inflation, in this case 2.38%, as reported by the King County Office of Economic and Financial Analysis. A comparison of current and previous fees is as follows:

	Current Year	Previous Year	Change
Single-Family	\$5,455	\$6,395	(\$940)
Multi-Family	\$1,339	\$1,308	\$31

II. CAPACITY METHODOLOGY

STANDARD OF SERVICE

The Renton School District Standard of Service is the standard adopted by the District that identifies the program year, school organizational structure, student/teacher ratios by grade level (taking into account the requirements of students with special needs), daily class schedule, types of facilities and other factors identified by the District to be beneficial in supporting its educational programs and objectives. The Standard of Service is the major determining factor, together with the number of classrooms or teaching stations, in calculating facility capacity.

The District has adopted a traditional elementary/middle/high school organizational structure that houses kindergarten through Grade 5 in elementary schools, Grades 6 through 8 in middle schools and Grades 9 through 12 in high schools. The school-year calendar adopted by the District is also traditional, beginning in early September and ending in mid-June, as is the daily schedule, with classes beginning between 7:20 and 9:30 a.m. and ending between 2:03 and 3:10 p.m., dependent on grade level.

The District and the Renton Education Association recognize that reasonable class size is necessary for optimum learning, and have established the following class size limits:

Primary (K-3)	24:1
Intermediate (4-5)	29:1
Secondary (6-12)	29:1

The 29:1 ratio at the secondary level applies to all Language Arts, Social Studies, Science, Math, World Languages, World Language Exploratory and Health classes. Other ratios apply as follows:

Choir/Band/Orchestra	40:1
Middle School PE	35:1
High School PE	40:1
All other classes	31:1

Student /teacher ratios for special education classes held in self-contained classrooms are not addressed in this Plan. Similarly, educational facilities dedicated solely to special education programs or alternative learning strategies are excluded from these capacity calculations, as are associated student headcounts.

Above student/teacher ratios are applicable to both permanent and relocatable classrooms. However, inasmuch as relocatable facilities do not generally allow for the full range of educational activities promoted by the District, they are generally viewed as temporary or interim housing, necessary to accommodate enrollment fluctuations and development driven enrollment increases, but only until such time as permanent facilities can be financed and constructed. They are not viewed as a long-term solution to rising enrollment or deficit facility capacity. For those reasons, capacities of relocatable classrooms are calculated, but not used to determine future facility needs.

PRACTICAL CAPACITY MODEL

The Practical Capacity Model calculates student capacity based on limitations that existing facilities place on enrollment due to existing educational programs, 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.

Capacity at the secondary school level 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.

Another factor that highly influences facility capacity at the elementary school level is half-day versus full-day Kindergarten. Kindergarten classroom capacity, for the purpose of this Plan, is based on actual October 1, 2012 headcount, of which 15.5% were identified as full-day and 84.5% as half-day. Should, in the future, the State mandate 100% full-day Kindergarten, the impact would be significant. Based on current enrollment, the District would require an additional 20 kindergarten classrooms, and to accommodate projected 2018-2019 enrollment would require an additional 15, for a total 35 classrooms in the next six years, just to house Kindergarten students.

A complete inventory of District facilities, including capacities, is provided in Section III.

III. INVENTORY AND CAPACITY OF FACILITIES

Renton School District's capital facilities include both permanent structures and relocatable (portable) classrooms. Permanent facilities are further categorized as either K-12 (standard elementary, middle and high school configurations), Special Education or non-instructional Support Facilities. The District maintains a total of 30 permanent and 45 relocatable facilities serving a student population of 14,545.

The District's K-12 facilities include 14 elementary schools, 3 middle schools and 3 high schools. Five Special Education facilities house the District's early childhood and alternative education programs. Support facilities include Kohlwes Education Center (admin.), Transportation Center, Facilities Operations and Maintenance Center, Nutrition Services/Warehouse, Renton Memorial Stadium and the Lindbergh Swimming Pool. Total permanent facilities encompass 2,419,425 square feet, with 2,242,009 square feet (93%) devoted to K-12 and special education. See Appendix A for District Maps.

Relocatable facilities are used primarily to address enrollment fluctuations and to house students on a temporary basis until permanent facilities can be constructed. For those reasons they are not considered a long-term solution for housing students and are not acknowledged in the calculation of the capacity of K-12 facilities. Of the 45 relocatable facilities in the District's inventory, 19 are "double portables" containing two classrooms, providing the district with a total of 64 relocatable classrooms encompassing 57,344 square feet of additional instructional space.

Table 1 below summarizes existing facility capacity. A complete inventory of District facilities, including undeveloped property, follows. Facility capacity worksheets may be found in Appendix B.

EXISTING FACILITY STUDENT CAPACITY				
Type	Elementary Schools	Middle Schools	High Schools	Total
Permanent	7,610	3,376	4,711	15,697
Relocatable	744	647	144	1,535
Total	8,354	4,023	4,855	17,232

Table 1

INVENTORY AND CAPACITY OF PERMANENT FACILITIES

	NAME	LOCATION	AREA (sq. ft.)	CAPACITY
ELEMENTARY SCHOOLS	Benson Hill	18665 - 116TH Ave. SE, Renton, WA 98058	65,165	615
	Bryn Mawr	8212 S 118th St., Seattle, WA 98178	47,924	483
	Campbell Hill	6418 S 124th St., Seattle, WA 98178	55,624	402
	Cascade	16022 - 116th Ave. SE, Renton, WA 98058	57,121	577
	Hazelwood	7100 - 116th Ave. SE, Newcastle, WA 98056	64,292	615
	Highlands	2727 NE 7th St., Renton, WA 98056	58,995	635
	Honey Dew	800 Union Ave. NE, Renton, WA 98059	52,120	473
	Kennydale	1700 NE 28th st., Renton, WA 98056	63,481	658
	Lakeridge	7400 S 115th St., Seattle, WA 98178	51,118	425
	Maplewood Heights	130 Jericho Ave., Renton, WA 98059	54,634	544
	Renton Park	16828 - 128th Ave. SE, Renton, WA 98058	64,803	587
	Sierra Heights	2501 Union Ave. NE, Renton, WA 98058	52,415	587
	Talbot Hill	2300 Talbot Road, Renton, WA 98055	55,344	540
	Tiffany Park	1601 Lake Youngs Way, Renton, WA 98058	56,258	469
		Total Grades K-5 Capacity		799,294
MIDDLE SCHOOLS	Dimmitt	12320 - 80th Ave. S, Seattle 98178	109,071	1,154
	McKnight	2600 NE 12th St., Renton, WA 98056	126,706	1,154
	Nelsen	2403 Jones Ave. S, Renton, WA 98055	124,234	1,069
		Total Grades 6-8 Capacity		360,011
HIGH SCHOOLS	Hazen	1101 Hoquiam Ave. NE, Renton, WA 98059	327,395	1,643
	Lindbergh	16426 - 128th Ave. SE, Renton, WA 98058	242,662	1,304
	Renton	400 S 2nd St., Renton, WA 98057	283,615	1,763
		Total Grades 9-12 Capacity		853,672
	Total Grade Levels K-12		2,012,977	15,697
SPECIAL EDUCATION	Hillcrest Special Service Center	1800 Index Ave. NE, Renton, WA 98056	39,058	
	Sartori Education Center	315 Garden Ave. N, Renton, WA 98057	39,345	
	Secondary Learning Center	7800 S 132nd St., Renton, WA 98178	69,061	
	Spring Glen Special Services	2607 Jones Ave. S, Renton, WA 98055	31,144	
	Renton Academy	6928 116th Ave. SE, Newcastle, WA 98056	50,424	
		Total Special Education		229,032
SUPPORT SERVICES	Facilities Operations Center	7812 S 124th St., Seattle, WA 98178	21,894	
	Kohlwes Educational Center	300 SW 7th St., Renton, WA 98055	57,000	
	Lindbergh Pool	16740 - 128th Ave. SE, Renton, WA 98058	13,600	
	Purchasing & Food Services	409 S Tobin St., Renton, WA 98057	27,466	
	Renton Memorial Stadium	405 Logan Ave. N, Renton, WA 98055	37,213	
	Transportation Center	420 Park Ave. N, Renton, WA 98057	20,243	
		Total Support Services		177,416
	Total All Permanent Facilities		2,419,425	

INVENTORY AND CAPACITY OF RELOCATABLE CLASSROOMS

BLDG. ID	LOCATION	NUMBER OF CLASSROOMS	AREA (sq.ft.)	STUDENT CAPACITY
5	Lakeridge Elementary	1	896	24
6	Lakeridge Elementary	1	896	24
12	Lakeridge Elementary	1	896	24
13	Bryn Mawr Elementary	1	896	24
16	Maplewood Heights Elementary	1	896	24
17	Sierra Heights Elementary	1	896	24
19	Maplewood Heights Elementary	1	896	24
20	Lindbergh High	1	896	24
27	Sierra Heights Elementary	1	896	24
34	Maplewood Heights Elementary	1	896	24
53	McKnight Middle	2	1,792	56
54	Nelsen Middle	2	1,792	56
55	Nelsen Middle	2	1,792	56
56	Nelsen Middle	2	1,792	56
57	Nelsen Middle	2	1,792	56
58	Maplewood Heights Elementary	1	896	24
59	Lindbergh High	1	896	24
60	Lindbergh High	1	896	24
61	Lindbergh High	1	896	24
62	Talbot Hill Elementary	1	896	24
63	Cascade Elementary	1	896	24
64	Talbot Hill Elementary	1	896	24
65	Dimmitt Middle	1	896	28
66	Dimmitt Middle	1	896	28
67	Bryn Mawr Elementary	1	896	24
68	Sierra Heights Elementary	1	896	24
69	Honeydew Elementary	2	1,792	48
70	Talbot Hill Elementary	1	896	24
71	Sierra Heights Elementary	1	896	24
72	McKnight Middle	2	1,792	56
73	Lakeridge Elementary	2	1,792	48
74	Sierra Heights Elementary	2	1,792	48
75	Spring Glen	2	1,792	20
76	Spring Glen	2	1,792	20
77	McKnight Middle	2	1,792	56
78	McKnight Middle	2	1,792	56
79	Dimmitt Middle	2	1,792	56
80	Honeydew Elementary	2	1,792	48
81	Cascade Elementary	2	1,792	48
82	Sierra Heights Elementary	2	1,792	48
83	Lindbergh High	2	1,792	48
84	Maplewood Heights Elementary	2	1,792	48
85	Dimmitt Middle	1	896	28
86	Dimmitt Middle	1	896	28
87	Dimmitt Middle	1	896	28
Totals		64	57,344	1,575

RELOCATABLE FACILITY CAPACITY BY SITE

LOCATION	ADDRESS	RELOCATABLE FACILITY ID	AREA (sq. ft.)	CAPACITY
ELEMENTARY SCHOOLS				
Bryn Mawr	8212 S 118th St., Seattle 98178	13, 67	1,792	48
Cascade	16022 116th Ave. SE, Renton 98058	63, 81	2,688	72
Honeydew	800 Union Ave. NE, Renton 98059	69, 80	3,584	96
Lakeridge	7400 S 115th St., Seattle 98178	5, 6, 12, 73	4,480	120
Maplewood Heights	130 Jericho Ave. SE, Renton 98059	16, 19, 34, 58, 84	5,376	144
Sierra Heights	2501 Union Ave. NE, Renton 98059	17, 27, 68, 71, 74, 82	7,168	192
Talbot Hill	2300 Talbot Rd. S, Renton 98055	62, 64, 70	2,688	72
Elementary School Total			27,776	744
MIDDLE SCHOOLS				
Dimmitt	12320 80th Ave. S, Seattle 98078	55, 56, 79, 85, 86, 87	6,272	197
McKnight	1200 Edmonds Ave. NE, Renton 98056	53, 72, 77, 78	7,168	225
Nelsen	2403 Jones Ave. S, Renton 98055	54, 55, 56, 57	7,168	225
Middle School Total			20,608	647
HIGH SCHOOLS				
Lindbergh	16426 128th Ave. SE, Renton 98058	20, 59, 60, 61, 83	5,376	144
High School Total			5,376	144
SPECIAL EDUCATION				
Spring Glen	2706 Jones Ave. S, Renton 98055	75, 76	3,584	40
Special Education Total			3,584	40
TOTAL ALL RELOCATABLE CLASSROOMS			57,344	1,575

The District also owns several parcels of undeveloped property throughout the District totaling 38.51 acres.

UNDEVELOPED PROPERTY

Cascade M.S. Site	21.9 acres	SE 18 th & Olympia Ave. SE
Lake Boren Site	8.76 acres	SE 78 th Pl. on 126 th Ave. SE
Renton Center Site	3.67 acres	509 Rainier Avenue S
Skyway Site	4.18 acres	NW corner S Langston Rd. & 76 th Ave. S

IV. ENROLLMENT PROJECTIONS

Renton School District enrollment projections through the 2018-19 school year (on the following page) are based on data published by the Office of the Superintendent of Public Instruction (OSPI), with the data reconfigured to reflect the District's elementary, middle and high school grade level configurations. OSPI utilizes the cohort survival method to forecast student enrollment projections for a six-year period based on actual student headcounts documented for the previous six years. Enrollment reports prepared by the District are submitted to OSPI on an annual basis (District's October 1, 2012 report and OSPI Report No. 1049 are included in Appendix B).

Current projections indicate significant increased enrollment over the next six years, especially at the elementary school grade levels, with somewhat lesser growth at the middle and high school grade levels (Table 2). Compared to actual enrollment growth over the past six years, anticipated growth is more than double what the District experienced from 2007 to the present.

ENROLLMENT GROWTH

	ACTUAL GROWTH 2007-2012				PROJECTED GROWTH 2012-2018			
	2007	2012	INCREASE	%	2013	2018	INCREASE	%
Elementary	6,391	7,092	701	11.0	7,414	9,292	1,878	25.3
Middle	3,129	3,312	183	5.8	3,277	3,758	481	14.7
High	4,036	4,141	105	2.6	4,189	4,428	239	5.7
Total	13,556	14,545	989	7.3	14,880	17,478	2,598	17.5

Table 2

By the school year 2018-2019, the District expects an overall student enrollment increase of 17.5%, with a 25.3% increase at the elementary school level, a 14.7% increase at the middle school level and a 5.7 % increase at the high school level.

RENTON SCHOOL DISTRICT No. 403
ENROLLMENT PROJECTIONS BY COHORT SURVIVAL*
 (KK Linear Projection)

	---- ACTUAL ENROLLMENT ON OCTOBER FIRST ----						AVE. % SURVIVAL	---- PROJECTED ENROLLMENTS ----					
	2007	2008	2009	2010	2011	2012		2013	2014	2015	2016	2017	2018
Kindergarten	1,007	1,080	1,129	1,187	1,283	1,266		1,355	1,411	1,467	1,523	1,579	1,635
Grade 1	1,113	1,059	1,138	1,170	1,193	1,284	102.94	1,303	1,395	1,452	1,510	1,568	1,625
Grade 2	1,088	1,143	1,100	1,142	1,184	1,219	102.01	1,310	1,329	1,423	1,481	1,540	1,600
Grade 3	1,119	1,105	1,152	1,112	1,130	1,129	99.54	1,213	1,304	1,323	1,416	1,474	1,533
Grade 4	1,022	1,147	1,122	1,149	1,109	1,098	100.14	1,131	1,215	1,306	1,325	1,418	1,476
Grade 5	1,042	1,058	1,155	1,103	1,156	1,096	100.38	1,102	1,135	1,220	1,311	1,330	1,423
Total K - 5	6,391	6,592	6,796	6,863	7,055	7,092		7,414	7,789	8,191	8,566	8,909	9,292
Grade 6	1,051	1,022	1,025	1,118	1,063	1,124	97.08	1,064	1,070	1,102	1,184	1,273	1,291
Grade 7	1,087	1,064	1,011	1,037	1,119	1,087	100.71	1,132	1,072	1,078	1,110	1,192	1,282
Grade 8	991	1,069	1,070	1,020	1,025	1,101	99.42	1,081	1,125	1,066	1,072	1,104	1,185
Total 6 - 8	3,129	3,155	3,106	3,175	3,207	3,312		3,277	3,267	3,246	3,366	3,569	3,758
Grade 9	1,059	1,255	1,356	1,319	1,256	1,148	122.37	1,347	1,323	1,377	1,304	1,312	1,351
Grade 10	1,035	990	1,028	1,109	1,083	1,142	86.00	987	1,158	1,138	1,184	1,121	1,128
Grade 11	1,078	1,005	940	938	987	957	92.15	1,052	910	1,067	1,049	1,091	1,033
Grade 12	864	793	779	829	843	894	83.94	803	883	764	896	881	916
Total 9 - 12	4,036	4,043	4,103	4,195	4,169	4,141		4,189	4,274	4,346	4,433	4,405	4,428
Total K - 12	13,556	13,790	14,005	14,233	14,431	14,545		14,880	15,330	15,783	16,365	16,883	17,478

* Information obtained from OSPI Report No. 1049, December 4, 2012

V. ENROLLMENT DRIVEN FACILITY NEEDS

Table 3 compares the current capacity of Renton School District facilities to OSPI's projected enrollment for the school year 2018-2019. The table indicates a significant deficit of 1,682 at the elementary level and a much less imposing deficit of 381 at the middle school level. Only at the high school level is the current capacity adequate to handle projected 2018 -2019 enrollment.

PROJECTED CAPACITY NEEDS ¹				
Type of Facility	Current Capacity	Current Enrollment	2018-19 Projected Enrollment	2018-19 Surplus/Deficit
Elementary School	7,610	7,092	9,292	(1,682)
Middle School	3,377	3,312	3,758	(381)
High School	4,710	4,141	4,428	282
Total	15,697	14,545	17,478	(1,781)

¹ Excludes relocatable and special education facilities

Table 3

The 2012 Bond Measure, approved by District voters in April 2012, includes several measures specifically targeting these deficits. A summary of the 2012 Bond Measure can be found in Appendix D.

Middle School No. 4, currently in the design phase and scheduled to open in Fall 2016, will provide the necessary capacity to handle projected enrollment up to and beyond the six-year period addressed by this Plan. The new middle school will be constructed at the present Renton Academy site.

At the elementary school level, the 2012 Bond Measure provides for the acquisition of property for future development, but does not include necessary funding for construction of new elementary facilities. Passage of a special levy may be essential to mitigating the projected elementary school deficit. Remaining deficits at the elementary school level will have to be addressed temporarily by the use of relocatable classrooms; either new or relocated from other facilities. These costs must also be included in the Six-Year Finance Plan.

The Increased Capacity Plan on the following page illustrates current capacities and proposed increased capacities in response to projected enrollment increases. Projected capacity surpluses and deficits are tracked for each year of the six-year period covered by this Plan, and are calculated both with and without the inclusion of relocatable classrooms.

INCREASED CAPACITY/CONSTRUCTION PLAN

ELEMENTARY SCHOOL: GRADES K-5

PLAN YEAR	ACTUAL	PROJECTED					
	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	7610	7610	7610	7610	7610	7610	7610
New Construction							550
Total Permanent Capacity	7610	7610	7610	7610	7610	7610	8160
Relocatable Capacity	744	744	744	744	744	1032	1320
New/Relocated Capacity					288	288	
Total Relocatable Capacity	744	744	744	744	1032	1320	1320
Enrollment	7092	7414	7789	8191	8566	8909	9292
Surplus/(Deficit)							
Permanent only	518	196	(179)	(581)	(956)	(1299)	(1132)
Surplus/(Deficit)							
Permanent & Relocatable	1262	940	565	163	76	21	188

MIDDLE SCHOOL: GRADES 6-8

PLAN YEAR	ACTUAL	PROJECTED					
	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	3293	3293	3293	3293	3293	4143	4143
New Construction					850		
Total Permanent Capacity	3293	3293	3293	3293	4143	4143	4143
Relocatable Capacity	647	647	647	647	647	0	0
New/Relocated Capacity					(647)		
Total Relocatable Capacity	647	647	647	647	0	0	0
Enrollment	3228	3277	3267	3246	3366	3569	3758
Surplus/(Deficit)							
Permanent only	65	16	26	47	777	574	385
Surplus/(Deficit)							
Permanent & Relocatable	712	663	673	694	777	574	385

HIGH SCHOOL: GRADES 9-12

PLAN YEAR	ACTUAL	PROJECTED					
	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	4710	4710	4710	4710	4710	4710	4710
New Construction							
Total Permanent Capacity	4710	4710	4710	4710	4710	4710	4710
Relocatable Capacity	144	144	144	144	144	144	144
New/Relocated Capacity							
Total Relocatable Capacity	144	144	144	144	144	144	144
Enrollment ¹	3844	3887	3966	4033	4114	4088	4109
Surplus/(Deficit)							
Permanent only	866	823	744	677	596	622	601
Surplus/(Deficit)							
Permanent & Relocatable	1010	967	888	821	740	766	745

1. OSPI figures adjusted to account for Secondary Learning Center's classification as an alternative learning facility not included in this capacity analysis.

VI. SIX-YEAR FINANCE PLAN

Capital facilities capacity improvements referenced in this Plan will be funded by 2012 bond monies, remaining 2008 bond funds, impact fees and a possible special levy. The District may also be eligible for OSPI school construction assistance.

The Meadow Crest Early Childhood Learning Center, currently under construction and scheduled to be open Fall of 2013, is the final major project to be completed using 2008 bond monies. The major capacity driven project to be funded by the 2012 bond is the new middle school (Middle School No. 4) currently in the final planning stage and scheduled to open Fall of 2016. Other capacity related projects to be funded by the 2012 Bond Measure include land acquisition and replacement/relocation/upgrade of portable classrooms. Funding for a new elementary school and additional relocatable classrooms is as yet unsecured.

The District intends to structure its capital improvement program so as to maintain a constant level of construction throughout the program period, in order to optimally utilize its management capacity.

Estimated expenditures for capacity improvement projects over the duration of the Plan are indicated in the Table 4 below.

SIX-YEAR FINANCE PLAN Capacity Improvement Projects

PROJECT	Estimated Expenditures ¹ (\$1,000s)						Funding (\$1,000s)		
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Total	Secured ²	Unsecured ³
Early Childhood Center ⁴	19,300						19,300	19,300	
Middle School No. 4	2,189	4,461	13,971	23,663	1,716		46,000	46,000	
Relocatable Classrooms	1,420	1,440	1,440	1,450			5,750	4,300	1,450
Land Acquisition		2,500	2,500				5,000	5,000	
New Elementary School			1,625	3,250	9,750	16,250	30,875		30,875
Total	22,909	8,401	19,536	28,363	11,466	16,250	106,925	74,600	32,325

1. Estimated expenditures based on total project cost including hard and soft costs.
2. Secured funding includes 2008 and 2012 bond monies and previously collected school impact fees.
3. Unsecured funds include OSPI School Construction Assistance and future school impact fees.
4. Currently under construction. Scheduled for completion August 2013.

VII. IMPACT FEES

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 cities 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 constructed, and to establish several standard construction costs which are unique to that district. Refer to Appendix G for substantiating documentation on Student Generation Factors.

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. New Facility Cost Models are provided in Appendix F.

Temporary Facility Cost is the estimated cost per classroom to purchase and install a relocatable classroom.

State Funding Assistance Credit is the amount of funding provided by the State, subject to District eligibility, based on a construction cost allocation and funding assistance percentage established by the State.

In response to declining economic conditions over the past several years, and the slow recovery, Renton School District has inserted a Voluntary District Adjustment component into the prescribed impact fee formula. The intent of this adjustment is to limit any increase in impact fees to a percentage equal to the local rate of inflation (CPU-U-Sea) as reported by the King County Office of Economic and Financial Analysis. The increase in the multi-family impact fee over last year’s fee was limited by the 2.38% rate of inflation for 2012. As the single-family impact fee actually decreased, application of the fee reduction was unnecessary.

Based on the Growth Management Act and King County Code 21A, impact fees for the plan year 2013 are:

Single-Family Units	\$ 5,455
Multi-Family Units	\$ 1,339

Single-Family and Multi-Family Fee Calculation spreadsheets follow.

SINGLE-FAMILY RESIDENCE FEE CALCULATION						
SITE ACQUISITION COST						
	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	275,000	550	0.382	\$1,910
A2	Middle	20	275,000	850	0.116	\$751
A3	N / A	40	275,000	1250	0.139	\$0
A Total					0.637	\$2,661
BUILDING ACQUISITION COST						
			COST IN 2012 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	96.64%	17,925,620	550	0.382	\$12,032
B2	Middle	94.59%	30,444,140	850	0.116	\$3,930
B3	N / A	99.39%	0	1250	0.139	\$0
B Total					0.637	\$15,962
TEMPORARY BUILDING ACQUISITION COST						
			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	3.36%	120,000	24	0.382	\$64
C2	Middle	5.41%	120,000	29	0.116	\$26
C3	N / A	0.61%	120,000	29	0.139	\$0
C Total					2.57	\$90
STATE FUNDING ASSISTANCE CREDIT						
		COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT
D1		188.55	90	0.4026	0.382	(\$2,610)
D2		188.55	117	0.4026	0.116	(\$1,030)
D3		188.55	130	0.4026	0.139	\$0
D Total					0.637	(\$3,640)
TAX CREDIT (TC) *						
AVERAGE ASSESSED VALUE (AAV)				231,000		
INTEREST RATE FOR BONDS (i)				3.64%		
TERM (t = MAXIMUM 10)				10		
TAX RATE (r)				0.00218222		
TC Total				(\$4,182.91)		(\$4,163)
FACILITY CREDIT						\$0
TOTAL FEE						\$10,910
50% DEVELOPER FEE OBLIGATION						\$5,455
VOLUNTARY DISTRICT ADJUSTMENT						\$0
ADJUSTED IMPACT FEE						\$5,455

* TAX CREDIT (TC) = NPV (net present value) x AAV x r

where: $NPV = \frac{((1+i)^t - 1)}{i(1+i)^t}$

AAV = Average Assessed Value

r = Tax Rate

i = Bond Interest Rate as of 12/27/12

t = Bond Term

MULTI-FAMILY RESIDENCE FEE CALCULATION						
SITE ACQUISITION COST						
	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	275,000	550	0.132	\$660
A2	Middle	20	275,000	850	0.038	\$246
A3	High N/A	40	275,000	1250	0.054	\$0
A Total					0.224	\$906
BUILDING ACQUISITION COST						
			COST IN 2012 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	96.64%	17,925,620	550	0.132	\$4,158
B2	Middle	94.59%	30,444,140	850	0.038	\$1,287
B3	High N/A	99.39%	0	1250	0.054	\$0
B Total					0.224	\$5,445
TEMPORARY BUILDING ACQUISITION COST						
			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	3.36%	120,000	24	0.132	\$22
C2	Middle	5.41%	120,000	29	0.038	\$9
C3	High N/A	0.61%	120,000	29	0.054	\$0
C Total					0.224	\$31
STATE FUNDING ASSISTANCE CREDIT						
		COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT
D1		188.55	90	0.4026	0.132	(\$902)
D2		188.55	117	0.4026	0.038	(\$337)
D3		188.55	130	0.4026	0.054	\$0
D Total					0.224	(\$1,239)
TAX CREDIT (TC) *						
AVERAGE ASSESSED VALUE (AAS)				98,193		
INTEREST RATE FOR BONDS (i)				3.64%		
TERM (MAXIMUM 10)				10		
TAX RATE (r)				0.00218222		
TC Total				(\$1,769.56)	(\$1,770)	
FACILITY CREDIT						\$0
FEE						\$3,373
50% DEVELOPER FEE OBLIGATION						\$1,686
VOLUNTARY DISTRICT ADJUSTMENT						(\$347)
ADJUSTED IMPACT FEE						\$1,339

* TAX CREDIT (TC) = NPV (net present value) x AAV x r

where: $NPV = \frac{((1+i)^t - 1)}{i(1+i)^t}$

AAV = Average Assessed Value

r = Tax Rate

i = Bond Interest Rate as of 12/27/12

t = Bond Term

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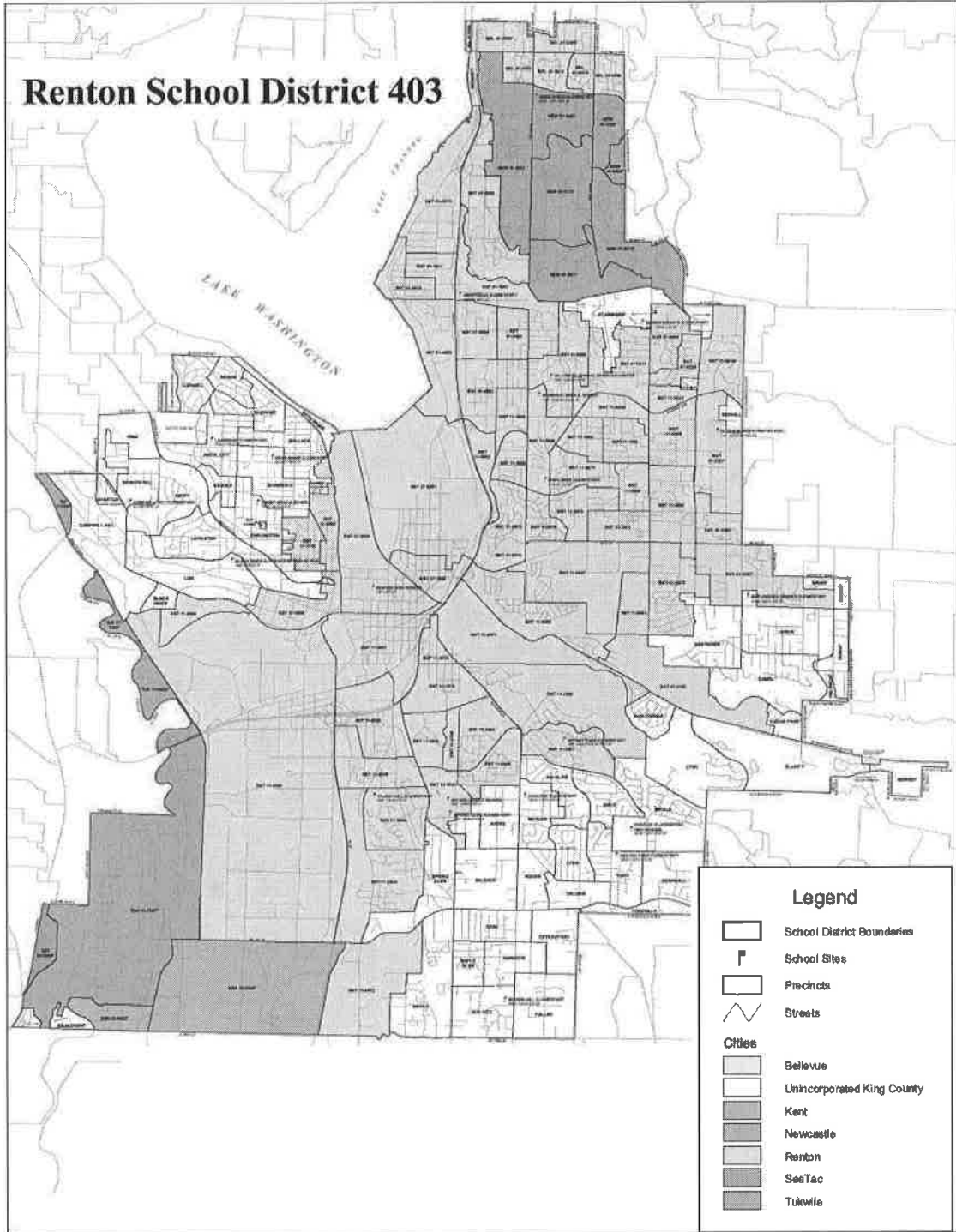
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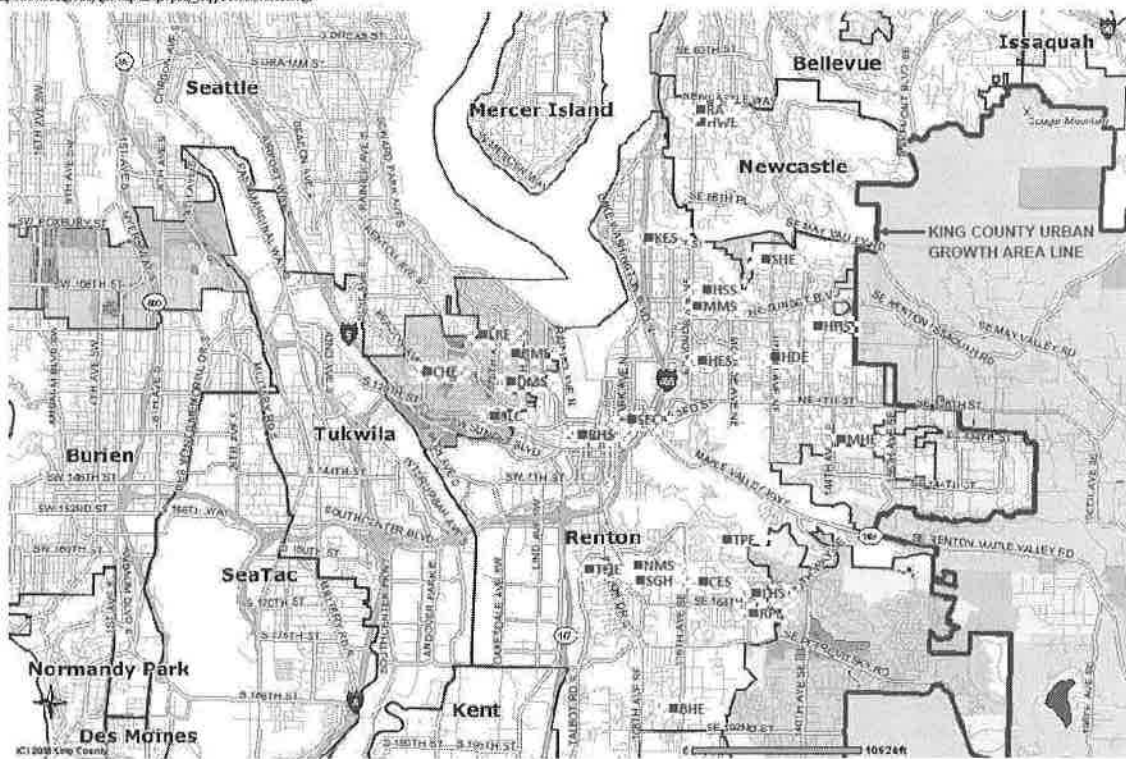
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SERVICE AREA MAP



http://www.kingcounty.gov/property_apps/11/0528/11111.pdf



**KING COUNTY
URBAN/RURAL
BOUNDARIES**

RENTON SCHOOL DISTRICT SCHOOLS

- Elementary**
 - BHE Benson Hill Elementary
 - BME Bryn Mawr Elementary
 - CHE Campbell Hill Elementary
 - CES Cascade Elementary
 - HWE Hazelwood Elementary
 - HES Highlands Elementary
 - HDE Honey Dew Elementary
 - KES Kennydale Elementary
 - LES Lakemidge Elementary
 - MWHE Maplewood Heights Elementary
 - RPE Renton Park Elementary
 - SHE Sierra Heights Elementary
 - THE Talbot Hill Elementary
 - TPE Tiffany Park Elementary
- Middle Schools**
 - DMS Dinnell Middle School
 - MMS McKnight Middle School
 - NMS Nelsen Middle School
- High Schools**
 - HHS Hazen High School
 - LHS Leadbecht High School
 - RHS Renton High School
- Other Schools**
 - SGH Spring Glen H.O.M.E. Program
 - HSS Hillcrest Special Services Center
 - RA Renton Academy
 - SEC Sartori Education Center
 - SLC Secondary Learning Center

APPENDIX B

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	TOTAL	1/2-DAY KINDER ¹	SPEC ED	SPEC USE	AVE ANN STUDENT CAP	PORT USE	ADD SPEC	AVE ANN CAP with PORTABLES
SCHOOL								
BENSON HILL	29	3	4	2	615	0	0	615
BRYN MAWR	21	2	1	2	483	2	0	530
CAMPBELL HILL	22	0	3	2	402	0	0	402
CASCADE	26	2	1	3	577	3	0	648
HAZELWOOD	28	3	2	3	615	0	0	615
HIGHLANDS	28	3	2	3	635	0	0	635
HONEY DEW	19	3	1	1	473	4	0	567
KENNYDALE	30	3	4	2	658	0	0	658
LAKERIDGE	23	0	3	2	425	5	0	544
MAPLEWOOD HEIGHTS	26	2	3	2	544	6	0	686
RENTON PARK	28	1	3	2	587	0	0	587
SIERRA HEIGHTS	26	2	2	2	587	8	0	776
TALBOT HILL	23	2	1	2	540	3	0	611
TIFFANY PARK	23	2	4	2	469	0	0	469
TOTAL	352	28	34	30	7610	31	0	8342

1 Kindergarten classrooms currently used for half-day kindergarten are counted as two rooms to reflect the capacity of the room. Currently 6 of 34 Kindergarten rooms are used for full-day Kindergarten.

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	PE	DRAMA	COMP	CTE	ART	MUSIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/PORT
SCHOOL															
DIMMITT	43	26	2	4	1	1	4	1	2	2	0	1154	7		1351
McKNIGHT	47	20	8	4	1	2	2	1	3	6	0	1154	8		1379
NELSEN	47	18	8	3	1	3	2	1	2	9	0	1069	8		1294
TOTAL	137									17	0	3376	23		4023

APPENDIX B

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 GAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/ PORT
SCHOOL															
HAZEN	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
TOTAL	214									19	0	4711	1		4735

1. Under construction. Scheduled for completion August 2012

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
SARTORI	14	0	0	142	0	0	142
SLC	25	0	0	253	0	0	253
SPRING GLEN	14	0	0	142	4	0	182
TOTAL	91	0	0	922	14	0	1064

APPENDIX C

STATE OF WASHINGTON
 SUPERINTENDENT OF PUBLIC INSTRUCTION
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS
 SCHOOL YEAR 2012-2015

Grade	-- ACTUAL ENROLLMENTS ON OCTOBER 1st --					-- PROJECTED ENROLLMENTS --					
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Kindergarten	1,007	1,080	1,129	1,187	1,263	1,266	1,411	1,467	1,523	1,579	1,635
Grade 1	1,113	1,059	1,138	1,170	1,193	1,284	1,303	1,365	1,410	1,468	1,525
Grade 2	1,088	1,143	1,100	1,140	1,184	1,219	1,310	1,329	1,423	1,481	1,540
Grade 3	1,119	1,105	1,152	1,110	1,130	1,129	1,213	1,304	1,329	1,416	1,533
Grade 4	1,022	1,147	1,122	1,148	1,109	1,098	1,191	1,215	1,306	1,325	1,418
Grade 5	1,042	1,058	1,155	1,102	1,156	1,096	1,102	1,135	1,220	1,311	1,330
Grade 6	1,051	1,022	1,025	1,118	1,063	1,124	1,064	1,070	1,102	1,184	1,273
K-6 Sub-Total	7,442	7,614	7,821	7,975	8,118	8,216	8,478	8,859	9,293	9,750	10,182
Grade 7	1,087	1,064	1,011	1,036	1,119	1,087	1,132	1,072	1,078	1,110	1,192
Grade 8	991	1,069	1,070	1,020	1,025	1,101	1,081	1,125	1,066	1,072	1,104
7-8 Sub-Total	2,078	2,133	2,081	2,056	2,144	2,188	2,213	2,197	2,144	2,182	2,296
Grade 9	1,059	1,255	1,256	1,319	1,256	1,148	1,347	1,323	1,377	1,304	1,312
Grade 10	1,095	990	1,028	1,107	1,083	1,142	987	1,158	1,138	1,184	1,121
Grade 11	1,078	1,005	940	998	987	957	1,052	910	1,067	1,049	1,091
Grade 12	864	793	779	829	843	894	803	883	764	896	881
9-12 Sub-Total	4,086	4,043	4,103	4,193	4,169	4,141	4,189	4,274	4,346	4,433	4,405
DISTRICT K-12 TOTAL	13,556	13,790	14,005	14,224	14,431	14,545	14,880	15,330	15,783	16,265	16,893
							14,880	15,330	15,783	16,265	17,478

AVERAGE %

--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---

--- PROJECTED ENROLLMENTS ---

King/Renton(12M03)

Notes: Specific subtotals on this report will be driven by District Grade spans.
 School Facilities and Organization
 Printed Dec 04, 2012

APPENDIX C

APPENDIX D

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

APPENDIX D

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 (5000 sf ea)

- Cascade Elementary School
- Maplewood Heights Elementary School

Portable Classrooms

- Replacement and growth

Building Finishes Upgrades

- Replace identified flooring and cabinetry
- Replace identified window blinds

2012 BOND MEASURE SUMMARY

NEW FACILITIES

New Middle School

75,000 sf

Located at Renton Academy site

EXISTING FACILITIES UPGRADES

Lindbergh Pool Upgrades

SITE RELATED UPGRADES

Parking Lot and Sidewalk Upgrades

Elementary Field Upgrades

SAFETY AND SECURITY

Add Emergency Generators

Fire Alarm and Smoke Detector Upgrades

Security System Upgrades

ENERGY CONSERVATION

Boiler Upgrades

Parking Lot Lighting and Controls

Heating Systems Upgrades

BUILDING UPGRADES

Exterior Upgrades

Roofing Replacements

Replace Gutters and Downspouts

Interior Upgrades

Upgrade/Replace Interior Finishes and Materials

Electrical – Replace/Upgrade System Components

Plumbing – Replace/Upgrade System Components

Mechanical – Replace/Upgrade System Components

Portables

Replace Aging Portables

LAND ACQUISITION

For Future Planning

APPENDIX F

STUDENT GENERATION FACTORS

The formula for determining school impact fees, as established by King County Council Ordinance 11621, Attachment A, requires that school districts provide “student factors based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation.” The Ordinance also provides that, in the event this information is not available in the District, “data from adjacent districts, districts with similar demographics, or county-wide averages must be used.”

King County currently assesses and collects impact fees on behalf of twelve school districts, including Renton School District. Of those twelve districts, only five conduct their own surveys to develop their unique student generation factors based on district records and actual development data. The remaining six districts, including Renton, rely on averages of student factors developed by other districts.

In accordance with King County Ordinance 11621, Attachment A, the District has chosen to use a county-wide average based on all districts that have performed their own student generation factor surveys. The Student Generation Factors in Table 6 below represent an average of the actual rates calculated by Auburn, Federal Way, Fife, Issaquah, Kent and Lake Washington School Districts.

STUDENT GENERATION FACTORS

	ELEMENTARY (K-5)	MIDDLE (6-8)	HIGH (9-12)	TOTAL
SINGLE-FAMILY	0.382	0.116	0.139	0.637
MULTI-FAMILY	0.132	0.038	0.054	0.224

Table 6

Figure 7 on the following page details the student generation factors developed by the Districts referenced above, and the averages used in this Plan’s impact fee calculations.

APPENDIX F

COUNTY-WIDE STUDENT GENERATION FACTORS

DISTRICT	SINGLE-FAMILY				MULTI-FAMILY			
	K-5	6-8	9-12	TOTAL	K-5	6-8	9-12	TOTAL
Auburn	0.261	0.130	0.134	0.525	0.172	0.070	0.090	0.332
Federal Way	0.332	0.166	0.210	0.707	0.148	0.042	0.059	0.249
Fife	0.256	0.103	0.026	0.385	0.000	0.000	0.000	0.000
Issaquah	0.502	0.159	0.136	0.797	0.092	0.033	0.032	0.157
Lake Washington	0.454	0.108	0.077	0.639	0.051	0.018	0.017	0.086
Kent	0.486	0.031	0.25	0.767	0.331	0.067	0.124	0.522
TOTAL	2.291	0.697	0.833	3.820	0.794	0.230	0.322	1.346
AVERAGE	0.382	0.116	0.139	0.637	0.132	0.038	0.054	0.224

Figure 7

FACILITY COST MODELS

Facility cost models are a calculation of the cost to construct educational facilities unique to the District. This is accomplished by utilizing both District specific data as well as information available from OSPI.

OSPI constants are factors established by OSPI as part of its School Construction Assistance Program. State Funding Assistance Percentages are unique to individual school districts while the Construction Cost Allocation (per square foot of construction) is constant throughout the state. The State Area Allocation (per student) is used solely by OSPI to determine a District's eligibility for state funding. It is not meant to represent or reflect the unique spatial needs of a District necessary to provide its adopted programs and standard of service.

The District Area Allocation utilized in the cost models reflects historical data from previously constructed facilities, adjusted to reflect current programs, anticipated funding and other topical issues. The applied Cost per Square Foot is an average of recently bid school projects of similar grade levels in the Puget Sound Region, as reported by OSPI.

Elementary and Middle School Cost Models follow.

NEW ELEMENTARY SCHOOL COST MODEL

FACILITY INFORMATION		OSPI CONSTANTS	
New-in-Lieu Area	0	State Funding Area Modernization	0
New Area	60,500	Unhoused Students (Addition)	0
Capacity	550	State Funding Assistance Percentage	40.26%
2012 COST PER SF	238.44	State Construction Cost Allocation (7/1/12)	188.55
District Area Allocation	110	State Area Allocation (sf) per Student	90
COST CATEGORIES		NEW CONSTRUCTION	
		TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM
CONSTRUCTION COST		17,925,620	0
BUILDING	MODERNIZATION	0	17,925,620
	NEW	14,425,620	
SITE		2,500,000	
OFF-SITE		1,000,000	
Site acquisition costs are not included			
NON-CONSTRUCTION PROJECT COSTS			
	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	10,934,628	0
TOTAL COST IN 2012 DOLLARS		28,860,248	0
	INFLATION		
BID DATE JULY 2013	2.16%	29,483,630	29,483,630
2014	2.48%	30,214,824	30,214,824
2015	2.44%	30,952,065	30,952,065
2016	2.54%	31,738,248	31,738,248
2017	2.57%	32,553,921	32,553,921
2018	2.67%	33,423,110	33,423,110
2019	2.72%	34,332,219	34,332,219

APPENDIX G

NEW MIDDLE SCHOOL COST MODEL

FACILITY INFORMATION

New-in-Lieu Area	0
New Area	102,000
Capacity	850
2012 COST PER SF	266.57
Area Allocation Goal	120

OSPI CONSTANTS

State Funding Area Modernization	0
Unhoused Students (Addition)	0
State Funding Assistance Percentage	40.26%
State Construction Cost Allocation (7/1/12)	188.55
State Area Allocation (sf) per Student	117

COST CATEGORIES

NEW CONSTRUCTION

	TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM	LOCAL COST
CONSTRUCTION COST	30,440,140	0	30,440,140
BUILDING			
MODERNIZATION	0		
NEW	27,190,140		
SITE	2,250,000		
OFF-SITE	1,000,000		
Site acquisition costs are not included			
NON-CONSTRUCTION PROJECT COSTS			
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	
SUBTOTAL	10,568,485	0	18,568,485
TOTAL COST IN 2012 DOLLARS	49,008,625	0	49,008,625
	INFLATION		
BID DATE JULY 2013	2.16%	50,067,212	50,067,212
2014	2.48%	51,308,879	51,308,879
2015	2.44%	52,560,815	52,560,815
2016	2.54%	53,895,860	53,895,860
2017	2.57%	55,280,984	55,280,984
2018	2.67%	56,756,986	56,756,986
2019	2.72%	58,300,776	58,300,776

