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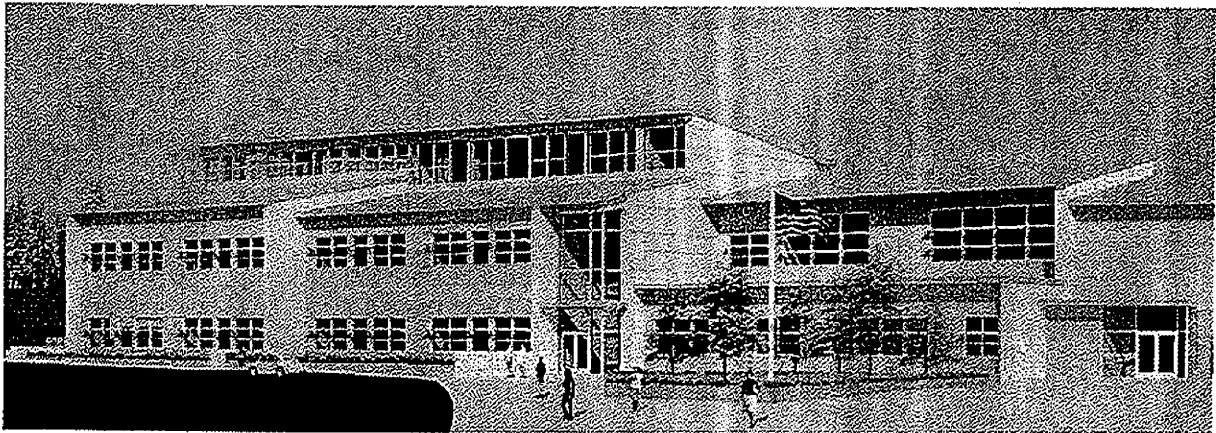
SIX-YEAR CAPITAL FACILITIES PLAN 2011-2017

Renton School District No. 403

Board of Directors

**Al Talley, President
David Merrill, Vice President
Lynn Desmarais
Todd Franceschina
Pam Teal**

Dr. Mary Alice Heuschel, Superintendent



March 2011

www.rentonschools.us

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The Renton School District Capital Facilities Plan was prepared with the help of the following organizations and individuals:

**Renton School District Staff
Richard Moore, Assistant Superintendent, Business Operations
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Greene Gasaway Architects**

March 2011

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SIX-YEAR CAPITAL FACILITIES PLAN 2011-2017

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

Renton School District	1-1
The Community	1-4
Renton School District Goals	1-7
Renton School District Service Area Map	1-9

SECTION 2: CAPITAL FACILITY PLAN

Executive Summary	2-1
Inventory of Educational Facilities	2-3
Inventory of Additional Facilities	2-4
Inventory of Portable Facilities	2-5
Needs Forecast for New Facilities	2-6
Needs Forecast for Existing Facilities	2-7
Six-Year Finance Plan	2-8

SECTION 3: SUPPORTING DOCUMENTATION

Capacity	3-1
Enrollment Forecast	3-5
Enrollment Driven Facility Needs	3-8
2008 Bond Measure	3-9
New Facility Cost Models	3-12
Impact Fee Calculations	3-15
District Boundary Maps	3-18

RENTON SCHOOL DISTRICT

Renton School District is located at the southern end of Lake Washington, southeast of the City of Seattle. The District encompasses 32.5 square miles including the City of Renton, approximately half of the City of Newcastle, approximately 20 percent of the City of Tukwila, small portions of the cities of Kent and Bellevue, as well as portions of unincorporated King County. The current estimated population of the District is 120,043.

The District operates 13 elementary schools, three middle schools, four high schools, and three special services schools.

Government Organization

The District is a special purpose municipal corporation governed by a five-member board of directors (the "Board") and operates under the Constitution and laws of the State. Each director represents one of five areas within the District but is elected at large. Members of the Board are elected for four-year terms. The Board holds regular meetings twice a month and special meetings as needed. All meetings are open to the public as provided by law and agenda items are prepared in advance.

The Board appoints a chief executive officer of the District, designated as the Superintendent, who serves at the discretion of the Board. The Superintendent is responsible to the Board for the administration of all schools and departments of the District and serves as the secretary to the Board. The Superintendent recommends District department heads, managers and legal and bond counsel; she maintains a permanent journal of Board proceedings, records and certifies appropriate policies and resolutions and serves as custodian of official District records.

Key Administrative Officials

Dr. Mary Alice Heuschel, Superintendent: Dr. Heuschel was hired by the District in March 2006 to serve as its Superintendent. Prior to that, Dr. Heuschel served as Deputy Superintendent for Curriculum in the Office of Superintendent of Public Instruction, Washington State's education office from the year 2000 to the year 2006. Proceeding this period Dr. Heuschel served as Assistant State Superintendent for the Office of Superintendent of Public Instruction (OSPI), Washington State's education office, from 1999 to 2000. Prior to working with OSPI, Dr. Heuschel served as Intermediate School Principal for Yelm School District, Assessment Specialist for the Hawaii Department of Education, a teacher at West Point Military Academy and Department of Defense schools in Europe, and a Special Education teacher. Dr. Heuschel received a Doctorate in Education Leadership from Seattle Pacific University, and a Masters in Special Education from Northwestern University. Dr. Heuschel has been recognized with two leadership awards by the Association of Northwestern University. Dr. Heuschel has been recognized

Renton School District 2011-2017 Capital Facilities Plan

SECTION 1: INTRODUCTION

with two leadership awards by the Association of Washington School Principals and the Washington Association of School Administrators. Dr. Heuschel is also a member of several state and national educational research and leadership associations and was recently named one of four finalists for the 2011 National Superintendent of the Year by the American Association of School Administrators.

Rich Moore, Assistant Superintendent, Business: Mr. Moore was hired by the District in August of 2000 as its Assistant Superintendent: Business. Prior to that, Mr. Moore was the Director of Finance of the North Thurston School District for nine years. Preceding this period, Mr. Moore was the Internal Auditor/Budget Analyst for three years at the Clover Park School District. Mr. Moore received a B.A. in Accounting from the University of Puget Sound in 1988 and is pursuing a M.A. and certification for Superintendent through Seattle Pacific University. Mr. Moore has received certification as a school business official through the Washington Association of School Business Officials.

Board of Directors

The current members of the Board are:

Member	Position	Term Expires
Al Talley	President	December 2014
David Merrill	Vice President	December 2011
Lynn Desmarais	Member	December 2011
Todd Franceschina	Member	December 2011
Pam Teal	Member	December 2014

Labor Relations

The District currently employs 1,689 employees, including 933 certificated staff and 756 classified staff. The majority of employees who are eligible under State law to be represented by a labor organization are employed under provisions of negotiated contracts with five major labor organizations.

The District enters into written bargaining agreements with each of the bargaining organizations; the agreements contain provisions on such matters as salaries, vacation, sick leave, medical and dental insurance, working conditions, and grievance procedures. The District strives to complete agreements with all groups in a timely manner, consistent with all applicable State law, to ensure equity in contract provisions, and promote labor relation policies mutually beneficial to management, employees, and the educational program. The District considers labor relations with its bargaining groups to be very positive. Current negotiated agreements with bargaining groups are as follows:

Renton School District 2011-2017 Capital Facilities Plan

SECTION 1: INTRODUCTION

Bargaining Unit	Employees Covered	Expiration Date of Contract
Renton Professional Technical Association (RPTA)	59	August 31, 2011
Renton Education Association (REA)	887	August 31, 2011
American Federation of Teachers (AFT)	154	August 31, 2011
Renton Education Support Professionals (RESP)	412	August 31, 2011
Service Employees International Union (SEIU)	<u>71</u>	August 31, 2011
Total Represented Personnel	1,583	
Unrepresented Personnel	<u>106</u>	
Total Employees	1,689	

Source: Renton School District as of February 2011

Pension System

Pensions for District employees are provided by the State Teacher's Retirement System ("TRS"), the Public Employees' Retirement System ("PERS") or the School Employees' Retirement Systems ("SERS"). PERS includes one plan; SERS includes two plans, and TRS includes three plans. Retirement benefits are financed from both employee and employer contributions and from investment earnings. Retirement benefits under both plans are vested after completion of five years of eligible service. Certificated District employees are members of TRS, and non-certificated District employees are members of PERS. School districts make payments directly to the pension funds incurred for their employees. Legislation provides that employer contributions will provide for current pension liabilities and for the amortization of each system's unfunded liability by June 30, 2024.

THE COMMUNITY

The District is located just southeast of the City of Seattle at the southern end of Lake Washington. The District's boundaries include most of the City of Renton, approximately half of the City of Newcastle, approximately 20 percent of the City of Tukwila, small portions of the cities of Kent and Bellevue, as well as areas of unincorporated King County.

Population statistics for King County and these communities are as follows:

Year	Population					
	King County	City of Renton	City of Newcastle	City of Tukwila	City of Kent	City of Bellevue
2010	1,933,400	86,230	9,955	18,190	88,760	122,900
2009	1,909,300	83,650	9,925	18,170	88,380	120,600
2008	1,884,200	78,780	9,720	18,080	86,980	119,200
2007	1,865,300	60,290	9,550	18,000	86,660	118,100
2006	1,835,300	58,360	9,175	17,930	85,650	117,000
2005	1,808,300	56,840	8,890	17,110	84,920	115,500
2004	1,788,300	55,360	8,375	17,240	84,560	116,500
2000	1,737,046	50,052	7,737	17,181	79,524	109,827

Washington State Office of Financial Management estimates based on 2000 U.S. Census figures

The District's economy is based on a strong manufacturing sector with diversified industries, led by the Boeing Company, as well as trade and services sectors, government and health care. Its residential community is diverse and continues to grow, reflecting the overall growth of the Puget Sound area.

Manufacturing/Industry

The largest employer within the District is The Boeing Company ("Boeing"), the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft combined. Renton is home to approximately 13,000 employees who support Boeing Commercial Airplanes Headquarters, Boeing Capital Corporation, Shared Services Group and final assembly for its Next-Generation 737.

PACCAR, another major industrial manufacturing firm in the District employs approximately 700 individuals at its PACCAR Parts, Information Technology and Kenworth truck manufacturing facilities.

SECTION 1: INTRODUCTION

Government/Education

The Federal Aviation Administration ("FAA") is the District's largest public employer, occupying a five-story building in Renton which houses its regional headquarters for the seven-state Northwest Mountain Region. The FAA provides services in the areas of air safety, security, training and pilot examination at this location. There are approximately 1,400 employees at the site.

Other major public employers include the District, the City of Renton, and Renton Technical College.

Health Care

Valley Medical Center is the largest health care facility in Renton with approximately 1,877 employees. The hospital provides a wide range of services including 24-hour emergency care, helipad, comprehensive obstetrical care, critical-care unit, same day SurgiCenter, a variety of senior services, transitional care, outpatient surgery, acute psychiatric care and full diagnostic services.

Retail

Southcenter, one of the largest shopping malls in the Pacific Northwest, lies just outside the District in Tukwila. A number of smaller retail malls, larger retail outlets, distribution centers, and warehouse operations have located adjacent to Southcenter and along major transportation routes within the District. One of the largest concentrations of automobile dealerships and service centers in the Puget Sound area is along Renton's "auto row". The IKEA Home Furnishings Store opened its first facility in the Pacific Northwest in Renton in 1994. Fry's Electronics opened its first store in the Northwest in Renton in 2004.

The Landing

The Landing is a 68-acre urban village, completed in 2009, located just off the I-405 freeway in Renton's South Lake Washington neighborhood. The Landing provides over 600,000 square feet of retail space housing both national and local businesses, including movie theaters, restaurants and professional services. Combined with 880 residential units, The Landing provides a unique blend of residential, retail and entertainment districts to serve local residents and the greater regional community.

Renton School District 2011-2017 Capital Facilities Plan
SECTION 1: INTRODUCTION

Seattle Seahawks Practice Facility

The Seattle Seahawks, the region's professional football team, completed their new privately funded, 200,000 square foot practice facility in 2008. The facility, the second largest in the NFL, is located on 19 acres of industrial property in the northern portion of the City of Renton along the eastern shore of Lake Washington and houses a permanent indoor practice facility and the team's front office departments. Additionally, there are four outdoor practice fields, 50,000 square feet of training facility space, 15,000 square feet of player meeting space, and 48,000 square feet of administrative office space.

Economic Indicators

The following tables are economic indicators for King County.

Year	Civilian Labor Force	King County Labor Force and Employment Data		Percent Unemployment
		Employment	Unemployment	
2010*	1,102,480	1,006,320	96,160	8.7
2009	1,106,100	1,012,710	93,390	8.4
2008	1,088,440	1,041,450	47,000	4.3
2007	1,068,490	1,028,850	39,650	3.7
2006	1,047,740	1,005,240	42,500	4.1
2005	1,012,940	965,940	47,000	4.6
2004	995,930	944,730	51,200	5.1
2003	989,560	928,460	61,140	6.2

* Through November 2010
Source: Washington State Employment Security Department.

RENTON SCHOOL DISTRICT GOALS

Launching Learning to Last a Lifetime

Committed to improving student achievement

Achievement Opportunities

- Improve learning achievement in all content areas, with an increased focus on improvements in P-12 literacy, P-12 mathematics and increased focus on equity and access for all students.
- Provide safe, supportive and equitable learning environments for all students and staff.
- Provide a technology-rich learning environment and use enhanced technology resources to increase student achievement.
- Implement systemic Positive Behavior Support strategies in all schools.

Community Partnerships

- Involve community participation in district improvement plan.
- Communicate successes in increased student achievement.
- Keep community informed about the strengths of the Renton School District, the plans for continued improvements and the accomplishments of students and staff.

High Expectations

- Meet or exceed all state and federal achievement goals.
- Take a "no excuses" approach to closing the achievement gap in all schools.
- Recruit and retain a highly qualified and diversified staff.

Implementation of Best Practices

- Create collaborative, powerful teaching and learning environments to enhance student achievement and meet diverse student needs.
- Enhance teamwork and collaboration among and between Renton school educators; with an increased focus on collaboration among secondary schools and between elementary and secondary programs.
- Improve educator skills through targeted staff development.
- Implement three tiered instructional/intervention strategies across P-12 classrooms.

SECTION 1: INTRODUCTION

Engaged Students

- Offer individualized options and personalized learning opportunities to students based on student interests, skills and learning styles.
- Enrich student learning through opportunities in the arts, sciences, technology and sports and activities programs.

Vision Shared and Lives

- Build, communicate and live by the district's common vision; Launching Learning to Last a Lifetime

Effective Parent Partnerships

- Identify specific effective parent outreach strategies and implement at each school.
- Ensure parent's roles and opportunities to contribute in our schools are clear, valued and recognized.

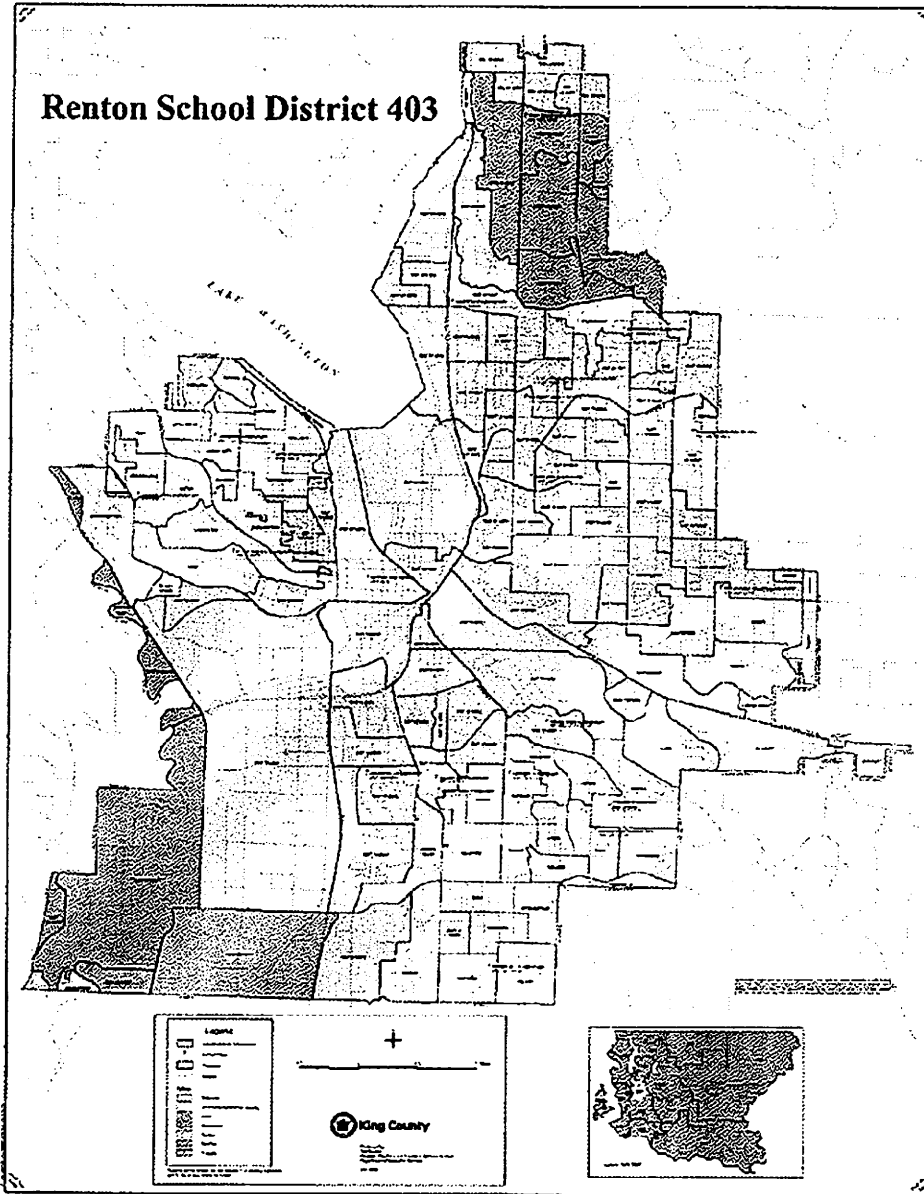
With emphasis on:

P-12 Literacy

P-12 Mathematics

Equity and Access for All Students

SERVICE AREA MAP



EXECUTIVE SUMMARY

The Renton School District Capital Facilities Plan is a description of anticipated capital facility needs and anticipated expenditures for the next six years.

The Plan is intended to be reviewed and revised each year for the succeeding six years.

The Renton School District is currently studying its capital facility needs. Over the course of the next six years those needs include increased elementary, middle and special services school capacity and land for future increased capacity at all grade levels.

Lower class size and all day kindergarten initiatives may have significant impact on future capacity.

The citizens of the Renton School District approved a Capital Facilities Bond Measure in 2008. The District is continuing to modernize its facilities by utilizing proceeds from those bonds. The District anticipates completing projects planned and funded by the 2008 bond by 2014. This Six-Year Capital Facilities Plan includes three years of planned capital expenditures resulting from those bonds. It also identifies additional capital facilities needs to be funded by a future bond measure, currently in the preliminary planning stage and anticipated to go before the public in 2012.

The Capital Facilities Plan is developed with the knowledge of the land-use and population implications of the City of Renton, City of Newcastle and King County Comprehensive Plans and Generalized Land Use Plans. The District is committed to planning in a manner consistent with the community's vision of its future as represented in these and other development policy documents. This plan is prepared in response to the requirements of the State of Washington Growth Management Act (SHB 2929 (1990) and ESHB 1025 (1991), and the School Impact Fee Ordinances of King County Code 21A effective September 15, 1993.

This plan may be used as documentation for any jurisdiction that requires its use to meet the needs of the Growth Management Act.

This plan is not intended to be the sole planning tool for determining capital facilities needs of the District.

The Plan assesses the ability of the District's facilities to assist in the delivery of the educational program adopted by the District. The plan looks at the need for the District to modernize or replace existing facilities, as well as to provide new facilities to house projected student enrollment.

SECTION 2: CAPITAL FACILITY PLAN

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

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Renton School District. A Financial Plan which lists expected funding for any new construction, modernizations, upgrades and temporary portable classrooms is included.

INVENTORY OF EDUCATIONAL FACILITIES

Name	Capacity	Location
ELEMENTARY SCHOOLS		
Benson Hill	544	18665 - 116 th Ave. SE, Renton 98058
Bryn Mawr	435	8212 S 118 th St., Seattle 98178
Campbell Hill	402	6418 S 124 th St., Seattle 98178
Cascade	554	16022 - 116 th Ave. SE, Renton 98055
Hazelwood	544	7100 - 116 th Ave. SE, Renton 98056
Highlands	564	2727 NE 9 th St., Renton 98056
Honey Dew	402	800 Union Ave. NE, Renton 98056
Kennydale	564	1700 NE 28 th St., Renton 98055
Lakeridge	425	7400 S 115 th St., Seattle 98178
Maplewood Heights	473	13430 - 144 th SE, Renton 98059
Renton Park	587	16828 - 128 th Ave. SE, Renton 98058
Sierra Heights	493	9901 132 nd Ave. SE, Renton 98056
Talbot Hill	469	2300 Talbot Rd. S, Renton 98058
Tiffany Park	469	1601 Lake Youngs Way SE, Renton
Subtotal	6,924	
MIDDLE SCHOOLS		
Dimmitt	1,154	12320 - 80 th Ave. S, Seattle 98178
McKnight	985	2600 NE 12 th St., Renton 98056
Nelsen	1,154	2403 Jones Ave. S, Renton 98055
Subtotal	3,292	
HIGH SCHOOLS		
	Choice rated capacity	
Hazen	1,643	1101 Hoquiam Ave. NE, Renton 98059
Lindbergh	1,304	16426 - 128 th Ave. SE, Renton 98058
Renton	1,763	400 S 2 nd St., Renton 98055
Subtotal	4,710	
Total	14,926	

Special educational facilities and portable classrooms are excluded from capacity calculations.

INVENTORY OF ADDITIONAL FACILITIES

Name		Location
SPECIAL EDUCATIONAL FACILITIES		
Hillcrest Special Service Center		1800 Index Ave. NE, Renton 98056
Sartori Education Center (Re-entry)		315 Garden Ave. N, Renton 98055
Spring Glen Special Service Center (Plus H.O.M.E.)		2607 Jones Ave. S, Renton 98055
Renton Academy (Old Hazelwood)		6928 - 116 th Ave. SE, Renton 98056
SUPPORT FACILITIES		
Facilities, Operations and Maintenance Center		7812 S. 124 th St, Seattle, 98178
Kohlwes Educational Center		300 SW 7 th St., Renton 98055
Purchasing and Food Services		235 Airport Way, Renton 98055
Renton Stadium		405 Logan Ave. N, Renton 98055
Transportation Center		1220 N 4 th St, Renton 98057
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

INVENTORY OF PORTABLE FACILITIES

Name	Quantity	Classrooms	Location
ELEMENTARY SCHOOLS			
Bryn Mawr	1 at 896 sq ft	1	8212 S118 th St., Seattle 98178
Cascade	3 at 896 sq ft	3	16022 - 116 th Ave. SE, Renton 98005
Honey Dew	1 at 1,792 sq ft	2	800 Union Ave NE, Renton 98059
Lakeridge	2 at 896 sq f	4	1700 NE 28 th St., Renton 98055
	1 at 1792 sq ft		
Maplewood Heights	4 at 896 sq ft	4	13430 - 144 th Ave. SE, Renton 98059
Sierra Heights	5 at 896 sq ft	5	9901 - 132 nd Ave. SE, Renton 98056
Talbot Hill	3 at 896 sq ft	3	2300 Talbot Rd. S, Renton 98058
MIDDLE SCHOOLS			
Dimmitt	5 at 896 sq ft	7	12320 - 80 th Ave. S, Seattle 98178
	1 at 1,792 sq ft	2	
McKnight	4 at 1,792 sq ft	8	1200 Edmonds Ave NE, Renton 98056
Nelsen	4 at 1,792 sq ft	8	2403 Jones Ave. S, Renton 98055
HIGH SCHOOLS			
Lindbergh	4 at 896 sq ft	4	16426 - 128 th St. SE, Renton 98058
	1 at 1,792 sq ft	2	
SPECIAL EDUCATIONAL FACILITIES			
Hillcrest Special Service Center	3 at 1,792 sq ft	6	1800 Index Ave. NE, Renton 98056
Renton Academy (Old Hazelwood)	4 at 896 sq ft	4	6928-116 th Ave. SE, Newcastle 98056
Spring Glen Special Service Center	2 at 896 sq ft	2	2607 Jones Ave. S, Renton 98055

NEEDS FORECAST – NEW FACILITIES

Capacity constraints must be compared with enrollment projections to determine if any new District facilities are warranted within the time frame encompassed by this plan.

Enrollment trends identified in the Supporting Documentation indicate that the District expects significant increases in enrollment at all grade levels within the 20 year planning window.

The District is currently addressing several capacity constraints through utilization of remaining 2008 bond funds as follows:

1. Construction of an Early Childhood Learning Center.
2. Completion of Secondary Alternative Learning Center, currently under construction.
3. Completion of Additions to Hazen High School, currently under construction.

Additional information regarding the 2008 Bond Measure is contained within the Supporting Documentation.

The District intends to further address increased capacity needs through impact fees and/or a future bond measure, currently in the planning phase, anticipated to go before the public in 2012.

Enrollment driven facility needs may include:

1. Property acquisition for future facilities.
2. Construction of a new elementary school.
3. Construction of a new middle school.

Additional information regarding Enrollment Driven Facility Needs, New Facility Cost Models and Impact Fee Calculations are contained within the Supporting Documentation.

NEEDS FORECAST – EXISTING FACILITIES

Existing facilities need to be maintained to current operational standards. In 2007 district staff was interviewed in order to develop a list of improvements necessary to meet those requirements. Those improvements became part of the 2008 Bond Measure. The process did not include any systematic review of program deficiencies.

Many of the needs identified and included in the 2008 Bond Measure have already been addressed, and the remainder are anticipated to be completed by the end of 2014. Buildings and building systems scheduled to receive upgrades include the following:

1. Hazen High School.
2. Lindbergh High School.
3. Renton High School.
4. Dimmitt Middle School.
5. Nelsen Middle School.
6. Renton Stadium.
7. Security and Safety Systems.
8. Energy Conservation Systems.

Additional information regarding the 2008 Bond Measure is contained within the Supporting Documentation.

In addition to the identified physical deficiencies, changing educational expectations create an on-going demand for improvements to tailor facilities to the educational program needs of the District.

Full-day kindergarten, a proposal under consideration by Office of Superintendent of Public Instruction, will double the demand for kindergarten classrooms in the district (about 500 FTE or 26 classrooms) requiring physical modifications to all elementary schools.

The District has utilized state initiatives, which have increased funding for teachers, to reduce class size for grades K through 3. The smaller class sizes have reduced district capacity at the elementary school by approximately 700 students.

Trends of rapidly increasing demands for ESL programs are expected to continue for the next few years. Additional programs to address these needs will reduce capacity at all grade levels. In addition, demographic trends indicate an increasing demand for special educational services.

SIX-YEAR FINANCE PLAN

Capital improvements will be funded through the use of remaining 2008 Bond Measure funds, Impact Fees and unidentified sources.

2008 Bond Measure funds will taper down in 2014. Major projects currently in the design or construction phase, including the new Secondary Learning Center Early Childhood Center are fully funded by those funds.

To address future needs, the District is currently in the preliminary planning process for another capital improvement bond measure, tentatively scheduled to go before the public in 2012.

The District intends to structure the construction program in order to maintain a constant level of construction throughout the period of work, in order to most efficiently utilize its management capacity.

CAPACITY

The capacity established by Renton School District is calculated from the instructional plan adopted by the District as well as the school calendar/schedule, teachers' contracts and organizational structure. Any time the Renton School District alters the program or structure, the District must recalculate the capacity of each facility. Significant changes in students' choices of subjects at the high school level may also necessitate capacity revisions, as the District is committed to providing choice of study for those students.

This plan recognizes significant changes in the student demographics that are continuing to occur. Both bilingual and special needs students, as a percentage of the total student population, have been increasing significantly over the last several years.

Renton School District has adopted an organization that houses kindergarten through fifth grade in elementary schools, sixth through eighth grade in middle schools, and ninth through twelfth grade in high school.

Renton School District has adopted a traditional calendar beginning in early September and completing in mid June.

Renton School District has adopted a traditional daily schedule with academic classes beginning between 7:30 a.m. and 9:30 a.m. and completing mid-afternoon.

Although Renton School District continues to study alternate organizations, calendars and schedules, the Renton School District believes the adopted organization is educationally sound and reflects community values. If alternate organizations, calendars or schedules are adopted, the District must revise the capacity calculations.

The Renton School District's goal is to limit class size as follows:

Elementary Schools

Kindergarten	24
Grade 1	24
Grade 2	24
Grade 3	24
Grade 4	29
Grade 5	29

Middle Schools

Grade 6	29
Grade 7	29
Grade 8	29

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

High Schools

Grade 9	29
Grade 10	29
Grade 11	29
Grade 12	29

Scheduling constraints and fluctuations in enrollment by school and during the year do not allow the District to operate at the theoretical full capacity of its facilities.

The educational program taught by Renton School District includes individual and small group work as well as full class activities. Portable classrooms do not allow the full range of educational activities envisioned by Renton School District and are therefore excluded from calculation of capacity and are excluded from the level of service calculation. Portables are considered adequate for temporary or supplementary housing.

The capacity for each facility is established by multiplying the number of permanent classrooms available by the scheduling limitations on average students per class. Core facilities and special use facilities are compared to classroom capacity to confirm that facility capacity is not limited by limitations in core facilities. The attached sheets calculate the capacity of each facility as it operated during the 2009-2010 school year.

PRACTICAL CAPACITY MODEL

The Practical Capacity Model calculates student capacity based on limitations that existing facilities place on enrollment due to existing educational program, operating policy and contractual restrictions.

The calculation is made by reviewing the use of each room in each facility. For every room housing students, a calculation is made assigning a maximum number of students per room. Sometimes core facilities, such as size of cafeteria or size of gym, number of restrooms or size and number of specialty areas such as shops, limit enrollment to levels below that expected by room occupancy levels.

Occupancy at secondary schools is further limited by scheduling limitations and student course selection. If rooms are utilized by staff for their planning period in a six period day, capacity is limited to 83% (5/6) of the theoretical capacity. Since secondary schools offer a number of elective courses, many courses will not attract a full classroom of students.

Elementary, Middle, High School and Special Educational Facility Capacity worksheets follow.

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

ELEMENTARY SCHOOL CAPACITY

ASSUMPTIONS	Average class size	25.66	Class size	K 24
	FTE variation from 10 / 1	0.98		1 24
	Scheduling efficiency	0.94		2 24
				3 24
				4 29
				5 29

CLASSROOMS	GENERIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	ADD SPEC	AVE ANN FTE CAP W/PORT
SCHOOL							
BENSON HILL	29	4	2	544	0	0	544
BRYN MAWR	21	1	2	435	2	0	473
CAMPBELL HILL	22	3	2	402	0	0	402
CASCADE	27	1	3	554	3	0	615
HAZELWOOD	28	2	3	544	0	0	544
HIGHLANDS	28	2	3	564	1	0	567
HONEY DEW	20	2	1	402	2	0	449
KENNYDALE	29	4	2	564	0	0	544
LAKERIDGE	23	3	2	425	4	0	520
MAPLEWOOD HEIGHTS	25	3	2	473	4	0	567
RENTON PARK	28	2	2	587	2	0	615
SIERRA HEIGHTS	24	2	2	493	5	0	591
TALBOT HILL	22	1	2	469	3	0	520
TIFFANY PARK	23	2	2	469	0	0	449
TOTAL	349	32	30	6924	26	0	7399

MIDDLE SCHOOL CAPACITY

ASSUMPTIONS	Average class size	29	Class size	6 29
	FTE variation from 10 / 1	0.98		7 29
	Scheduling efficiency	0.99		8 29

CLASSROOMS	# TEACHING STATIONS	GENERIC	SC	GYM	HE	COMP	SHOP	ART	MUSIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/PORT
SCHOOL															
DIMMITT	43	28	2	4	2	2	2	1	2	2	0	1154	7		1351
MCKNIGHT	41	24	6	3	2	2	1	1	2	6	0	985	8		1210
NELSEN	46	30	4	4	2	1	1	2	2	5	0	1154	8		1379
TOTAL	130									13	0	3292	23		3939

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

HIGH SCHOOL CAPACITY

ASSUMPTIONS	Average class size	29	Class size	9 29
	FTE variation from 10 / 1	0.98		10 29
	Scheduling efficiency	0.85		11 29
				12 29

CLASSROOMS	# TEACHING STATIONS	GENERIC	SCI	GYM	HE	COMP	SHOP	ART	MUSIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	SPEC USE	AVE ANN FTE CAP W/PORT
SCHOOL															
SLC ¹	25	19	1	1	0	1	1	0	0	2	4	459	0		459
HAZEN ²	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	239									21	4	5170	1		5194

1. Under construction. Scheduled for completion August 2012
2. Under construction. Scheduled for completion August 2011

SPECIAL EDUCATIONAL FACILITY CAPACITY

ASSUMPTIONS	Average class size	11	All facilities used for special programs
	FTE variation from 10 / 1	0.98	
	Scheduling efficiency	0.94	

CLASSROOMS	GENERIC	SPEC ED	SPEC USE	AVE ANN FTE CAP	PORT USE	ADD SPEC	AVE ANN FTE CAP W/PORT
SCHOOL							
HAZELWOOD (old)	24	0	0	243	4	0	284
HILLCREST	14	0	0	142	6	0	203
HONEY DEW	20	0	0	203	0	0	203
SARTORI	14	0	0	142	0	0	142
SPRING GLEN	14	0	0	142	4	0	182
TOTAL	86	0	0	871	14	0	1013

ENROLLMENT FORECAST

Office of Superintendent of Public Instruction utilizes a cohort survival analysis.

The methodology utilized by Greene Gasaway Architects has a similar enrollment forecast. It is also cohort based, but it utilizes assumptions about household size and birth rates to incorporate assumptions about how variations in the rate of residential construction affect enrollment in Renton School District.

Both models indicate increasing enrollment within Renton School District over the next six years. Both models assume that the rate of residential construction will remain similar to the current rate, which is very robust by historical standards. The current rate of residential construction is sufficient to meet the population goals of the Growth Management Act.

There are plans for major commercial and residential investment within the City of Renton, which may increase the rate of residential construction even further.

Both models predict significant increase in enrollment at the elementary grade level and a lesser growth in enrollment at the middle school grade level.

Greene Gasaway Architects' model projects a 50% increase in enrollment within the next 20 years.

Greene Gasaway Architects, Office of Superintendent of Public Instruction and Renton School District enrollment projections follow.

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

GGA ENROLLMENT PROJECTION BY COHORT SURVIVAL (CONSTANT K)

Actual headcount enrollment on October 1st

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Kindergarten																												
Grade 1	1085	1067	1113	1029	1138	1170	1198	1248	1248	1258	1322	1348	1374	1400	1427	1453	1479	1506	1532	1558	1584	1611	1637	1663	1689	1716	1742	1768
Grade 2	1061	1073	1087	1147	1100	1142	1174	1239	1283	1270	1318	1345	1372	1399	1425	1452	1479	1506	1532	1559	1586	1613	1639	1666	1693	1719	1745	1771
Grade 3	998	1033	1119	1094	1152	1112	1176	1200	1279	1303	1220	1229	1255	1282	1309	1336	1363	1390	1417	1444	1471	1498	1525	1552	1579	1606	1633	1660
Grade 4	1043	1013	1022	1147	1122	1149	1195	1224	1213	1222	1316	1293	1342	1320	1397	1424	1451	1479	1506	1533	1560	1587	1615	1642	1669	1696	1724	1751
Grade 5	1058	1043	1041	1057	1155	1100	1194	1151	1175	1225	1335	1330	1307	1356	1384	1411	1439	1466	1494	1521	1549	1576	1604	1631	1659	1686	1714	1741
TOTAL K-5	5240	5277	5389	6398	6795	6463	7082	7226	7440	7444	7725	7953	8094	8246	8405	8563	8745	8904	9064	9224	9383	9543	9703	9862	10022	10182	10341	10501
Grade 6	1005	1026	1049	1028	1025	1118	0.9334	1.065	1.147	1.117	1.156	1.205	1.265	1.328	1.354	1.381	1.389	1.416	1.443	1.470	1.497	1.524	1.551	1.578	1.605	1.632	1.659	1.687
Grade 7	1044	1005	1086	1071	1041	1037	1.0089	1.128	1.095	1.152	1.166	1.216	1.256	1.320	1.297	1.346	1.374	1.401	1.428	1.455	1.483	1.510	1.537	1.565	1.592	1.619	1.647	1.674
Grade 8	1016	1074	959	1073	1070	1020	1.0016	1.009	1.030	1.056	1.154	1.129	1.108	1.218	1.222	1.229	1.349	1.376	1.400	1.430	1.458	1.485	1.512	1.540	1.567	1.594	1.622	1.649
TOTAL 6-8	3065	3145	3124	3172	3106	3175	3.252	3.267	3.261	3.437	3.500	3.688	3.722	3.904	3.954	4.007	4.110	4.182	4.274	4.358	4.437	4.519	4.601	4.682	4.764	4.846	4.927	5.007
Grade 9	955	1014	1058	1299	1356	1319	1.1506	1.182	1.203	1.308	1.270	1.307	1.368	1.353	1.411	1.502	1.505	1.562	1.594	1.626	1.657	1.689	1.721	1.752	1.784	1.816	1.847	1.879
Grade 10	916	1009	1024	970	1020	1109	0.9120	1.233	1.078	1.027	1.154	1.224	1.192	1.287	1.272	1.307	1.373	1.405	1.454	1.484	1.531	1.540	1.589	1.598	1.627	1.656	1.685	1.714
Grade 11	1061	1071	1058	955	940	938	0.9992	1.068	1.191	1.067	1.087	1.147	1.207	1.181	1.222	1.274	1.258	1.333	1.359	1.411	1.439	1.498	1.497	1.525	1.554	1.582	1.611	1.640
Grade 12	712	812	837	719	790	829	0.7066	737	853	935	838	929	902	949	928	980	1001	1067	1087	1098	1109	1131	1154	1176	1199	1221	1244	1267
TOTAL 9-12	3284	3986	3987	3953	4194	4195	4.226	4.335	4.410	4.390	4.537	4.603	4.655	4.775	4.911	5.019	5.262	5.346	5.665	5.559	5.684	5.800	5.911	6.023	6.135	6.246	6.359	6.471
TOTAL K-12	13113	13319	13560	13733	14006	14233	14554	14927	15215	15470	15157	16225	16551	16944	17320	17709	18117	18482	18803	19139	19509	19862	20215	20568	20921	21274	21627	21980

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

RENTON SCHOOL DISTRICT No. 403
ENROLLMENT PROJECTIONS BY COHORT SURVIVAL*
(KK Linear Projection)

	----- ACTUAL ENROLLMENT ON OCTOBER FIRST -----					AVE. % SURVIVAL	----- PROJECTED ENROLLMENTS -----					
	2005	2006	2007	2008	2009		2010	2011	2012	2013	2014	2015
Kindergarten	987	1,058	1,007	1,080	1,129	1,187	1,203	1,240	1,277	1,313	1,350	1,387
Grade 1	1,083	1,057	1,113	1,059	1,138	1,170	1,250	1,267	1,306	1,345	1,382	1,421
Grade 2	1,061	1,074	1,088	1,143	1,100	1,142	1,191	1,273	1,290	1,330	1,369	1,407
Grade 3	997	1,033	1,119	1,105	1,152	1,112	1,153	1,203	1,286	1,303	1,343	1,383
Grade 4	1,043	1,013	1,022	1,147	1,122	1,149	1,122	1,163	1,213	1,297	1,314	1,355
Grade 5	1,069	1,044	1,042	1,058	1,155	1,103	1,162	1,134	1,176	1,226	1,311	1,328
Total K - 5	6,240	6,279	6,391	6,592	6,796	6,863	7,081	7,280	7,548	7,814	8,069	8,281
Grade 6	1,007	1,057	1,051	1,022	1,025	1,118	1,084	1,142	1,114	1,156	1,205	1,288
Grade 7	1,045	1,006	1,087	1,064	1,011	1,037	1,127	1,093	1,151	1,123	1,165	1,215
Grade 8	1,019	1,074	991	1,069	1,070	1,020	1,039	1,129	1,095	1,153	1,125	1,167
Total 6 - 8	3,071	3,137	3,129	3,155	3,106	3,175	3,250	3,364	3,360	3,432	3,495	3,670
Grade 9	996	1,015	1,059	1,255	1,356	1,319	1,173	1,195	1,298	1,259	1,326	1,294
Grade 10	981	1,011	1,035	990	1,028	1,109	1,215	1,081	1,101	1,196	1,160	1,222
Grade 11	1,107	1,094	1,078	1,005	940	938	1,112	1,218	1,084	1,104	1,199	1,163
Grade 12	792	861	864	793	779	829	743	881	965	859	874	950
Total 9 - 12	3,876	3,981	4,036	4,043	4,103	4,195	4,243	4,375	4,448	4,418	4,559	4,629
Total K - 12	13,187	13,397	13,556	13,790	14,005	14,233	14,574	15,019	15,356	15,664	16,123	16,580

* Information obtained from OSPJ Report No. 1049, November 4, 2010

ENROLLMENT DRIVEN FACILITY NEEDS

The following table compares the current capacity of the Renton School District facilities with Greene Gasaway Architects' projected enrollment.

The table shows that the District will face a capacity deficit at the elementary and middle school grade groupings during the period covered by the Capital Facility Plan.

The capacity deficit at the elementary school group may be magnified by anticipated program changes.

A capacity deficit is projected at all grade groupings over the next 20 years.

CAPACITY NEEDS COMPARISON

Grade	Current Capacity	Projected Enrollment 2017	Projected Enrollment 2031
Total K-5	6,924	8,084	10,341
Total 6-8	3,292	3,822	4,927
Total 9-12	5,170	4,655	6,358
Total K-12	15,386	16,561	21,626

Current capacity excludes special educational facilities and capacity provided by portable classrooms.

2008 BOND MEASURE

In 2008 voters in the Renton School District passed a \$150,000,000 capital improvement bond measure.

A summary of the 2008 Bond Measure follows.

2008 BOND MEASURE SUMMARY

NEW FACILITIES

Secondary Alternative Campus
68,000 sf
Located at Black River Campus

Early Childhood Center
60,000 sf
Located at Hillcrest site

EXISTING FACILITIES UPGRADES

Lindbergh High School
Upgrade track and field
Replace roof (200,000 sf)
Upgrade kitchen
Parking and site access upgrades
Gymnasium upgrades
Replace auditorium sound system, and stage curtain
Replace auditorium accordion wall and stage floor
Upgrade windows
Acoustical upgrades at corridors
New reader board and scoreboards

Hazen High School
Upgrade track and field
Construct 27,900 sf addition
Parking and site access upgrades
Gymnasium upgrades
Upgrade kitchen

Renton High School
New score boards
Upgrade PE station below south gymnasium
Upgrade door hardware

Nelsen Middle School
Upgrade kitchen
Upgrade select windows
Refinish and upgrade doors
Upgrade cabinets
Complete restroom modernizations
Select floor finish replacement
Paint gymnasium and add acoustical treatment
Modernize art room and library
Convert portion of locker rooms to storage
Upgrade track, field and irrigation

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

Dimmitt Middle School

- Upgrade kitchen
- Remodel reception and student lounge
- Parking and site access upgrades
- Refinish and upgrades doors
- Upgrade cabinets
- Complete restroom modernizations
- Add doors to storage rooms off corridor at area B
- Select floor finish replacement
- Paint gymnasium and add acoustical treatment
- Convert portion of locker rooms to storage
- Upgrade track, field and irrigation

Honey Dew Elementary School

- Upgrade fields

Renton Stadium

- Upgrade track and field
- Provide new press box
- Remodel restrooms and concession stands
- Upgrade lighting
- Earthquake Safety Improvements
- Resurface and restripe parking lot
- Paint
- Replace boilers
- Replace scoreboards

DISTRICT WIDE UPGRADES

Safety & Security Upgrades

- Fire alarm systems
- Sidewalks and resurfacing
- Accessibility
- Access controls
- Security upgrades
- Fencing
- Emergency communications systems

Energy Conservation

- Replace heat pumps and compressors
- Upgrades boilers and burners
- Upgrade fluorescent tubes and ballasts

Covered Play Areas (3000 sf ea)

- Cascade Elementary School
- Maplewood Elementary School

Portable Classrooms

- Replacement and growth

Building Finishes Upgrades

- Replace identified flooring and cabinetry
- Replace identified window blinds

NEW FACILITY COST MODELS

Facility cost models are a calculation of the cost to construct facilities unique to the district. The amounts are based on previously constructed district facilities.

The New Elementary School and New Middle School Cost Models follow.

Renton School District 2011-2017 Capital Facilities Plan
 SECTION 3: SUPPORTING DOCUMENTATION

NEW ELEMENTARY SCHOOL COST MODEL

FACILITY INFORMATION

New-in-Lieu Area	0
New Area	60,000
Capacity	550
2010 COST PER SF	218.00

DISTRICT / OSPI CONSTANTS

State Funding Area Modernization	0
Unhoused Students (Addition)	0
State Funding Assistance Percentage	36.96%
State Construction Cost Allocation (7/1/10)	157.75
State Area Allocation (sf) per Student	90

COST CATEGORIES

NEW CONSTRUCTION

	TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM	LOCAL COST
CONSTRUCTION COST	16,580,000	0	16,580,000
BUILDING			
MODERNIZATION	0		
NEW	13,080,000		
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	10,113,800	0	10,113,800
TOTAL COST IN 2010 DOLLARS	26,693,800	0	26,693,800
	INFLATION		
BID DATE JULY 2011	1.40%	27,067,513	27,067,513
2012	2.10%	27,635,931	27,635,931
2013	2.30%	28,271,557	28,271,557
2014	2.30%	28,921,803	28,921,803
2015	2.50%	29,644,848	29,644,848
2016	2.40%	30,356,325	30,356,325
2017	2.40%	31,084,876	31,084,876

Renton School District 2011-2017 Capital Facilities Plan
 SECTION 3: SUPPORTING DOCUMENTATION

NEW MIDDLE SCHOOL COST MODEL

FACILITY INFORMATION

New-in-Lieu Area	0
New Area	93,750
Capacity	750
2008 COST PER SF	251.00

DISTRICT / OSPI CONSTANTS

State Funding Area Modernization	0
Unhoused Students (Addition)	0
State Funding Assistance Percentage	35.77%
State Construction Cost Allocation (7/1/10)	157.75
State Area Allocation (sf) per Student	115

COST CATEGORIES

NEW CONSTRUCTION

	TOTAL NEW NEW-IN-LIEU	STATE MAXIMUM	LOCAL COST
CONSTRUCTION COST	30,031,250	0	30,031,250
BUILDING			
MODERNIZATION	0		
NEW	23,531,250		
SITE	5,000,000		
OFF-SITE	1,500,000		
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	18,319,063	0	18,319,063
TOTAL COST IN 2008 DOLLARS	48,350,313	0	48,350,313
	INFLATION		
BID DATE JULY 2011	1.40%	49,027,217	49,027,217
2012	2.10%	50,056,788	50,056,788
2013	2.30%	51,208,095	51,208,095
2014	2.30%	52,385,881	52,385,881
2015	2.50%	53,695,528	53,695,528
2016	2.40%	54,984,220	54,984,220
2017	2.40%	56,303,842	56,303,842

IMPACT FEE CALCULATIONS

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

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

Renton School District student generation factors were determined separately for single-family units and multi-family units. The factors used in the 2011-2017 Capital Facilities Plan were derived from actual generation factors of neighboring districts for single and multi-family units constructed within the last five (5) years.

Site Acquisition Cost is the estimated cost per acre to purchase property.

Building Acquisition Cost is the estimated cost to construct facilities unique to the district.

Temporary Facility Cost is the estimated cost per classroom to purchase portables.

State Match Credit is the credit to offset the percent of cost matched by the state.

In response to declining economic conditions over the past several years and current economic forecasts, Renton School District has introduced a Voluntary District Adjustment component into the prescribed impact fee calculation. The intent of this adjustment is to limit any increase in impact fees to a percentage equal to the local rate of inflation. The index selected is the CPI-U-Sea (Consumer Price Index for all Urban Consumers in Seattle) as developed by the King County Office of Economic and Financial Analysis.

Based on the Growth Management Act, King County Code 21A and the Voluntary District Reduction, adjusted impact fees for the plan year 2011 are:

Single Family Units	\$ 6,392
Multi Family Units	\$ 1,274

Single and Multi-Family Fee Calculation spreadsheets follow.

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

SINGLE FAMILY RESIDENCE FEE CALCULATION

NOTES Renton School District is planning to acquire additional property in anticipation of enrollment increases.
 Based on Renton School District enrollment projections, Renton School District anticipates the need for new elementary and middle schools facilities.
 Renton School District is planning to provide additional portable classrooms at elementary and middle schools as required to house enrollment shifts.
 Student factor, land cost, building cost, temporary building cost, area cost allowance, State funding assistance, bond rate and duration, average assessed value, interest rate for bonds, term and tax rate have been updated to 2010 data.
 Building acquisition costs are for construction costs only and do not include soft costs.

SITE ACQUISITION COST

	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	150,000	550	0.462	\$1,260
A2	Middle	20	150,000	750	0.149	\$596
A3	N / A	40	150,000	1250	0.208	\$0
A Total					0.819	\$1,856

BUILDING ACQUISITION COST

			COST IN 2010 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	97.06%	16,580,000	550	0.462	\$13,518
B2	Middle	97.06%	30,031,250	750	0.149	\$5,791
B3	N / A	97.06%	0	1250	0.208	\$0
B Total					0.819	\$19,309

TEMPORARY BUILDING ACQUISITION COST

			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	2.94%	150,000	44	0.462	\$46
C2	Middle	2.94%	150,000	50	0.149	\$13
C3	N / A	2.94%	150,000	60	0.208	\$0
C Total					0.819	\$59

STATE FUNDING ASSISTANCE CREDIT

	COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT	
D1	180.17	90	0.3696	0.462	\$2,769	
D2	180.17	117	0.3696	0.149	\$1,161	
D3	180.17	130	0.3696	0.208	\$0	
D Total					0.819	\$3,930

AVERAGE ASSESSED VALUE		287,250	
INTEREST RATE FOR BONDS		5.10%	
TERM (MAXIMUM 10)		10	
TAX RATE		0.00169983	
TAX CREDIT	Net present value	\$3,752.10	\$3,762
FACILITY CREDIT			\$0
FEE			\$13,642
50% DEVELOPER FEE OBLIGATION FEE			\$6,771
VOLUNTARY DISTRICT ADJUSTMENT			(\$379)
ADJUSTED IMPACT FEE			\$9,392

Renton School District 2011-2017 Capital Facilities Plan
SECTION 3: SUPPORTING DOCUMENTATION

MULTI FAMILY RESIDENCE FEE CALCULATION

NOTES Renton School District is planning to acquire additional property in anticipation of enrollment increases.
Based on Renton School District enrollment projections, Renton School District anticipates the need for new elementary and middle schools facilities.
Renton School District is planning to provide additional portable classrooms at elementary and middle schools as required to house enrollment shifts.
Student factor, land cost, building cost, temporary building cost, area cost allowance, State funding percentage, bond rate and duration, average assessed value, interest rate for bonds, term and tax rate have been updated to 2010 data.

Building acquisition costs are for construction costs only and do not include soft costs.

SITE ACQUISITION COST

	FACILITY	SITE AREA	COST PER ACRE	STUDENTS	STUDENT FACTOR	COST
A1	Elementary	10	150,000	550	0.217	\$592
A2	Middle	20	150,000	750	0.058	\$232
A3	N/A	40	150,000	1250	0.088	\$0
A Total					0.363	\$824

BUILDING ACQUISITION COST

			COST IN 2010 \$	STUDENTS	STUDENT FACTOR	COST
B1	Elementary	97.06%	16,580,000	550	0.217	\$6,349
B2	Middle	97.06%	30,031,250	750	0.058	\$2,254
B3	N/A	97.06%	0	1250	0.088	\$0
B Total					0.363	\$8,603

TEMPORARY BUILDING ACQUISITION COST

			COST PER CLASS	STUDENTS	STUDENT FACTOR	COST
C1	Elementary	2.94%	150,000	44	0.217	\$22
C2	Middle	2.94%	150,000	50	0.058	\$5
C3	N/A	2.94%	150,000	80	0.088	\$0
C Total					0.363	\$27

STATE MATCH CREDIT

	COST INDEX	SPI SQ FT	MATCH %	STUDENT FACTOR	CREDIT	
D1	180.17	90	0.3577	0.217	\$1,259	
D2	180.17	117	0.3577	0.058	\$437	
D3	180.17	130	0.3577	0.088	\$0	
D Total					0.363	\$1,696

AVERAGE ASSESSED VALUE		137,900			
INTEREST RATE FOR BONDS		5.10%			
TERM (MAXIMUM 10)		10			
TAX RATE		0.00169983			
TAX CREDIT	Net present value		-\$1,801.27		\$1,801
FACILITY CREDIT					\$0
FEE					\$5,957
50% DEVELOPER FEE OBLIGATION					\$2,978
VOLUNTARY DISTRICT ADJUSTMENT					(\$1,704)
ADJUSTED IMPACT FEE					\$1,274

MAPS OF DISTRICT BOUNDARIES

Renton School District has fourteen (14) elementary schools (grades K-5), three (3) middle schools (grades 6-8) three (3) comprehensive high schools (grades 9-12), as well as one alternate high school and a number of specialized facilities serving the entire District. The following maps show the service area boundaries as they currently exist.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle the impacts of the proposed development. In the case of new residential development, the development has a significant immediate impact on the enrollment on the schools serving that area. If the District does not have permanent facilities available, interim measures, such as portable classroom installation, must be taken until new facilities can be built or until boundaries can be adjusted.

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

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

STUDENT GENERATION FACTORS

The formula for determining school impact fees as established by King County Council Ordinance 11621, Attachment A, requires that student factors be based on the average actual student generation rates for new developments within the District's service area, constructed not more than five years prior to the fee calculation date. In the event that data is not available in the District, it may use data from adjacent districts, districts with similar demographics, or county-wide averages.

In the absence of actual student rates within the Renton School District, the student generation factors used in calculating school impact fees were established as the average of the student generation factors available from adjacent districts. See following table.

STUDENT GENERATION FACTORS						
GRADE LEVEL	KENT SD		ISSAQUAH SD		AVERAGE	
	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
Elementary (K-5)	0.486	0.331	0.437	0.069	0.462	0.200
Middle (6-8)	0.130	0.067	0.168	0.020	0.149	0.044
High (9-12)	0.250	0.124	0.166	0.037	0.208	0.081
TOTAL	0.866	0.522	0.771	0.126	0.819	0.324