

15965

2007-491

## Capital Facilities Plan

2007-2012



## Enumclaw School District No. 216

*2929 McDougall Avenue  
Enumclaw, Washington 98022  
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King County, Black Diamond, & Enumclaw, Washington*

# **Six-Year Capital Facilities Plan 2007-2012**

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**Enumclaw School District No. 216**  
Enumclaw, Washington 98022

## **CAPITAL FACILITIES PLAN**

Approved by Board of Directors  
Resolution No.

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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I.

## A Six-Year Enrollment Projection

The District uses a cohort survival enrollment projection. The cohort survival method tracks groups of students through the system and adjusts the populations to account for the average year-to-year growth. Historical data is used to estimate the future number of kindergarten students that will generate from county births. Notably, the cohort survival method does not account for new student enrollment in the District from new residential development

Kindergarten enrollment is a key factor that the District is monitoring. Between 2002 and 2006, there has been slight fluctuations in the kindergarten enrollment trends. Kindergarten enrollment is now projected to be flat at approximately 310 students for the next two-three years.

The District's enrollment projections use the cohort survival method as a base. The District has then slightly modified the projections in anticipation of expected development in the Black Diamond area. See Table 2. While the modified enrollment projections continue to be highly conservative, the District's enrollment is expected to increase over the six years of this Plan. The District intends to closely monitor development in the Black Diamond area (which currently is projected to include up to 1,200 homes) and in the City of Enumclaw (where the current building moratorium may soon be lifted) in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

### Student Generation Factor

King County Code 21A defines "Student Factor" as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used."

**Enumclaw School District student generation factors for single-family units are based on the 2007 average of student factors from surrounding districts in King County.**

*Table 1 Summary of Student Factors*

**Table 1**

|               | Single Family | Multi-Family |
|---------------|---------------|--------------|
| Elementary    | .391          | .130         |
| Middle School | .137          | .037         |
| High School   | .163          | .051         |
| <b>Total</b>  | <b>.691</b>   | <b>.218</b>  |

## II. Current Enumclaw School District "Standard of Service"

In order to determine the capacity of the District's facilities, the King County Code 21A refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity.

The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use as defined in King County Code 21A, Section 2C are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available portables are removed from service, transferred to other locations, or used for non-classroom purposes.

### **Current Standards of Service for Elementary Students:**

Average district wide class size for grades K-4 should not exceed 23 students.

Average district wide class size for grades 5 should not exceed 26 students.

Class size may vary from building to building based upon different influencing factors at each school.

Students may be provided music instruction, physical education, and lunch in a separate classroom or facility.

Students may have scheduled time in a special computer lab.

Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English as a Second Language (ESL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Chapter 1)
- Gifted Education
- Other Remediation Programs
- Learning Assisted Program (LAP)
- School Adjustment Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Kindergarten
- Preschool Handicapped
- Early Childhood Education Assistance Programs (ECEAP)

All of the above special programs require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in these special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

**Current Standards of Service for Secondary Students:**

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

Average district wide class size for grades 6-8 should not exceed 28 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

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

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Computer Labs
- Honors (Gifted) and Advanced Placement Programs
- Basic Skills Programs
- Variety of Vocational Education Programs

i.e.: Home & Family Life (Cooking, Sewing, Child Development, etc.), Business Education (Keyboarding, Accounting, Sales & Marketing, etc.), Woods, Agriculture, Technology, Auto Shop, Drafting, Etc.

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. In addition, an alternative (continuation) program with limited capacity and enrollment is provided for secondary students at Collins High School and the Collins Extension Center, cooperative programs with Sumner and White River School districts housed in Buckley.

Each schools' available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to add capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. become inadequate

Table 2

|                       | ACTUAL ENROLLMENTS ON OCTOBER FIRST |             |             |             |             | PROJECTED ENROLLMENTS |             |             |             |             |             |             |
|-----------------------|-------------------------------------|-------------|-------------|-------------|-------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                       | 2001                                | 2002        | 2003        | 2004        | 2005        | 2006                  | 2007        | 2008        | 2009        | 2010        | 2011        | 2012        |
| Kindergarten          | 339                                 | 277         | 304         | 292         | 338         | 288                   | 310         | 313         | 320         | 323         | 326         | 328         |
| Grade 1               | 337                                 | 340         | 293         | 321         | 283         | 336                   | 304         | 321         | 329         | 331         | 334         | 337         |
| Grade 2               | 336                                 | 345         | 345         | 297         | 314         | 288                   | 337         | 304         | 326         | 329         | 331         | 334         |
| Grade 3               | 371                                 | 352         | 347         | 353         | 308         | 325                   | 303         | 352         | 323         | 340         | 343         | 345         |
| Grade 4               | 381                                 | 372         | 360         | 343         | 337         | 305                   | 327         | 304         | 358         | 324         | 341         | 344         |
| Grade 5               | 413                                 | 393         | 379         | 353         | 351         | 341                   | 316         | 337         | 319         | 368         | 334         | 351         |
| <b>K-5 Headcount</b>  | <b>2177</b>                         | <b>2079</b> | <b>2028</b> | <b>1959</b> | <b>1931</b> | <b>1883</b>           | <b>1897</b> | <b>1931</b> | <b>1975</b> | <b>2015</b> | <b>2009</b> | <b>2039</b> |
| Grade 6               | 457                                 | 426         | 406         | 366         | 369         | 348                   | 348         | 321         | 347         | 324         | 374         | 339         |
| Grade 7               | 450                                 | 475         | 417         | 414         | 365         | 376                   | 350         | 350         | 327         | 349         | 325         | 376         |
| Grade 8               | 437                                 | 459         | 457         | 410         | 406         | 378                   | 374         | 349         | 354         | 326         | 348         | 324         |
| <b>6-8 Headcount</b>  | <b>1344</b>                         | <b>1360</b> | <b>1280</b> | <b>1190</b> | <b>1140</b> | <b>1102</b>           | <b>1072</b> | <b>1020</b> | <b>1028</b> | <b>999</b>  | <b>1047</b> | <b>1039</b> |
| Grade 9               | 449                                 | 482         | 498         | 527         | 547         | 413                   | 439         | 434         | 409         | 409         | 377         | 402         |
| Grade 10              | 471                                 | 410         | 421         | 442         | 416         | 410                   | 358         | 376         | 374         | 350         | 350         | 323         |
| Grade 11              | 357                                 | 406         | 333         | 345         | 340         | 398                   | 344         | 300         | 319         | 314         | 294         | 294         |
| Grade 12              | 336                                 | 257         | 283         | 251         | 287         | 337                   | 320         | 277         | 244         | 257         | 253         | 237         |
| <b>9-12 Headcount</b> | <b>1613</b>                         | <b>1555</b> | <b>1535</b> | <b>1565</b> | <b>1590</b> | <b>1558</b>           | <b>1461</b> | <b>1387</b> | <b>1346</b> | <b>1330</b> | <b>1274</b> | <b>1256</b> |
| <b>K-12 Headcount</b> | <b>5134</b>                         | <b>4994</b> | <b>4843</b> | <b>4714</b> | <b>4661</b> | <b>4543</b>           | <b>4430</b> | <b>4338</b> | <b>4349</b> | <b>4344</b> | <b>4330</b> | <b>4334</b> |

### III. Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,352 students based on the District's Standard of Service as set forth in Section II. Approximately 100 students are served by Collins High School and JR High and the Collins Extension Center program in Buckley. Students come from the Enumclaw, White River, Orting and Sumner School Districts. Children attending Collins High School, JR High and Collins Extension Center are counted as students in the White River School District. Portable classroom capacity for 440 students bring the total capacity to 4,792. To summarize the current enrollment and proposed capacity, the breakdown at each grade span is as follows:

Table 3 Summary of Capacity

Table 3

| 2006-07<br>Current    | Permanent<br>Capacity | Portable<br>Capacity | Total<br>Capacity | Oct 2006<br>FTE<br>Enrollment | Surplus<br>Capacity w/o<br>Portables | Surplus<br>Capacity<br>w/ Portables |
|-----------------------|-----------------------|----------------------|-------------------|-------------------------------|--------------------------------------|-------------------------------------|
| Elementary            | 1,916                 | 220                  | 2,136             | 1,883                         | 33                                   | 253                                 |
| Middle School         | 1,092                 | 0                    | 1,092             | 1,102                         | -10                                  | -10                                 |
| Senior High           | 1,344                 | 220                  | 1,564             | 1,557                         | -213                                 | 7                                   |
| <b>District Total</b> | <b>4,352</b>          | <b>440</b>           | <b>4,792</b>      | <b>4,542</b>                  | <b>-190</b>                          | <b>250</b>                          |

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 4. In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. Because the building does not meet current educational instruction requirements, the District would need to comprehensively modernize or completely replace the building before it could be used for classroom instruction. While the building remains on the District's inventory, the District is unable to use the building for instructional purposes. As such, J.J. Smith is not included in the District's inventory for purposes of this Capital Facilities Plan. A complete survey of District facilities is included in Table 5.

Based on the enrollment forecasts, current inventory and program capacity, current standard of service, portable capacity, and construction of new classroom spaces, the District anticipates having sufficient capacity to house students during the next two to three years. Table 6 analyzes projected enrollment and capacity. However, the City of Black Diamond is currently reviewing a planned development of 1,200 single family homes. Using current student generation rates, this could mean that the District's enrollment will grow by approximately 829 new students at full build out. In addition, the District will also be impacted by growth within the City of Enumclaw when the moratorium on residential construction is lifted. With this potential new development, the District will likely need to add an elementary school, add middle school capacity, and potentially add a second high school. Future updates to this Plan will reflect planning needs in response to growth.



**TABLE 4: Inventory Summary**

An inventory of existing permanent of those facilities is provided below.

school facilities including the locations and capacities

| <b>Existing Facility</b>       | <b>Location</b>                               | <b>Capacity</b>    |
|--------------------------------|---|--------------------|
| Black Diamond Elementary       | 25314 Baker Street<br>Black Diamond, WA 98010 | 193 <sup>1</sup>   |
| Byron Kibler Elementary        | 2057 Kibler Avenue<br>Enumclaw, WA 98022      | 461 <sup>3</sup>   |
| Southwood Elementary           | 3240 McDougall Avenue<br>Enumclaw, WA 98022   | 364.5 <sup>1</sup> |
| Sunrise Elementary             | 899 Osceola Street<br>Enumclaw, WA 98022      | 461 <sup>1</sup>   |
| Westwood Elementary            | 21200 SE 416th<br>Enumclaw, WA 98022          | 436.5 <sup>1</sup> |
| Enumclaw Middle School         | 550 Semanski Street S.<br>Enumclaw, WA 98022  | 560 <sup>1</sup>   |
| Thunder Mountain Middle School | 42018 264th Avenue E.<br>Enumclaw, WA. 98022  | 532                |
| Enumclaw High School           | 226 Semanski Street S.<br>Enumclaw, WA 98022  | 1344               |

1=exclusive of portable classrooms

2=Per District Standards see section II

**Enumclaw School District Standard of Service  
Inventory and Program Capacity-Table 5  
FACILITY SURVEY**

***Black Diamond Elementary***

| <b>A. Permanent Construction</b> | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|----------------------------------|-------------|--------------------|-------------------|
|                                  | 1961        | 18,062             | 8                 |
|                                  | 1988        | 1,080              | 0                 |
|                                  | 1990        | 2,326              | 0                 |
|                                  | 2001        | <u>7,623</u>       | <u>2</u>          |
| Totals                           |             | 29,092             | 10                |

  

| <b>B. Portables</b> | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|---------------------|-------------|--------------------|-------------------|
|                     | 1990        | 3,546              | 4                 |
|                     | 1999        | 1,773              | 2                 |
|                     | 1995        | 1,773              | <u>2</u>          |
|                     |             |                    | 8                 |

  

| <b>C. Teaching Areas</b>   | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|----------------------------|------------------------------------|--------------|-----------------|
| Classrooms (Standard)      | 24.5                               | 6            | 147             |
| Kindergarten               | 23                                 | 2            | 46              |
| Remedial                   | 0                                  | 1            | 0               |
| Special Education Resource | 0                                  | <u>1</u>     | <u>0</u>        |
| Totals                     |                                    | 8            | 193             |

  

| <b>D. Other</b>   | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|---|------------------------------------|--------------|-----------------|
| Computer Lab Room   | 0                                  | 1            | 0               |
| Multi-Purpose (PE)  | 0                                  | 1            | 0               |
| Maximum Student Population Without Portables                    |                                    |              | Total FTE 193   |
| Maximum Student Population, With 8 Portables<br>(6 All Day Use) |                                    |              | Total FTE 325.5 |

***Byron Kibler Elementary***

| <b>A. Permanent Construction</b> | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|----------------------------------|-------------|--------------------|-------------------|
|                                  | 1953        | 21,513             | 8                 |
|                                  | 1963        | 14,314             | 9                 |
|                                  | 1989        | 1,337              | 0                 |
|                                  | 1993        | <u>7,843</u>       | <u>3</u>          |
| Totals                           |             | 45,007             | 20                |

  

| <b>B. Portables</b> | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|---------------------|-------------|--------------------|-------------------|
|                     | 1986        | 2800               | 3                 |
|                     | 2000        | 3,600              | <u>4</u>          |
|                     |             |                    | 7                 |

  

| <b>C. Teaching Areas</b>   | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|----------------------------|------------------------------------|--------------|-----------------|
| Classrooms (Standard)      | 24.5                               | 16           | 392             |
| All Day Kindergarten       | 23                                 | 3            | 69              |
| Remedial                   | 0                                  | 1            | 0               |
| Special Education Resource | 0                                  | <u>0</u>     | <u>0</u>        |
| Totals                     |                                    | 20           | 461             |

  

| <b>D. Other</b>  | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|--|------------------------------------|--------------|-----------------|
| Multi-Purpose (PE)                                       | 0                                  | 1            | 0               |
| Maximum Student Population Without Portables             |                                    |              | Total FTE 461   |
| Maximum Student Population, With 7 Portables (4 All Day) |                                    |              | Total FTE 549   |

## ***Southwood Elementary***

### **A. Permanent Construction**

|  | <b>Date</b> | <b>Sqaure Feet</b> | <b>Classrooms</b> |
|--|-------------|--------------------|-------------------|
|  | 1970        | 39,900             | 23                |

### **B. Portables**

|  | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|--|-------------|--------------------|-------------------|
|  |             |                    |                   |

### **C. Teaching Areas**

|                            | <b>Students/Room</b> | <b>Rooms</b> | <b>Capacity</b> |
|----------------------------|----------------------|--------------|-----------------|
| Classrooms (Standard)      | 24.5                 | 13           | 318.5           |
| All Day Kindergarten       | 23                   | 2            | 46              |
| IA Self- contained         | 22                   | 2            | 0               |
| IA Pull Out                | 0                    | 1            | 0               |
| Special Education Resource | 0                    | 1            | 0               |
| ECAEP                      | 0                    | 1            | 0               |
| Special Ed Preschool       | 0                    | 2            | 0               |
| Music                      | 0                    | <u>1</u>     | <u>0</u>        |
| Total                      |                      | 23           | 364.5           |

### **D. Other**

|                    | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|--------------------|------------------------------------|--------------|-----------------|
| Multi-Purpose (PE) |                                    | 1            |                 |

Maximum Student Population Without Portables 0

Total FTE      364.5  
Total FTE      364.5

## ***Sunrise Elementary***

### **A. Fixed Construction**

|                     | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|---------------------|-------------|--------------------|-------------------|
| <b>B. Portables</b> | 1992        | 47,375             | 24                |

None

|  | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|--|-------------|--------------------|-------------------|
|  |             |                    |                   |

### **C. Teaching Areas**

|                            | <b>Students/Room</b> | <b>Rooms</b> | <b>Classrooms</b> |
|----------------------------|----------------------|--------------|-------------------|
| Classroom (Sandard)        | 24.5                 | 16           | 392               |
| All Day Kindergarten       | 23                   | 3            | 69                |
| Music                      | 0                    | 1            | 0                 |
| Remedial                   | 0                    | 1            | 0                 |
| Special Education Resource | 0                    | <u>1</u>     | <u>0</u>          |
| Total                      |                      | 24           | 461               |

### **D. Other**

|               | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|---------------|------------------------------------|--------------|-----------------|
| Music         |                                    |              |                 |
| Multi-Purpose | 0                                  | 1            | 0               |
|               | 0                                  | 1            | 0               |

Maximum Student Population, Total FTE      461

**Westwood Elementary**

**A. Permanent Construction**

|       | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|-------|-------------|--------------------|-------------------|
|       | 1964        | 17,810             | 8                 |
|       | 1967        | 16,570             | 10                |
| Total | 1988        | 1,800              | 0                 |
|       | 1989        | 4,604              | 4                 |
|       | 2001        | <u>1,870</u>       | <u>0</u>          |
|       |             | 42,654             | 22                |

**B. Portables**

(Music, Computer Lab, Bookroom)

| <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|-------------|--------------------|-------------------|
| 1986        | 980                | 1                 |
| 1991        | 1,773              | 2                 |

**C. Teaching Areas**

|                           | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Classrooms</b> |
|---------------------------|------------------------------------|--------------|-------------------|
| Classrooms (Standard)     | 24.5                               | 15           | 367.5             |
| All Day Kindergarten      | 23                                 | 3            | 69                |
| Special Ed. Resource      | 0                                  | 1            | 0                 |
| LAP                       | 0                                  | 1            | 0                 |
| Self-contained Special Ed | 6                                  | 2            | <u>0</u>          |
|                           |                                    |              | 436.5             |

**Enumclaw Junior Middle School**

**A. Permanent Construction**

|       | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|-------|-------------|--------------------|-------------------|
|       | 1983        | 74,424             | 28                |
| Total | 1990        | 1,200              | 0                 |
|       | 1991        | <u>11,710</u>      | <u>5</u>          |
|       |             | 87,334             | 33                |

**B. Portable Teaching Areas**

**C. Permanent Teaching Areas**

|  | <b>Students/Room<br/>(all day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|--|------------------------------------|--------------|-----------------|
| Standard Classrooms                          | 28                                 | 20           | 560             |
| Special Education Classrooms                 | 12                                 | 3            | 0               |
| Special Use Classrooms                       | 28                                 | <u>10</u>    | <u>0</u>        |
| Maximum Student Population Without Portables |                                    | 33           | 560             |

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Total FTE 560

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## **Enumclaw Senior High School**

### **A. Permanent Construction**

|       | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|-------|-------------|--------------------|-------------------|
|       | 1961        | 52,918             | 16                |
|       | 1963        | 43,767             | 15                |
|       | 1968        | 16,200             | 12                |
|       | 1970        | 33,322             | 9                 |
|       | 1980        | 11,312             | 2                 |
|       | 2000        | <u>42,833</u>      | <u>10</u>         |
| Total |             | 157,519            | 64                |

### **B. Portable Teaching Areas**

|        | <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|--------|-------------|--------------------|-------------------|
|        | 1994        | 3,546              | 4                 |
| Totals | 1995        | 1,773              | 2                 |
|        | 1997        | <u>3,546</u>       | <u>4</u>          |
|        |             | 8,865              | 10                |

### **C. Permanent Teaching Areas**

|                              | <b>Students/Room</b> | <b>Rooms</b> | <b>Capacity</b> |
|------------------------------|----------------------|--------------|-----------------|
| Standard Classrooms          | 28                   | 39           | 1092            |
| Special Use Classrooms       | 28                   | 18           | 252*            |
| Special Education Classrooms | 12                   | <u>6</u>     | <u>0</u>        |
| Total                        |                      | 64           | 1344            |

\*A portion of the special use classrooms can be utilized in the same way as a standard classroom

|   |           |       |
|---|-----------|-------|
| Maximum Student Population Without Portables  | Total FTE | 1344  |
| Maximum Student Population, With 10 Portables | Total FTE | 1,564 |

## **Thunder Mountain Middle School**

### **A. Permanent Construction**

| <b>Date</b> | <b>Square Feet</b> | <b>Classrooms</b> |
|-------------|--------------------|-------------------|
| 2000        | 79,920             | 32                |

### **B. Portables**

### **C. Teaching Areas**

|                       | <b>Student/Rooms<br/>(All Day)</b> | <b>Rooms</b> | <b>Capacity</b> |
|-----------------------|------------------------------------|--------------|-----------------|
| Classrooms (Standard) | 28                                 | 19           | 532             |
| Special Education     | 12                                 | 3            | 0               |
| Special Use Rooms     | <u>27</u>                          | <u>10</u>    | <u>0</u>        |
| Total                 |                                    | 32           | 532             |

Maximum Capacity without Portables

Total FTE 532

Enumclaw School District  
**Projected Enrollment & Capacity Table 6**

**K-5 Elementary**

| <b>Plan Years</b>  | <b>2006-07</b> | <b>2007-08</b> | <b>2008-09</b> | <b>2009-10</b> | <b>2010-11</b> | <b>2011-12</b> |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
| Permanent Capacity   | 1,916          | 1,916          | 1,916          | 1,916          | 1,916          | 1,916          |
| New Construction: Elementary   |                |                |                |                |                |                |
| Portable Capacity Available  | 220            | 220            | 220            | 220            | 220            | 220            |
| Portable/Purchase, Relocate  |                |                |                |                |                |                |
| <b>Total Capacity</b>  | <b>2,136</b>   | <b>2,136</b>   | <b>2,136</b>   | <b>2,136</b>   | <b>2,136</b>   | <b>2,136</b>   |
| Projected Enrollment*  | 1,883          | 1,897          | 1,931          | <b>1,975</b>   | 2,015          | 2,009          |
| Surplus/(Deficit) of Perm. Capacity  | 33             | 19             | (15)           | (59)           | (99)           | (93)           |
| Surplus/(Deficit) with Portables   | 253            | 239            | 205            | 161            | 121            | 127            |
| <b>6-8 Middle School</b>   |                |                |                |                |                |                |
| <b>Plan Years</b>  | <b>2006-07</b> | <b>2007-08</b> | <b>2008-09</b> | <b>2009-10</b> | <b>2010-11</b> | <b>2011-12</b> |
| Permanent Capacity   | 1,092          | 1,092          | 1,092          | 1,092          | 1,092          | 1,092          |
| New Construction: Middle School  |                |                |                |                |                |                |
| Portable Capacity Available  | 0              | 0              | 0              | 0              | 0              | 0              |
| Portable/Purchase, Relocate  |                |                |                |                |                |                |
| <b>Total Capacity</b>  | <b>1,092</b>   | <b>1,092</b>   | <b>1,092</b>   | <b>1,092</b>   | <b>1,092</b>   | <b>1,092</b>   |
| Projected Enrollment*  | 1,102          | 1,072          | 1,020          | 1,028          | 999            | 1,047          |
| Surplus/(Deficit) of Perm. Capacity  | (10)           | 20             | 72             | 64             | 93             | 45             |
| Surplus/(Deficit) with Portables   |                |                |                |                |                |                |
| <b>9-12 High School</b>  |                |                |                |                |                |                |
| <b>Plan Years</b>  | <b>2006-07</b> | <b>2007-08</b> | <b>2008-09</b> | <b>2009-10</b> | <b>2010-11</b> | <b>2011-12</b> |
| Permanent Capacity   | 1,344          | 1,344          | 1,344          | 1,344          | 1,344          | 1,344          |
| New Construction: H.S.   |                |                |                |                |                |                |
| Portable Capacity Available  | 220            | 220            | 220            | 220            | 220            | 220            |
| Portable/Purchase, Relocate  |                |                |                |                |                |                |
| <b>Total Capacity</b>  | <b>1,564</b>   | <b>1,564</b>   | <b>1,564</b>   | <b>1,564</b>   | <b>1,564</b>   | <b>1,564</b>   |
| Projected Enrollment*  | 1,558          | 1,461          | 1,387          | 1,346          | 1,330          | 1,274          |
| Surplus/(Deficit) of Perm. Capacity  | (220)          | (117)          | (43)           | (2)            | 14             | 70             |
| Surplus/(Deficit) with Portables   | 6              | 103            | 177            | 218            | 234            | 290            |
| <b>*Note:</b> The District uses headcount enrollment projections due to the fact that all-day kindergarten is uniform across the District. |                |                |                |                |                |                |

#### IV. The District's Six-Year Planning and Construction Plan

##### Trigger of Construction

Planning for new schools and additions to existing schools is triggered by comparing the enrollment forecasts with District capacity. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will assess the need for any capacity additions. The projects listed below are anticipated based upon information available at the present time and are only preliminary planning estimates. Future updates to this Plan will reflect actual planning decisions.

The decision and ability to actually construct a new school facility involve multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration; whether those funds are generated from locally approved bonds, state construction funds, impact fees, or mitigation payments.

The District is also currently researching the possible modernization/replacement of one or more of its existing facilities. This decision will be based upon the need for new facilities due to the age of the facilities and educational program needs. Modernization/replacement projects will generally not include new capacity additions. Future updates to this Plan will reflect actual planning decisions.

Table 7 Planned Projects

**Table 7**

Enumclaw School District No. 216

##### Projects Planned and Sites Acquisitions

| School/Facility/Site                | Location                | Type | Status   | Projected<br>Comp<br>Date | Added<br>Capacity | % for new<br>Growth |
|-------------------------------------|-------------------------|------|----------|---------------------------|-------------------|---------------------|
|                                     |                         |      |          |                           | Approx            | Approx              |
| <b>Elementary</b><br>School Site #7 | Black Diamond           | New* | Planning |                           | 500               | 100%                |
| <b>Middle School</b>                |                         |      |          |                           |                   |                     |
| <b>Senior High</b>                  |                         |      |          |                           |                   |                     |
| <b>Elementary Schools</b>           |                         |      |          |                           | 0                 | 0%                  |
|                                     |                         |      |          |                           | 0                 | 0%                  |
|                                     |                         |      |          |                           | 0                 | 0%                  |
| <b>Secondary Schools</b>            |                         |      |          |                           |                   |                     |
|                                     |                         |      |          |                           |                   |                     |
| <b>Other Sites</b>                  |                         |      |          |                           |                   |                     |
| South West Enumclaw (18A)           | 1009 SE 244th, Enumclaw | New  | Exist.   | Site Bank                 | 0                 | 0                   |
| North East Enumclaw (20A)           | East of Highway 169     | New  | Exist.   | Site Bank                 | 0                 | 0%                  |
| Black Diamond (40A)                 |                         | New  | Planning |                           | 500               | 100%                |

\*New, fixed and portable construction

**Table 8**

**Six Year Finance Plan Estimated Costs**

| School/Site                | Location      | Project | Years   | Costs      | Funding Status | Funding Source     |
|----------------------------|---------------|---------|---------|------------|----------------|--------------------|
| New Elementary School site | Black Diamond | New     | 2,010   | 675,000    | Unsecured      | Bonds, Local Funds |
| New Elementary School      | Black Diamond | New     | 2011-12 | 23,000,000 | Unsecured      | Bonds, Local Funds |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |
|                            |               |         |         |            |                |                    |



**V.**

**Enumclaw School District No. 216  
IMPACT MITIGATION FEES – SINGLE/MULTI-FAMILY**

**Student Factors-Single/Multi-Family**

Elementary .391/.130  
Middle School .137/.037  
High School .163/.051

**Temporary Facilities Costs (Portable Costs)**

Elementary \$110,000  
Middle School  
High School

**Student Capacity Per Facility**

Elementary 500  
Middle School 800  
High School 1,200

**Permanent Square Footage**

Elementary 244,960  
Middle School 87,334  
High School 157,519  
Total 489,813

**Site Acreage Site**

Elementary 15 a  
Middle School 25 a  
High School 40 a

**Temporary Square Footage**

Elementary 15,645  
Middle School  
High School 10,638  
Total 26,283

**Site Cost per Acre**

Elementary \$45,000  
Middle School  
High School

**Total Facilities Square Footage**

Elementary 260,605  
Middle School 87,334  
High School 168,157  
Total 516,096

**New Facility Construction Cost**

Elementary \$ 23,000,000

**School Construction State Match**

Local District 56.98%  
Current Boeckh Index Factor  
\$154.22

**SPI Square Footage per Student**

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

**District Average Assessed Value**

Single Family Res. \$275,581  
K.C. Assessor, 3/06/07

Special Education 144

**Gen. Obligation Bond Interest Rate**

Current Bond Buyer Index 4.08%,

**Temporary Classroom Capacity**

Elementary 22  
Middle School 22  
High School 22

**District Average Assessed Value**

Multi-Family Res. \$109,893  
K.C. Assessor, 3/06/07  
Avg. of Condos and Apts.

**Developer Provided Sites/Facilities**

None

**District Debt Service Tax Rate**

Current \$/1,000 \$1.19

## VI. Impact Fees

This section has been omitted from this Plan because the District is not requesting impact fees this year. However, future updates to this Plan may include an impact fee request.