

16963

ATTACHMENT G

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*

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Kent School District

Kent School District No. 415
12033 SE 256th Street
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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 LB in 2005 LB in 2006 LB in 2007 LB in 2008 LB in 2009

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	22,514
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	568	449
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)}																				
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920	1,916
Grade 2	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,981	1,998	2,045	1,916	1,902
Grade 3	1,824	1,866	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,962	2,026	2,033	2,081	1,970
Grade 4	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	2,016
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020	2,044	2,062
Grade 6	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	2,016
Grade 7	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	2,111
Grade 8	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184	2,143	2,111
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404	2,309						
Grade 9 - Senior High																				
Grade 10	1,468	1,480	1,663	1,698	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	2,221
Grade 11	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882	1,966	1,956
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491	1,549	1,619
Total Enrollment ⁴	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745	25,828	25,778
Yearly FTE Increase	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-50
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,527	6,610	6,560

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.

State-funded FDK at 20 Schools	LB in 2004	LB in 2005	LB in 2006	LB in 2007	LB in 2008	LB Est. 2009	LB Est. 2010				
	ACTUAL	P	R	O	J	E	C	T	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 FTE State Appointm FDK	Forecast for 1.0 FTE Title I ARRA Stim FDK	Forecast for 1.0 FTE by I-728 FDK	Forecast for .5 FTE Combined Kindergarten KAI & 1/2 Day	Forecast for .5 FTE Optional Tuition-Based 1/2 Day (& FDK)	Forecast for .5 FTE Funded Basic Ed 1/2 Day K Only	Projected Kindergarten Students	FTE @ 1.0		
Carriage Crest Elementary	CC	452	60			33			60	33	33	CC
Cedar Valley Elementary	CV	402		70					70	0	0	CV
Covington Elementary ¹	CO	498			64				64	0	0	CO
Crestwood Elementary	CW	456				31			31	31	31	CW
East Hill Elementary	EH	464							70			EH
Emerald Park ¹	EP	504			64				64	0	0	EP
Fairwood Elementary	FW	408					31		31	31	31	FW
George T. Daniel Elementary	DE	450							57	57	57	DE
Glenridge Elementary	GR	456							62	0	0	GR
Grass Lake Elementary	GL	452						18	62	18	18	GL
Horizon Elementary ¹	HE	504			64				64	0	0	HE
Jenkins Creek Elementary	JC	398							48	48	48	JC
Kent Elementary	KE	464							94	94	94	KE
Lake Youngs Elementary	LY	510							92	17	17	LY
Martin Sortun Elementary	MS	474							80	80	80	MS
Meadow Ridge Elementary	MR	464							80	80	80	MR
Meridian Elementary ¹	ME	524							60	0	0	ME
Millennium Elementary ¹	ML	498			60				72	72	72	ML
Neely-O'Brien Elementary	NO	440							94	94	94	NO
Panther Lake Elementary	PL	552							116	116	116	PL
Park Orchard Elementary	PO	480							78	78	78	PO
Pine Tree Elementary ¹	PT	522							66	66	66	PT
Ridgewood Elementary	RW	504							34	34	34	RW
Sawyer Woods Elementary	SW	504							31	31	31	SW
Scenic Hill Elementary	SH	464							71	71	71	SH
Soos Creek Elementary	SC	408							52	52	52	SC
Springbrook Elementary	SB	398							58	58	58	SB
Sunrise Elementary	SR	504							35	35	35	SR
Elementary TOTAL		13,154	380	790	258	0	164	66	1428	230	230	

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

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

				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.

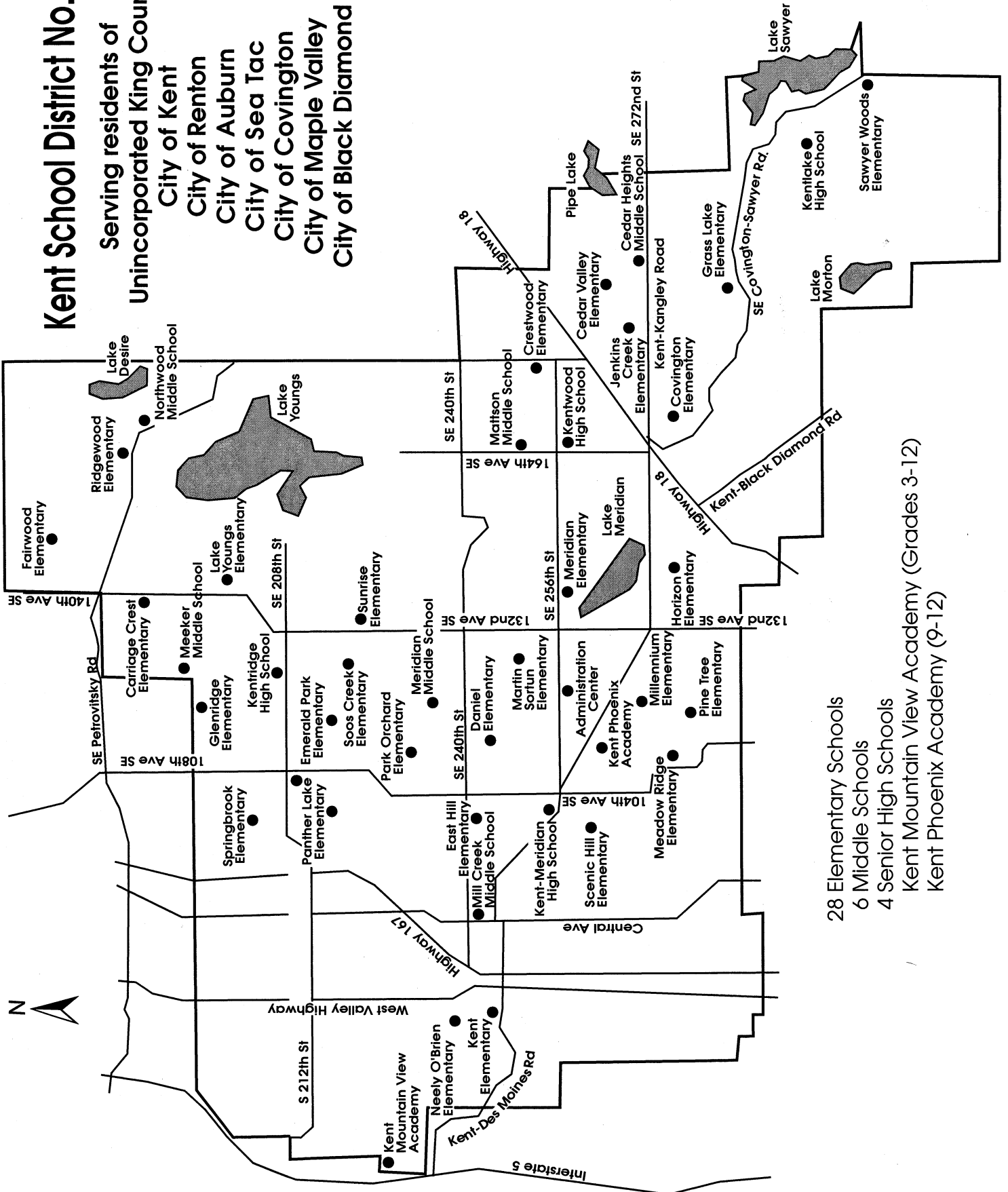
³ Kent Mountain View Academy serves grades 3-12. The school was formerly known as Kent Learning Center & Grandview Elementary.

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 16963

ATTACHMENT G

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



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

V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 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.

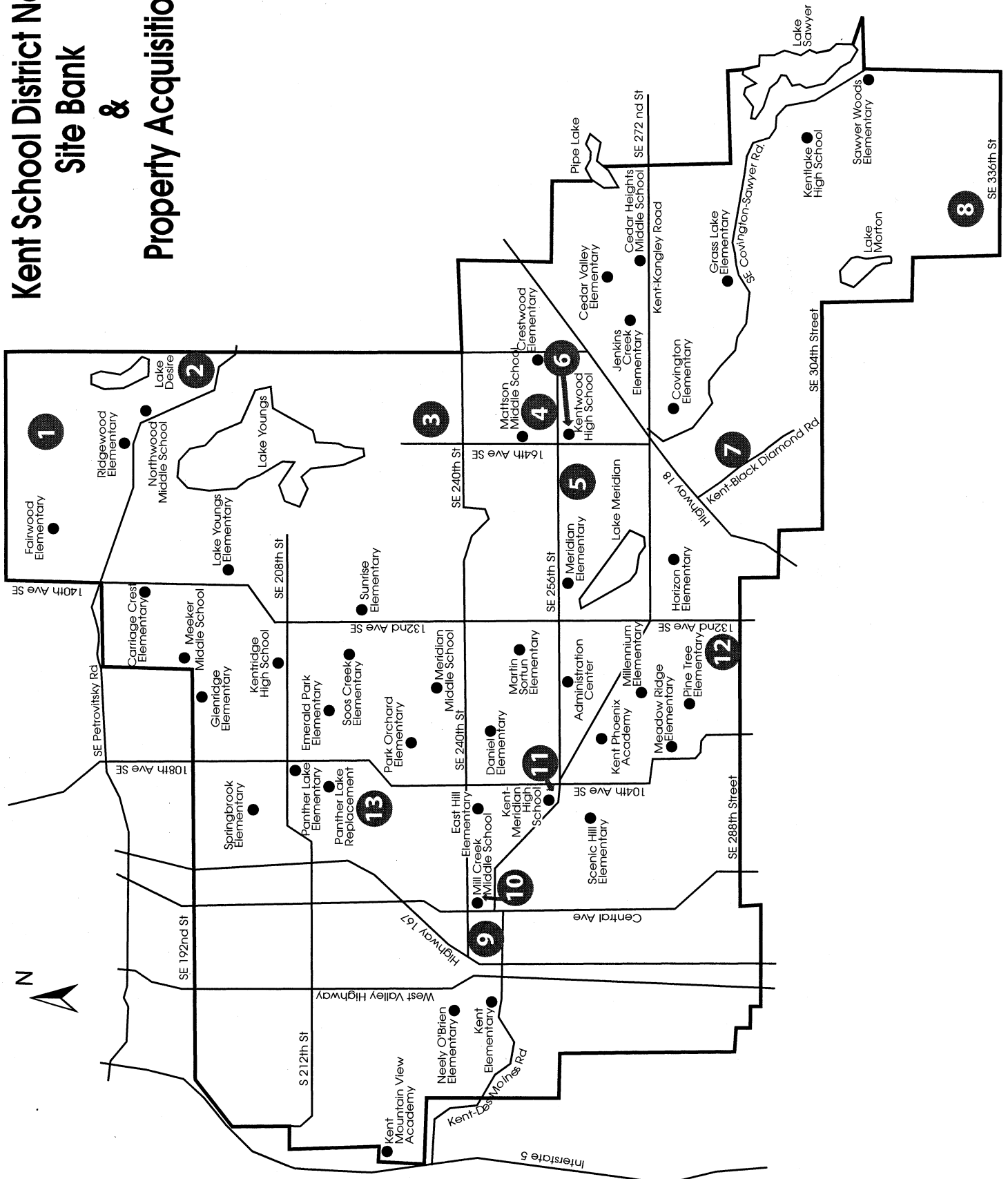
SCHOOL / FACILITY / SITE		LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth	
							Approximate	Approximate
# on Map	ELEMENTARY		<i>(Numbers assigned to future schools may not correlate with number of existing schools.)</i>					
13	Replacement for Panther Lake 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 (Halleon-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

16963

ATTACHMENT G

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.

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.

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

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
--	---	---	---	---	---	---	---

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
---------------------------------	---	---	---	---	---	---	---

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.

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
---	-------	-------	-------	-------	-------	-------	-------

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
--	---	---	---	---	---	---	---

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
--	------------	------------	------------	------------	------------	------------	------------

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.

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	14,272
--	--------	--------	--------	--------	--------	--------	--------

Kent Mountain View Academy ² 416

Changes to Elementary Capacity

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

1696

ATTACHMENT G

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								
	U		2 relocatables	2 relocatables					\$79,000			
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																		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Total Acreage & Cost</td> <td style="width: 50%; text-align: center;">Total Average Cost / Acre</td> </tr> <tr> <td style="text-align: center;">134.55</td> <td style="text-align: center;">\$97,842</td> </tr> </table>								Total Acreage & Cost	Total Average Cost / Acre	134.55	\$97,842												
Total Acreage & Cost	Total Average Cost / Acre																						
134.55	\$97,842																						
<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> <table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Properties purchased prior to 1996</td> </tr> <tr> <td>1</td> <td>So. King County Activity Center (Nike site) purchased prior to 1996.</td> </tr> <tr> <td>4 / Urban</td> <td>Site - Covington area North (So of Mattson MS) 1984</td> </tr> <tr> <td>3 / Rural</td> <td>Site - Ham Lake east (Pollard) 1992</td> </tr> <tr> <td>7 / Rural</td> <td>Site - South of Covington (Scarsella) 1993</td> </tr> <tr> <td>8 / Rural</td> <td>Site - SE of Lake Morton area (West) 1993</td> </tr> <tr> <td>2 / Urban</td> <td>Site - Shady Lake (Sowers-Blaine-Drahota-Paroline) 1995</td> </tr> <tr> <td>9</td> <td>Old Kent Elementary replaced and currently leased out.</td> </tr> </table>								Properties purchased prior to 1996		1	So. King County Activity Center (Nike site) purchased prior to 1996.	4 / Urban	Site - Covington area North (So of Mattson MS) 1984	3 / Rural	Site - Ham Lake east (Pollard) 1992	7 / Rural	Site - South of Covington (Scarsella) 1993	8 / Rural	Site - SE of Lake Morton area (West) 1993	2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline) 1995	9	Old Kent Elementary replaced and currently leased out.
Properties purchased prior to 1996																							
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4 / Urban	Site - Covington area North (So of Mattson MS) 1984																						
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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.																						

ATTACHMENT C
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.486
Middle School (Grades 7 - 8)	0.130
Senior High (Grades 9 - 12)	0.250
Total	<u>0.866</u>

Student Generation Factors - Multi-Family

Elementary	0.331
Middle School	0.067
Senior High	0.124
Total	<u>0.522</u>

Projected Increased Student Capacity

Elementary	600
Middle School	900
Senior High	132

OSPI - Square Footage per Student

Elementary	90
Middle School	117
Senior High	130
Special Education	144

Required Site Acreage per Facility

Elementary (required)	11
Middle School (required)	21
Senior High (required)	32

Average Site Cost / Acre

Elementary	\$287,573
Middle School	\$0
Senior High	\$0

New Facility Construction Cost

Elementary *	\$31,840,000
Middle School	\$0
Senior High *	\$9,500,000

Temporary Facility Capacity & Cost

Elementary @ 24	\$123,430
Middle School @ 29	\$0
Senior High @ 31	\$0

* See cost basis on Pg. 26

Temporary Facility Square Footage

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

State Funding Assistance Credit (formerly "State Match")

District Funding Assistance Percentage	56.06%
--	--------

Permanent Facility Square Footage

Elementary (Includes KMVA)	1,470,543
Middle School	667,829
Senior High	1,111,036
Total	<u>3,249,408</u>

Construction Cost Allowance CCA - Cost/Sq. Ft.

Area Cost Allowance (Effective July 09)	\$174.26
---	----------

Total Facilities Square Footage

Elementary	1,541,435
Middle School	667,829
Senior High	1,133,100
Total	<u>3,342,364</u>

District Average Assessed Value

Single Family Residence	\$277,129
-------------------------	-----------

District Average Assessed Value

Multi-Family Residence	\$109,125
Apartment 71% Condos 29%	

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

Capital Levy Tax Rate/\$1,000

Current / \$1,000 Tax Rate (1.7236)	\$1.72
-------------------------------------	--------

General Obligation Bond Interest Rate

Current Bond Interest Rate	4.33%
----------------------------	-------

IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	600	0.486	\$2,562.28
A 2 (Middle School)	21	\$0	1,065	0.130	\$0
A 3 (Senior High)	32	\$0	1,000	0.250	\$0
				0.866	
				A ⇒	<u>\$2,562.28</u>

Permanent Facility Construction Cost per Single Family Residence

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$31,840,000	600	0.486	0.97	\$25,016.69
B 2 (Middle School)	\$0	900	0.130	0.97	\$0
B 3 (Senior High)	\$9,500,000	132	0.250	0.97	\$17,452.65
			0.866		
				B ⇒	<u>\$42,469.34</u>

Temporary Facility Cost per Single Family Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$123,430	24	0.486	0.03	\$74.98
C 2 (Middle School)	\$0	29	0.130	0.03	\$0
C 3 (Senior High)	\$0	31	0.250	0.03	\$0
			0.866		
				C ⇒	<u>\$74.98</u>

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

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$174.26	90	0.5606	0.486	\$4,272.97
D 2 (Middle School)	\$174.26	117	0	0.130	\$0
D 3 (Senior High)	\$174.26	130	0.5606	0.250	\$3,174.93
				D ⇒	<u>\$7,447.90</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$277,129		
Current Capital Levy Rate / \$1,000	\$1.72		
Current Bond Interest Rate	4.33%		
Years Amortized (10 Years)	10	TC ⇒	\$3,588.18

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap

A = Site Acquisition per SF Residence	\$2,562.28	
B = Permanent Facility Cost per Residence	\$42,469.34	
C = Temporary Facility Cost per Residence	\$74.98	
Subtotal	\$45,106.60	
D = State Match Credit per Residence	\$7,447.90	
TC = Tax Credit per Residence	\$3,588.18	
Subtotal	-	\$11,036.08
Total Unfunded Need	\$34,070.52	
50% Developer Fee Obligation	\$17,035	
FC = Facility Credit (if applicable)	0	
District Adjustment (See Page 26 for explanation)	(\$11,549)	
Net Fee Obligation per Residence - Single Family	\$5,486	

ATTACHMENT G
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	500	0.331	\$2,094.11
A 2 (Middle School)	21	\$0	1,065	0.067	\$0
A 3 (Senior High)	32	\$0	1,000	0.124	\$0
				0.522	
				A ⇒	<u>\$2,094.11</u>

Permanent Facility Construction Cost per Multi-Family Residence Unit

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$31,840,000	600	0.331	0.97	\$17,038.11
B 2 (Middle School)	\$0	900	0.067	0.97	\$0
B 3 (Senior High)	\$9,500,000	132	0.124	0.97	\$8,656.52
			0.522		
				B ⇒	<u>\$25,694.63</u>

Temporary Facility Cost per Multi-Family Residence Unit

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$123,430	24	0.331	0.03	\$51.07
C 2 (Middle School)	\$0	29	0.067	0.03	\$0
C 3 (Senior High)	\$0	31	0.124	0.03	\$0
			0.522		
				C ⇒	<u>\$51.07</u>

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

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$174.26	90	0.5606	0.331	\$2,910.19
D 2 (Middle School)	\$174.26	117	0	0.067	\$0
D 3 (Senior High)	\$174.26	130	0.5606	0.124	\$1,574.77
				D ⇒	<u>\$4,484.96</u>

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$109,125	
Current Capital Levy Rate / \$1,000	\$1.72	
Current Bond Interest Rate	4.33%	
Years Amortized (10 Years)	10	TC ⇒ \$1,412.92

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$2,094.11	
B = Permanent Facility Cost per MF Unit	\$25,694.63	
C = Temporary Facility Cost per MF Unit	\$51.07	
Subtotal		\$27,839.81
D = State Match Credit per MF Unit	\$4,484.96	
TC = Tax Credit per MF Unit	\$1,412.92	
Subtotal		<u>\$5,897.87</u>

Total Unfunded Need	\$21,941.93	
50% Developer Fee Obligation		\$10,971
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		(\$7,593)
Net Fee Obligation per Residential Unit - Multi-family		\$3,378

IX Summary of Changes to April 2009 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the April 2009 Plan are summarized here.

New Panther Lake Elementary School replaced "Old" Panther Lake Elementary and opened in Fall 2009. "Old" Panther Lake Elementary is being held in reserve for utilization in the event of flood emergency in the Kent Valley.

Future projects include replacement and expansion of Covington Elementary School, future new Elementary School #31, and two projects that increase capacity at Kent-Meridian High School to accommodate new growth.

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

The student enrollment forecast is updated annually. Six-year Kindergarten projections were modified to meet the requirements for Full Day Kindergarten programs funded by state apportionment and grants.

The district expects to receive some State Assistance (formerly "matching") funding for projects in this Plan and tax credit factors are updated annually. Biennial update of student generation rates was completed this year. Unfunded site and facility needs will be reviewed in the future.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor Single Family (SF)	Elem	0.445	0.486	Biennial Update in 2010
	MS	0.118	0.130	
	SH	0.245	0.250	
	Total	0.808	0.866	
Student Generation Factor Multi-Family (MF)	Elem	0.296	0.331	Biennial Update in 2010
	MS	0.075	0.067	
	SH	0.111	0.124	
	Total	0.482	0.522	
District Equalization Ratios (former State Match)		55.78%	56.06%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$168.79	\$174.26	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$348,876	\$277,129	Per Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$121,557	\$109,125	Per Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.73	\$1.72	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.96%	4.33%	Market Rate
Impact Fee - Single Family	SF	\$5,394	\$5,486	Change to fee + \$92
Impact Fee - Multi-Family	MF	\$3,322	\$3,378	Change to fee + \$56

X

Appendixes

Appendix A: Calculations of Capacities for Elementary Schools

Appendix B: Calculations of Capacities for Middle Schools

Appendix C: Calculations of Capacities for Senior High Schools

Appendix D: Use of Relocatables

Appendix E: Student Generation Factor Survey

KENT SCHOOL DISTRICT No. 415
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT

K S D ELEMENTARY SCHOOL	ABR	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 24 average ¹	SE/IP		Special Program Capacity ²	2009-2010 Program Capacity ²	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 24 average ¹	10/1/2009 P223 FTE ⁴ Enrollment	10/1/2009 P223 Hdcount Enrollment	F D K ⁵
				ELL	CR								
Carnegie Crest	CC	18	432	5	20	452	1	0	0	427.02	463	463	T
Cedar Valley	CV/e	16	384	6	18	402	2	0	0	299.50	330	330	AR
Covington	CO/e	20	480	5	18	498	1	0	0	528.50	567	567	H
Crestwood	CW	19	456	2	0	456	4	1	24	454.50	486	486	T
East Hill	EH	17	408	7	56	464	3	3	72	482.00	517	517	AR
Emerald Park	EP	21	504	2	0	504	2	0	0	503.49	536	536	T
Fairwood	FW/e	17	408	3	0	408	3	0	0	409.72	445	445	T
George T. Daniel Elem	DE	18	432	5	18	450	1	0	0	439.11	440	440	A
Glennridge	GR	19	456	4	0	456	2	0	0	521.00	552	552	T
Grass Lake	GL/h	18	432	4	20	452	1	0	0	423.03	442	442	H
Horizon	HE	21	504	2	0	504	3	0	0	496.00	528	528	H
Jenkins Creek	JC	15	360	7	38	398	3	1	24	309.65	331	331	AR
Kent Elem.	KE/h	17	408	6	56	464	2	2	48	551.00	551	551	A
Lake Youngs	LY/h	21	504	7	20	510	0	0	0	454.00	471	471	H
Martin Sortun	MS	19	456	3	18	474	1	1	24	512.03	559	559	AR
Meadow Ridge	MR/e	17	408	6	56	464	0	4	96	470.13	472	472	A
Meridian Elementary	ME/h	21	504	3	20	524	3	2	48	482.11	509	509	T
Millennium Elementary	ML	20	480	3	18	498	0	0	0	566.05	617	617	K
Neely-O'Brien	NO	16	384	5	56	440	5	5	120	547.54	596	596	AR
Panther Lake (New)	PL	15	360	3	36	552	4	0	0	592.00	652	652	AR
Park Orchard	PO	18	432	7	48	480	2	0	0	466.06	468	468	A
Pine Tree	PT/h	21	504	4	18	522	3	0	0	401.66	428	428	K
Ridgewood	RW/h	21	504	1	0	504	1	2	48	527.68	564	564	T
Sawyer Woods	SW	21	504	2	0	504	0	0	0	488.53	520	520	H
Scenic Hill	SH	17	408	6	56	464	3	1	24	503.00	503	503	A
Soos Creek	SC/e	17	408	4	0	408	3	0	0	379.50	406	406	T
Springbrook	SB	15	360	5	38	398	2	0	0	360.53	389	389	AR
Sunrise	SR/h	21	504	2	0	504	3	0	0	539.00	574	574	T
Kent Min. View Academy	MV	14	356	3	60	416	0	0	0	104.84	111	111	0
Elementary TOTAL³		530	12,740	122	688	13,570	58	22	528	13,239.18	14,027		

¹ Elementary classroom capacity is based on average of 24: 18-22 in K-3, 23 in Grade 4 & 29 in Grades 5-6. Includes adjustments for class size reduction or program changes.

² Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 17 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.

³ Elementary schools have 100% space utilization rate. ⁴ Elementary FTE reports Kind @ .5 FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0. Excludes ECE preschoolers.

⁵ FDK = Full Day Kindergarten T = Tuition-based AR = ARRA Title I Funded Schoolwide K = KAI Title I Funded A = State Apportionment Funded H = Half Day Kindergarten only

KENT SCHOOL DISTRICT No. 415
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT

K S D MIDDLE SCHOOL	ABR	# of Std Clsrms	Standard Capacity ² at 25-29 @ 85% Utilization		SE/IP ELL Cls		Special Ed ELL Capacity @ 85% Utilization		Spec Prgm Clsrms		Special ¹ Program Capacity @ 85% Utilization		2009-2010 Program Capacity ² @ 85% Utilization		Program Use Relocatables		Classroom Use Relocatables		Relocatable Capacity at 29 ea.		10/1/2009 P223 FTE ³ Enrollment		10/1/2009 Headcount ³ Enrollment	
			Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization
Cedar Heights Middle School	CH	32	782	9	93	2	48	923	0	2	145	709.99	712											
Mattson Middle School	MA	24	585	6	59	7	160	793	4	0	0	679.87	681											
Meeker Middle School	MK	33	807	4	59	1	24	890	0	0	0	675.61	677											
Meridian Middle School	MJ	26	631	5	64	4	95	790	3	6	174	672.01	673											
Mill Creek Middle School	MC	30	729	5	51	2	48	828	0	4	116	828.00	828											
Northwood Middle School	NW	33	807	4	46	5	119	972	0	0	0	658.62	659											
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment								See Elem					60											
Middle School TOTAL		178	4,341	33	372	21	494	5,196	7	12	435	4,283.00	4,290											

APPENDIX B

K S D SENIOR HIGH SCHOOL	ABR	# of Std Clsrms	Standard Capacity ² at 25-31 @ 85% Utilization		SE/IP ELL Cls		Special Ed ELL Capacity @ 85% Utilization		Spec Prgm Clsrms		Special ¹ Program Capacity @ 85% Utilization		2009-2010 Program Capacity ² @ 85% Utilization		Program Use Relocatables		Classroom Use Relocatables		Relocatable Capacity at 31 ea.		10/1/2009 P223 FTE ³ Enrollment		10/1/2009 Headcount ³ Enrollment	
			Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization
Kent-Meridian Senior High	KM	53	1,376	8	110	12	286	1,851	1	5	155	1,861.60	1,897											
Kentlake Senior High	KL	58	1,508	12	145	14	333	2,157	0	4	124	1,751.60	1,792											
Kentridge Senior High	KR	69	1,766	11	123	16	381	2,270	0	4	124	2,146.50	2,189											
Kentwood Senior High	KW	65	1,692	5	51	17	394	2,137	5	3	93	2,010.19	2,067											
Kent Mountain View Academy (Grades 3 - 12) Senior High Grade 9 - 12 Enrollment								See Elem					154											
Kent Phoenix Academy Non-traditional High School								350					311											
Regional Justice Center								N/A					37											
Senior High TOTAL		245	6,342	36	429	59	1,394	8,765	6	16	496	8,255.72	8,447											

APPENDIX C

DISTRICT TOTAL	953	23,423	191	1,489	80	1,888	27,531	6		16		496	8,255.72		8,447	
								71	50	1,459	25,777.90		26,764			
Excludes Running Start & Early Childhood Ed students																

¹ Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.

² Secondary school capacity is adjusted for 85% utilization rate and I-728 class size reduction in 7th & 10th grade English classes. 9th grade moved to HS in 2004.

³ Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,567. Some totals may be slightly different due to rounding.

KENT SCHOOL DISTRICT No. 415
USE of RELOCATABLES

School Year Relocatable Use ¹	2009-2010		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016	
	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity
Relocatables for classroom use	50		50		50		50		50		50		50	
Relocatables for program use (ie. Computer labs, music, etc.)	71		71		71		71		71		71		71	
Elementary Capacity Required @ 24 ²	0	0	8	192	12	288	21	504	34	816	18	432	29	696
Middle School Capacity Required @ 29 ³	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31 ⁴	0	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Relocatables Utilized ⁴	121		121		121		121		121		121		121	
Classroom Relocatable/Capacity Required	0	0	8	192	12	288	21	504	34	816	18	432	29	696
Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:														
Elementary ^{1/2}	0		8		12		21		34		18		29	
Middle School ³	0		0		0		0		0		0		0	
Senior High ⁴	0		0		0		0		0		0		0	
Total	0	0	8	192	12	288	21	504	34	816	18	432	29	696

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

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

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

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

KENT SCHOOL DISTRICT No. 415
Student Generation Factor Survey

Edulog #	Single Family Developments	Elementary Area	Total Units	S t u d e n t s				S t u d e n t s			
				Total	Elem	MS	HS	Total	Elem	MS	HS
				0.950	0.575	0.128	0.247	0.950	0.575	0.128	0.247
419	Eagle Crest - Park View - Southridge	HE	219	208	126	28	54	0.950	0.575	0.128	0.247
187	Eastland Meadows - Kent	SC	13	19	9	4	6	1.462	0.692	0.308	0.462
395	Eastpointe	MS	99	35	25	4	6	0.354	0.253	0.040	0.061
399	Fern Crest East - Kent	SR	171	153	91	20	42	0.895	0.532	0.117	0.246
400	Fern Crest West - Kent	SR	130	112	75	19	18	0.862	0.577	0.146	0.138
410	Highland & Rhododendron Estates	ML	41	39	20	9	10	0.951	0.488	0.220	0.244
228	Kentlake Highlands	SW	127	138	85	17	36	1.087	0.669	0.134	0.283
431	Meridian Ridge	HE	70	31	24	2	5	0.443	0.343	0.029	0.071
389	North Parke Meadows & Parke Meadows South	CW	106	107	56	21	30	1.009	0.528	0.198	0.283
422	Panther Meadows	GR	32	32	20	4	8	1.000	0.625	0.125	0.250
139	Rose's Meadow	ML	37	17	9	4	4	0.459	0.243	0.108	0.108
78	Savana / The Reserve / Stonefield / Crofton Hills	CO	351	370	174	55	141	1.054	0.496	0.157	0.402
420	Tamarack Ridge	CW	134	73	39	9	25	0.545	0.291	0.067	0.187
179	The Parks - Fairwood/Renton	RW	172	153	67	28	58	0.890	0.390	0.163	0.337
416	Trovitsky Park - Renton	RW	167	131	89	18	24	0.784	0.533	0.108	0.144
417	Wood Creek - Covington	CW	154	134	74	22	38	0.870	0.481	0.143	0.247
			Total	1,752	983	264	505	0.866	0.486	0.130	0.250
Edulog #	Multi-Family Developments	Elementary Area	Total Units	S t u d e n t s				S t u d e n t s			
				Total	Elem	MS	HS	Total	Elem	MS	HS
				0.370	0.215	0.035	0.120	0.370	0.215	0.035	0.120
418	Adagio Apartments - Covington	CO	200	74	43	7	24	0.370	0.215	0.035	0.120
412	Alderbrook Apartments - Kent	EH	207	135	92	20	23	0.652	0.444	0.097	0.111
156	Artera Apartments - Kent	SH	81	68	44	12	12	0.840	0.543	0.148	0.148
146	Fairwood Pond Apartments - Renton	FW	194	66	44	7	15	0.340	0.227	0.036	0.077
414	Park Place Apartments - Kent	SH	51	87	56	11	20	1.706	1.098	0.216	0.392
147	Red Mill at Fairwood - Renton	CC	96	21	13	1	7	0.219	0.135	0.010	0.073
337	Riverview - The Parks - Kent	NO	148	56	24	10	22	0.378	0.162	0.068	0.149
102	Rock Creek Landing - Kent	SB	211	93	66	11	16	0.441	0.313	0.052	0.076
413	Silver Springs Apartments - Kent	PL	251	172	116	18	38	0.685	0.462	0.072	0.151
192	Sunrise at Benson Condos - Kent	GR	88	25	7	6	12	0.284	0.080	0.068	0.136
			Total	1,527	797	103	189	0.522	0.331	0.067	0.124