

2010-528

Kent School District



2010 - 2011 - 2015 - 2016

Capital Facilities Plan



New Panther Lake Elementary School opened in Fall 2009

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

April 2010

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April 2010

Kent School District

Kent School District No. 415
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SIX - YEAR CAPITAL FACILITIES PLAN

2010 - 2011 ~ 2015 - 2016



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Kent School District



SIX - YEAR CAPITAL FACILITIES PLAN

2010 - 2011 ~ 2015 - 2016

April 2010

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

Capital Facilities Plan

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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 facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Auburn, Renton, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2010 for the 2009-2010 school year.

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

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

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

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

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

(continued)

I Executive Summary (continued)

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

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

P-223 Headcount for October 1, 2009 was 26,764. P-223 FTE (Full Time Equivalent) enrollment was 25,777.90. (FTE reports Kindergarten at .5 and excludes Early Childhood Education [ECE] and college-only Running Start students.) The actual number of individual students per the October 2009 full head count was 27,567. (Full Headcount reports all enrolled students at 1.0 including Kindergarten, ECE and college-only Running Start students.)

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

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

II Six - Year Enrollment Projection

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

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system. (See Table 1) 8.325% of 22,680 King County live births in 2005 is projected for 1,888 students expected in Kindergarten for October 1, 2010. Together with proportional growth from new construction, 8.32% of King County births is equivalent to the number of students projected to enter kindergarten in the district for the next six-year period. (See Table 2)

State-funded Full Day Kindergarten ("FDK") programs at 20 schools require an adjustment to the Kindergarten forecast for projecting FDK at 1.0 FTE for capital facilities planning. At schools with half-day Kindergarten programs and the optional Tuition-based FDK, Kindergarten is projected at .50 FTE. (See Table 2 A)

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

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

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

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

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

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

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

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

The actual number of students in those residential developments was determined using the District's Education Logistics (EDULOG) Transportation System.

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

LB = Live Births LB in 1985 LB in 1986 LB in 1987 LB in 1988 LB in 1989 LB in 1990 LB in 1991 LB in 1992 LB in 1993 LB in 1994 LB in 1995 LB in 1996 LB in 1997 LB in 1998 LB in 1999 LB in 2000 LB in 2001 LB in 2002 LB in 2003 LB in 2004

October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
King County Live Births ²	19,825	19,999	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
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	568	443
Kindergarten / Birth % ²	8.88%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.39%	8.27%	8.56%	8.25%	8.41%	8.06%	8.05%	8.33%	8.41%	8.22%	8.29%	8.47%	8.32%
Kindergarten ¹⁻²⁻³	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	768	758
State Apportionment-funded Full Day Kindergarten ^{1-2-3 (P-223 Excludes Grant-funded FDK)}	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
Grade 1	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,981	1,998	2,045	1,916	1,962
Grade 2	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
Grade 3	1,793	1,916	1,900	1,939	1,942	2,012	1,966	2,064	2,045	2,222	2,086	2,166	2,068	2,072	2,057	2,024	2,015	2,049	2,060	2,044
Grade 4	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
Grade 5	1,629	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,066	2,253	2,151	2,205	2,139	2,164	2,101	2,098	2,081	2,070
Grade 6	1,624	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130	2,117	2,115
Grade 7	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
Grade 8	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 - Junior High	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
Grade 9 - Senior High	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882	1,966	1,956
Grade 10	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491	1,549	1,619
Grade 11	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
Grade 12	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-50
Total Enrollment ⁴	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
Yearly FTE Increase																				
Cumulative Increase																				

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

² This number indicates actual births in King County 5 years prior to enrollment year as updated by King Co Health Dept. KSD percentage based on actual Kindergarten enrollment 5 years later.

³ Starting in 2008, Kindergarten students are reported at 1.0 (same as headcount) at 5 schools which qualified for Full Day Kindergarten (FDK) funded through State Apportionment. See Table 2A for FD Kindergarten detail.

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 Special Education) and college-only Running Start students.

October 2009 P-223 Headcount = 26,764 & Full Headcount = 27,567. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

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

State-funded FDK at 20 Schools	LB in 2004	LB in 2005	LB in 2006	LB in 2007	LB in 2008	LB Est. 2009	LB Est. 2010
	A C T U A L	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N
October	2009	2010	2011	2012	2013	2014	2015
King County Live Births ¹	22,874	22,680	24,244	24,899	25,222	25,500	25,600 ¹
Increase / Decrease	443	-194	1,564	655	323	278	100
Kindergarten / Birth % ²	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%
^{2/3} Kindergarten FTE @ .5	758	230	295	323	336	348	352
^{2/3} FD Kindergarten @ 1.0	386	1,428	1,428	1,428	1,428	1,428	1,428
Grade 1	1958	1,966	1,982	2,106	2,153	2,170	2,185
Grade 2	1962	1,990	2,019	2,036	2,162	2,210	2,228
Grade 3	1976	2,011	2,062	2,092	2,109	2,239	2,289
Grade 4	2044	1,939	1,985	2,035	2,064	2,081	2,209
Grade 5	2086	2,069	1,974	2,021	2,071	2,101	2,118
Grade 6	2070	2,112	2,106	2,010	2,057	2,108	2,138
Grade 7	2115	2,095	2,156	2,150	2,052	2,100	2,152
Grade 8	2168	2,165	2,157	2,220	2,214	2,113	2,163
Grade 9	2467	2,497	2,504	2,495	2,567	2,561	2,444
Grade 10	2213	2,114	2,157	2,163	2,156	2,218	2,212
Grade 11	1956	1,915	1,768	1,804	1,809	1,803	1,855
Grade 12	1619	1,611	1,586	1,465	1,495	1,499	1,494
Total FTE Enrollment	25,778	26,142	26,179	26,348	26,673	26,979	27,267
	<small>Note: 2/3/4</small>						
Yearly Increase ³	-50	364	37	169	325	306	288
Yearly Increase/Decrease % ³	-0.19%	1.41%	0.14%	0.65%	1.23%	1.15%	1.07%
Cumulative Increase	-50	314	351	520	845	1,151	1,439

Full Time Equivalent (FTE)	25,778	26,142	26,179	26,348	26,673	26,979	27,267
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- ¹ Kindergarten enrollment projection is based on Kent SD percentage of live births in King County five years previous.
- ² Kindergarten FTE projection is calculated by using the District's previous year percentage of King County births five years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECE - Early Childhood Education)
- ³ Kindergarten projection is at 1.0 FTE for 20 schools qualifying for State-Apportionment or Grant-funded Full Day Kindergarten (FDK) Schools with 1/2 Day Kindergarten and Optional Tuition-based Full Day Kindergarten programs are projected at .5 FTE.
- ⁴ Oct. 2009 P223 FTE is 25,778 & Headcount is 26,764. Full Headcount with ECE Preschool & Running Start students = 27,567.

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.

**KENT SCHOOL DISTRICT No. 415
CAPACITY of ELEMENTARY SCHOOLS & KINDERGARTEN PROJECTIONS for October 2010**

ELEMENTARY SCHOOL	ABR	2009-2010 Program Capacity	1.0 FTE	1.0 FTE	1.0 FTE	.5 FTE	.5 FTE	.5 FTE	Oct-10		Elem Schl Abv Code
			Forecast for 1.0 Funded State Apporionment FDK	Forecast for 1.0 Funded by I-728 1 FDK	Forecast for 0.50 Funded Combined Kindergarten KAI & 1/2 Day	Forecast for 0.50 Funded Optional Tuition-Based 1/2 Day (& FDK)	Forecast for 0.50 Funded Basic Ed 1/2 Day K Only	Projected Kindergarten Students FTE @ 1.0	Projected Kindergarten Students FTE @ .50		
Carriage Crest Elementary	CC	452									CC
Cedar Valley Elementary	CV	402	60			33			60	33	CV
Covington Elementary ¹	CO	498		70					70	0	CO
Crestwood Elementary	CW	456				31				31	CW
East Hill Elementary	EH	464	70						70		EH
Emerald Park¹	EP	504		64					64	0	EP
Fairwood Elementary	FW	408				31				31	FW
George T. Daniel Elementary	DE	450							57		DE
Glenridge Elementary	GR	456	57						62	0	GR
Grass Lake Elementary	GL	452						18		18	GL
Horizon Elementary¹	HE	504		64					64	0	HE
Jenkins Creek Elementary	JC	398							48		JC
Kent Elementary	KE	464	94						94		KE
Lake Youngs Elementary	LY	510						17		17	LY
Martin Sortun Elementary	MS	474							92		MS
Meadow Ridge Elementary	MR	464							80		MR
Meridian Elementary¹	ME	524	80						60	0	ME
Millennium Elementary¹	ML	498		60					72		ML
Neely-O'Brien Elementary	NO	440							94		NO
Panther Lake Elementary	PL	552							116		PL
Park Orchard Elementary	PO	480							78		PO
Pine Tree Elementary¹	PT	522							66	0	PT
Ridgewood Elementary	RW	504						31		34	RW
Sawyer Woods Elementary	SW	504								31	SW
Scenic Hill Elementary	SH	464							71		SH
Soos Creek Elementary	SC	408							52	0	SC
Springbrook Elementary	SB	398							58		SB
Sunrise Elementary	SR	504							35	35	SR
Elementary TOTAL		13,154	380	790	258	0	164	66	1428	230	

460	1428	1888	HdCnt
5	11	4	0
5	5	3	
28	Elementary Schools ²		

Note 1: KAI = Kindergarten Academic Intervention at ML & PT in 09-10 will become FDK funded by grants in 2010-11. 4 FDK will be funded by I-728 at CO-EP-HE-ME in 2010-11.
 Note 2: 20 schools have State Funded FDK projected at 1.0 FTE - 3 schools have only 1/2 Day Kind. - 5 have Optional Tuition-based & 1/2 Day Kindergarten all projected at .5 FTE.

III Current Kent School District "Standard of Service"

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

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

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

Current Standards of Service for Elementary Students

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

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

Most elementary schools meet the criteria required to provide full day kindergarten programs (FDK = Full Day Kindergarten) with the second half of the day funded by state apportionment, grants or tuition.

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

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

(continued)

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

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

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

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

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

Current Standards of Service for Secondary Students

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

Class size for grades 7 - 8 is planned for an average of 29 or fewer students.
Class size for grades 9 - 12 is planned for an average of 30 or fewer students.

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

(continued)

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

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

Computer, Multi-media & Technology Labs & Programs – (Nova Net - Advanced Academics) Technology Academy programs at Kent-Meridian High School & Mill Creek Middle School
Science Programs & Labs – Biology, Chemistry, Physics, Oceanography, Astronomy, Meteorology, Marine Biology, General Science, etc.

English Language Learners (ELL)

Integrated Programs & Resource Rooms (for special remedial assistance)

Basic Skills Programs

Transition Outreach Program (TOP) for 18-21 year old Special Education students

Child Development Preschool and Daycare Programs

Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.

Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.

Theater Arts – Drama, Stage Tech, etc.

Journalism and Yearbook Classes

Highly Capable (Honors or Gifted) and Advanced Placement Programs

International Baccalaureate ("IB") Program

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

Traffic Safety Education

JROTC - Junior Reserve Officers Training Corps

Variety of Career & Technical Education Programs (CTE-Vocational Education)

Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.

Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.

Business Education – Word Processing, Accounting, Business Law & Math, DECA,

FBLA (Future Business Leaders), Sales & Marketing, Economics, Web Design

Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals,

Automotive & Manufacturing Technology, Welding, Machine Shop, Drafting, Drawing,

CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, etc.

Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture

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

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level with adjustments for pull-out programs served in relocatables. In the future, the District will continue close analysis of actual utilization.

IV Inventory and Capacity of Existing Schools

Currently, the District has permanent program capacity to house 27,531 students and transitional (relocatable) capacity to house 1,459. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity. (See Table 3 on Page 13)

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

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

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

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

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

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

				2009-2010	
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	402	
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	498	
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	456	
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	464	
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	450	
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	398	
Kent Elementary	1999 / 1938	KE	24700 - 64th Avenue South, Kent 98032	464	
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	510	
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	474	
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	464	
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524	
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	498	
Neely-O'Brien Elementary	1990 / 1955	NO	6300 South 236th Street, Kent 98032	440	
Panther Lake Elementary	2009 / 1938	PL	20831 - 108th Avenue SE, Kent 98031	552	
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	480	
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	522	
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	464	
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	408	
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	398	
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504	
Elementary TOTAL				13,154	
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	923	
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	793	
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	890	
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	790	
Mill Creek MS & Technology Academy ²	2005 / 1952	MC	620 North Central Avenue, Kent 98032	828	
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	972	
Middle School TOTAL				5,196	
Kent-Meridian HS & Tech Academy	1951	KM	10020 SE 256th Street, Kent 98030	1,851	
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,157	
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,270	
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,137	
Senior High TOTAL				8,415	
Kent Mountain View Academy ³	1997 / 1965	MV/LC	22420 Military Road, Des Moines 98198	416	
Kent Phoenix Academy ⁴	2007 / 1966	PH	11000 SE 264th Street, Kent 98030	350	
DISTRICT TOTAL				27,531	

¹ Changes to capacity reflect program changes and new building additions at high schools.

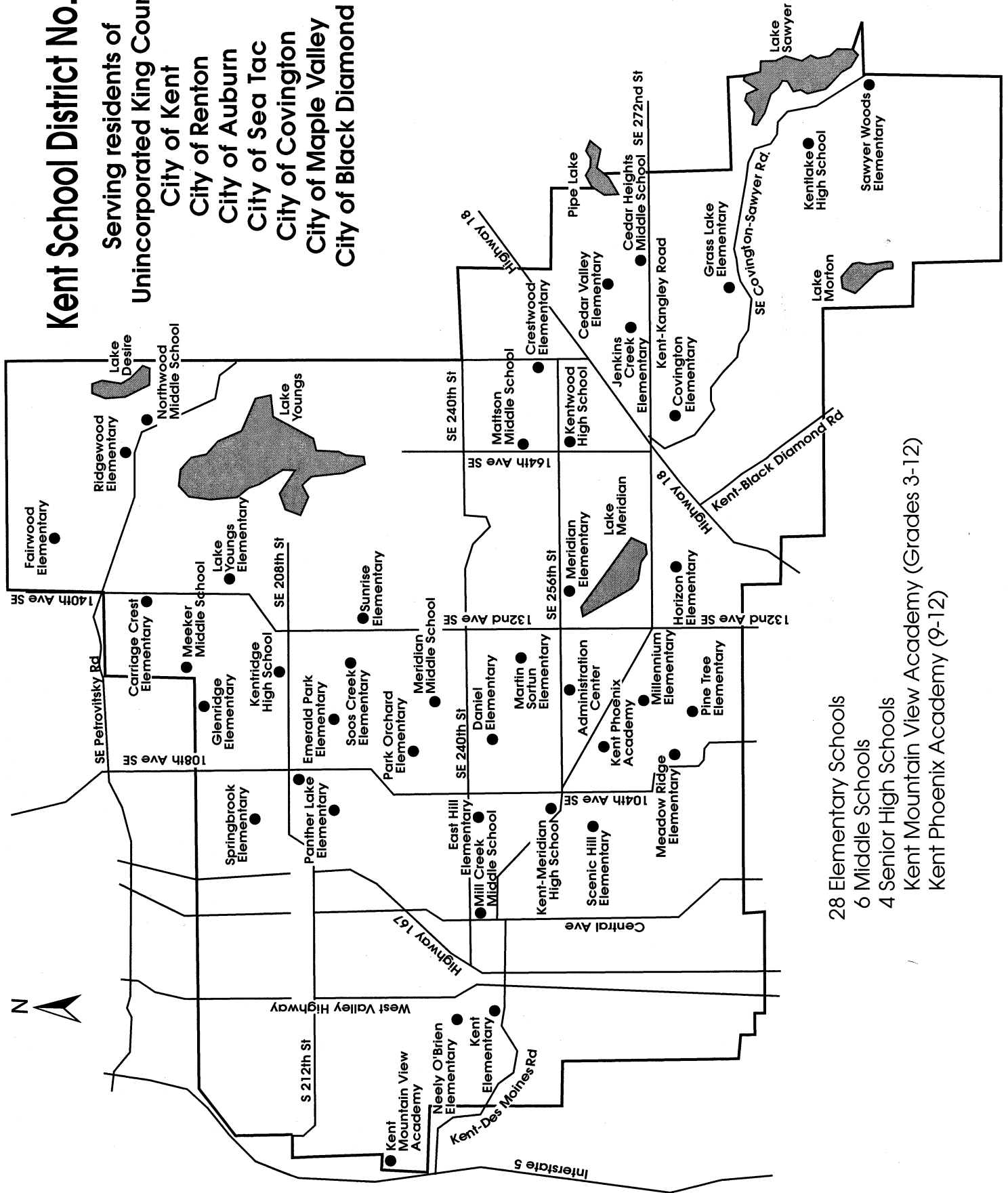
² Mill Creek Middle School and Technology Academy replaced renovated Kent Junior High in 2005.

³ Kent Mountain View Academy serves grades 3-12. The school was formerly known as Kent Learning Center & Grandview Elementary.

⁴ Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the former Sequoia MS building.

Kent School District No. 415

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



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



V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2010, the following projects are completed or in the planning phase in Kent School District:

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

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

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

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

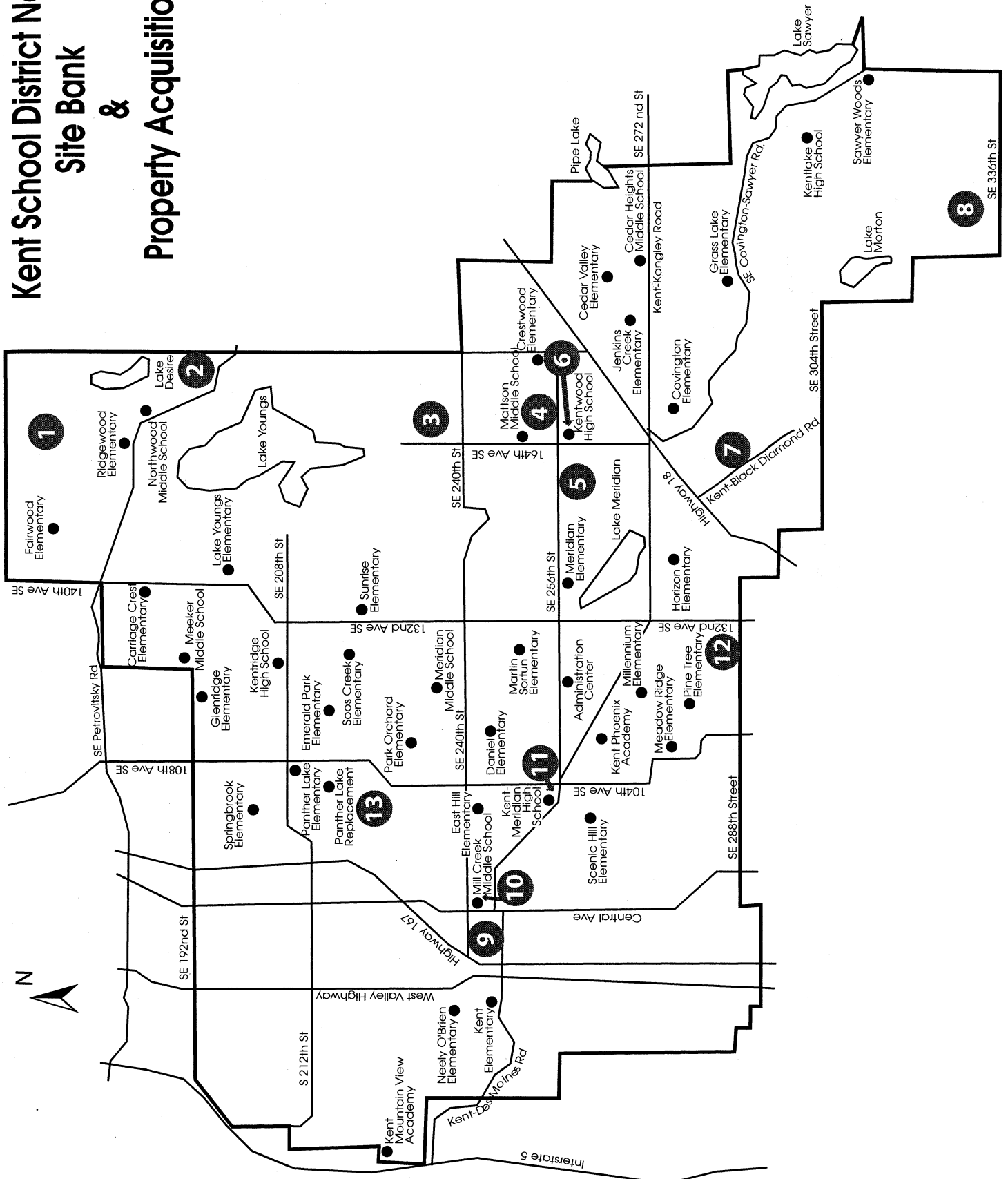
2006 voter approval of \$106M bond issue for capital improvement included the construction funding for a new elementary school, replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees will also be applied to those projects. The Board will continue annual review of standard of service and those decisions will be reflected in the each update of the Capital Facilities Plan.

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

SCHOOL / FACILITY / SITE		LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth	
							Approximate	Approximate
# on Map	ELEMENTARY		<i>(Numbers assigned to future schools may not correlate with number of existing schools.)</i>					
13	Replacement for Panther Lake Elementary (F)	10200 SE 216th St, Kent 98031	Replacement Elementary	Utilized	Fall 2009	552	28%	
	New Panther Lake Elementary Site (F)		Site		2009		28%	
	Panther Lake Elementary - Replaced in 2009	SE 208 Street & 108th Ave SE	Replaced Elementary	Emergency Reserve	2009	-396		
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2014-15	600	20%	
	Covington Elem - To be replaced	17070 SE Wax Road, Covington	Elementary	Planning	2014-15	-498		
	Elementary # 31 (Actual #29) (F)	To be determined ²	New Elementary	Planning	2014-15	600	100%	
	Site for Elementary # 31 (Unfunded) ¹	To be determined ²	Site	Planning	2013-14		100%	
MIDDLE SCHOOL								
No Projects required at this time								
SENIOR HIGH								
	Kent-Meridian HS - 3 Classroom Additions (F)	10020 SE 256th Street, Kent	Classroom Additions	Utilized	2009-10	79	100%	
	Kent-Meridian HS - 2 Classroom Additions (F)	10020 SE 256th Street, Kent	Classroom Additions	In Progress	2011-12	53	100%	
							Additional Capacity	
	Relocatables	For placement as needed	New	Planning	2010 +	24 - 31 each	100%	
SUPPORT FACILITIES								
	Bus Facility (Unfunded) ¹	Near Kent-Meridian High School	New	Utilized	2010	N / A		
# on Map	³ OTHER SITES ACQUIRED		Type	Land Use Jurisdiction				
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Elementary	City of Covington				
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Elementary	King County				
5	Covington area West (Haleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Elementary	City of Covington				
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Elementary	King County				
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Secondary	King County				
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Elementary	King County				
1	So. King Co. Activity Center (Nike site)	SE 167 & 170 SE, Renton 98058		TBD ²	King County			
12	South Central site (Plemmons-Yeh-Wms)	SE 286th Street & 124th Ave. SE, Auburn 98092		TBD ²	King County			
Notes:								
¹ Unfunded facility needs will be reviewed in the future.								
² TBD - To be determined - Some sites are acquired but placement, timing and/or configuration have not been determined.								
³ Numbers correspond to sites on Site Bank Map on Page 17. Other site locations are parcels identified in Table 7 on Page 27.								

Kent School District No. 415 Site Bank

& Property Acquisitions



VI Relocatable Classrooms

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

Currently, the District utilizes 121 relocatables to house students in excess of permanent capacity, for program purposes at school locations, and several for storage or other purposes. (See Appendices A B C D)

Based on enrollment projections, implementation of additional full day kindergarten programs, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase some additional relocatables during the next six-year period. The continually escalating cost of moving relocatables will increasingly limit the choice between buying or building new relocatables on site and relocating older ones.

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

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

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

Relocatables currently in use are continually evaluated resulting in some being improved and some replaced. Quality concerns will be among those addressed by the next Community Facilities Planning Committee for review of capital facilities needs for the next bond issue.

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

VII Projected Six-Year Classroom Capacity

As stated in Section I V, the program capacity study is periodically updated for changes in special programs and reflects class size fluctuations in Grades K - 4. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

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

Full Time Equivalent (FTE) student enrollment for October 2009 was 25,777.90. Kindergarten students are reported at .5 although many schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. State Apportionment-funded Full Day Kindergarten programs will report and project some Kindergarten students at 1.00 FTE at qualifying FDK schools. The P-223 FTE Report excludes Early Childhood Education (preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

In October there were 697 students in 11th and 12th grade participating in the Running Start program at 10-20 different colleges and receiving credits toward both high school and college graduation. 391 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 continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2009 was 26,764 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 2009 totals 27,567 which includes ECE and college-only Running Start students.

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

This does not mean that some schools will not experience overcrowding. There may be significant need for additional portables and/or new schools to accommodate growth within the District. Some schools, by design, may be opened with relocatables on site. Boundary changes, limited and costly movement of relocatables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

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

TOTAL DISTRICT

SCHOOL YEAR	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016		
	Actual	P	R	O	J	E	C	T	E
Permanent Program Capacity ¹	27,296	27,531	27,531	27,584	27,584	27,584	28,286		
Changes to Permanent Capacity ¹									
Kent-Meridian HS - 2009-10 Additions (F)	79								
Kent-Meridian HS - 2011-12 Additions (F)			53						
Replacement schools with projected increase in capacity									
Panther Lake Elementary ² (Funded)	552								
Replaced previous school capacity	-396								
Covington Elementary ³ (Unfunded)						600			
To Replace current school capacity						-498			
New Elementary # 31 (Funded)						600			
Permanent Program Capacity Subtotal	27,531	27,531	27,584	27,584	27,584	28,286	28,286		
Interim Relocatable Capacity									
Elementary Relocatable Capacity Required	0	192	288	504	816	432	696		
Middle School Relocatable Capacity Required ^{4/7}	0	0	0	0	0	0	0		
Senior High Relocatable Capacity Required	0	0	0	0	0	0	0		
Total Relocatable Capacity Required ^{1 & 6}	0	192	288	504	816	432	696		
TOTAL CAPACITY ¹	27,531	27,723	27,872	28,088	28,400	28,718	28,982		
TOTAL FTE ENROLLMENT/ PROJECTION ⁵	25,778	26,142	26,179	26,348	26,673	26,979	27,267		
DISTRICT AVAILABLE CAPACITY ⁷	1,753	1,581	1,693	1,740	1,727	1,739	1,715		

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

² Replacement school for Panther Lake Elementary opened in Fall 2009 with 28% increased capacity for 156 students.

³ Replacement school for Covington Elementary will increase capacity and will be built on a different existing site.

⁴ In Fall 2004, 9th grade moved to the high schools which increased capacity available at Middle School 7th - 8th grade levels.

⁵ FTE = Full Time Equivalent Enrollment/Projections (i.e. 1/2 day Kindergarten student = .5 & Full Day Kindergarten student = 1.0 FTE).

⁶ 2009-2010 total classroom relocatable capacity is 1,459.

⁷ School capacity meets concurrency requirements and no impact fees are proposed for middle schools.

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

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity ¹	8,686	8,765	8,765	8,818	8,818	8,818	8,818
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Includes Kent Phoenix Academy ²

Changes to High School Capacity
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Kent-Meridian HS - 2009-10 Additions (F)
3 Classrooms added (@ 85% Utilization) 79

Kent-Meridian HS - 2011-12 Additions (F)
2 Classrooms added (@ 85% Utilization) 53

Subtotal	8,765	8,765	8,818	8,818	8,818	8,818	8,818
----------	-------	-------	-------	-------	-------	-------	-------

Relocatable Capacity Required ¹	0	0	0	0	0	0	0
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TOTAL CAPACITY ¹	8,765	8,765	8,818	8,818	8,818	8,818	8,818
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FTE ENROLLMENT / PROJECTION ³	8,256	8,137	8,015	7,927	8,027	8,081	8,005
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SURPLUS (DEFICIT) CAPACITY	509	628	803	891	791	737	813
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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 FTE = Approximate Full Time Equivalent Enrollment or projections, excluding College-only Running Start students.

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

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
	Actual	P R O J E C T E D					

Middle School Permanent Capacity ¹	5,196	5,196	5,196	5,196	5,196	5,196	5,196
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Changes to Middle School Capacity							
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⁴ Mill Creek MS & Kent Technology Academy
are open during Phase 2 of Renovation
(No new capacity added in renovation)

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

Relocatable Capacity Required ¹	0	0	0	0	0	0	0
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TOTAL CAPACITY ^{1&3}	5,196	5,196	5,196	5,196	5,196	5,196	5,196
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FTE ENROLLMENT / PROJECTION ²	4,283	4,260	4,313	4,370	4,266	4,213	4,315
--	-------	-------	-------	-------	-------	-------	-------

SURPLUS (DEFICIT) CAPACITY ⁴	913	936	883	826	930	983	881
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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 FTE = Approximate Full Time Equivalent Enrollment or Projections

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**

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016		
	Actual	P	R	O	J	E	C	T	E

Elementary Permanent Capacity ¹	12,998	13,570	13,570	13,570	13,570	13,570	13,570	14,272
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Kent Mountain View Academy ² 416

Changes to Elementary Capacity							
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Replacement schools with projected increase in capacity

Panther Lake Elementary ⁴ (Funded) 552
Replaces current school capacity -396

Covington Elementary ⁴ (Unfunded) 600
Will replace current Covington Elem. capacity -498

New Elementary # 31 (Funded) ⁵ 600

Subtotal	13,570	13,570	13,570	13,570	13,570	14,272	14,272
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Relocatable Capacity Required ¹	0	192	288	504	816	432	696
---	---	-----	-----	-----	-----	-----	-----

TOTAL CAPACITY ²	13,570	13,762	13,858	14,074	14,386	14,704	14,968
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FTE ENROLLMENT / PROJECTION ³	13,239	13,745	13,851	14,051	14,380	14,685	14,947
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SURPLUS (DEFICIT) CAPACITY	331	17	7	23	6	19	21
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Number of Relocatables Required	0	8	12	21	34	18	29
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34 Classroom Relocatables required in 2013-14. 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 FTE = Approximate Full Time Equivalent Enrollment or Projections (Kindergarten @ .5 or 1.0 & excluding ECE)
Kindergarten projection is at .5 FTE for Half Day Kindergarten programs or optional Tuition-based Full Day Kindergarten.
Kindergarten projection is at 1.0 FTE for 20 Full Day Kindergarten programs funded by state apportionment or grants.
- ⁴ Replacement school for Covington Elementary will increase capacity and will be built on different existing site.
- ⁵ Site selection and construction timing for Elementary #31 is pending review of location and capacity needs.

VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2010 - 2011 through 2015 - 2016. The financing components include secured and unsecured funding and impact fees. The plan is based on voter approval of future bond issues, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

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

In February 2006, voters approved a \$106 million bond issue that included funds for replacement of Panther Lake Elementary School with increased capacity, as well as construction of a new elementary school to accommodate growth. The new Panther Lake Elementary School opened in Fall 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 new non-traditional high school, Kent Phoenix Academy, which opened in September 2007.

2006 construction funding approval also provided for some additional classrooms at Kentlake High School and two projects at Kent-Meridian High School. Some impact fees will be utilized for the new construction that will increase capacity.

Due to a significant decrease in the district's 2010 real property assessed valuation, the district deferred a \$15 million bond sale that was originally planned for 2009. The district has applied for an equivalent allocation of Qualified School Construction Bonds (QSCB) from OSPI for a potential sale in 2010. If financing plans for bonds under this program are successful, the district will be able to continue with construction projects specified in the 2006 bond authorization.

The district has designated \$16 million of the 2006 bond authorization for construction of an additional elementary school (Elementary #31), currently scheduled for completion in the fall of 2014, dependent on enrollment levels. Although the school is identified as "Elementary School #31" it will actually be the 29th elementary school in the district.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future.

Some funding is secured for additional portables and some will be funded from impact fees.

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

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

SCHOOL FACILITIES	*	2010	2011	2012	2013	2014	2015	TOTAL	Secured Local & State	Unsecured State ² or Local ³	Impact Fees ⁵
		Estimated									
PERMANENT FACILITIES											
Kent-Meridian HS - Addition #1 ¹⁻²	F	\$2,500,000						\$2,500,000	\$500,000		\$2,000,000
Kent-Meridian HS - Addition #2 ¹⁻²	F			\$7,000,000				\$7,000,000	\$5,080,000		\$1,920,000
No Middle School Projects at this time											
Panther Lake Elem Replacement ¹⁻²	F	\$26,700,000						\$26,700,000	\$22,200,000		\$4,500,000
Covington Elementary Replacement ¹	U					\$31,840,000		\$31,840,000		\$26,440,000	\$5,400,000
Elementary # 31 ¹⁻²⁻³	F					\$31,840,000		\$31,840,000	\$16,000,000	\$6,940,000	\$8,900,000
Elementary Site ³	U				\$3,500,000			\$3,500,000			\$3,500,000
TEMPORARY FACILITIES											
Additional Relocatables ³⁻⁴	F		\$246,860	\$259,200				\$506,060	\$79,000		\$427,060
	U		2 relocatables	2 relocatables							
OTHER											
N/A											
Totals		\$29,200,000	\$246,860	\$7,259,200	\$3,500,000	\$63,680,000	\$0	\$103,886,060	\$43,859,000	\$33,380,000	\$26,647,060

* F = Funded U = Unfunded

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 matching funds for these 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
Millennium Elementary #30 Opened in 2000	\$12,182,768	
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2014)		\$31,840,000
Projected cost of Elementary #31 in 2014		\$31,840,000
Average cost of Covington Elem. replacement & Elementary #31		\$31,840,000

Construction cost of high school additions:

Senior High School Additions	Projected Cost	Total
Kent-Meridian HS – 2009-10 Addition #1	\$2,500,000	
Kent-Meridian HS – 2011-12 Addition #2	\$7,000,000	
Construction cost of new HS capacity		\$9,500,000

Site Acquisition Cost

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

District Adjustment

The impact fee calculations on pages 29 and 30 include a "District Adjustment" which is equal to the amount of increase that the impact fee formulas drive out for this year and adjusted 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	\$287,573 Elem site average
5 / Urban	Elementary Site (Halleon & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391	
	Elementary Site Subtotal			19.40	\$5,578,923		
Middle School							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	\$52,854 Middle Schl Site Avg.
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wrms)	1999	E of 124 SE btw 286-288 PJ (UKC)	39.36	\$1,936,020	\$49,188	
	Middle School Site Subtotal			65.01	\$3,436,024		
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	\$82,761 Sr HI Site Average
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		
<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	So. King County Activity Center (Nike site) purchased prior to 1996.						Total Acreage & Cost 134.55 \$13,164,598 Total Average Cost / Acre \$97,842
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)	1993					
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
9	Old Kent Elementary replaced and currently leased out.						

