

Kent School District



2012 – 2013 - 2017 – 2018

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, Renton, Auburn
Black Diamond, Maple Valley, and SeaTac, Washington*

April 2012

Kent School District

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

2012 - 2013 ~ 2017 - 2018



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Kent School District



SIX - YEAR CAPITAL FACILITIES PLAN

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April 2012

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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, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2012 for the 2011-2012 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, Renton and Auburn 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 of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the reduction of class size to meet the standard of service for Kent School District. 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 as reported to OSPI.

P-223 FTE reports Kindergarten at .5 for all elementary schools except those five schools with Full Day Kindergarten funded by State Apportionment. P-223 Reports include all students in Grades K – 12 and excludes Early Childhood Education [ECE] students and college-only Running Start students.

The Board of Directors approved Full Day Kindergarten for all Elementary Schools for 2011-13 and those projections are continued in future years.

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

A financing plan is included in Section V I I I 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)* 8.18% of 24,899 King County live births in 2007 is projected for 2,036 students expected in Kindergarten for October 1, 2012. This is a significant increase of 655 live births in King County over the previous year. Together with proportional growth from new construction, 8.18% 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)*

Full Day Kindergarten ("FDK") programs at all 28 elementary schools require an adjustment to the Kindergarten forecast for projecting FDK at 1.0 FTE for capital facilities planning. P-223 Reports will continue to include FDK students at 1.0 for five schools with FDK funded by state apportionment, and all other kindergarten students will continue to be reported at .50 FTE. *(See Table 2 A)*

Early Childhood Education students (also identified as "ECE", "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.

(Continued)

II Six - Year Enrollment Projection *(Continued)*

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, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley. The west Lake Sawyer area of Kent School District is in the city of Black Diamond.

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 which provides an accurate count of enrolled students in identifiable new development areas.

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

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

October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
King County Live Births ²	19,825	19,999	20,449	21,289	22,541	23,104	23,002	23,188	22,355	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	568	443	-194	1,564
Kindergarten / Birth % ²	8.88%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.38%	8.27%	8.56%	8.25%	8.41%	8.06%	8.05%	8.33%	8.41%	8.22%	8.29%	8.47%	8.32%	8.13%	8.18%
Kindergarten ¹⁻²⁻³	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	768	758	749	767
State Apportionment-funded Full Day Kindergarten ¹⁻²⁻³ (In 2008 P-223 Report is at 1.0 FTE for State Apportionment-funded Full Day K)																			365	386	343	447
Grade 1	1,852	1,945	2,029	2,017	1,967	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920	1,958	1,992	1,885
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	1,962	1,939	2,014
Grade 3	1,824	1,866	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,962	2,026	2,033	2,081	1,976	2,000	1,981
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	2,044	1,954	2,021
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020	2,044	2,086	2,082	1,973
Grade 6	1,629	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,056	2,253	2,151	2,205	2,139	2,164	2,101	2,098	2,081	2,070	2,130	2,132
Grade 7 ^{Middle School}	1,624	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130	2,117	2,115	2,092	2,102
Grade 8 " "	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184	2,143	2,168	2,151	2,108
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404	2,309								
Grade 9 - Senior High															2,705	2,767	2,772	2,560	2,573	2,467	2,434	2,468
Grade 10	1,468	1,480	1,663	1,698	1,690	1,765	1,851	1,977	1,953	2,045	2,113	2,064	2,039	2,207	2,124	2,173	2,212	2,474	2,245	2,213	2,233	2,267
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	1,949	1,882
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	1,573	1,543
Total Enrollment ⁴	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745	25,828	25,778	25,621	25,590
Yearly FTE Increase / Decrease	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83	-50	-157	-31
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,527	6,610	6,560	6,403	6,372

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

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

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

For Full Day Kindergarten at other schools, the second half of the day is funded by Federal & State Categorical grants or Levy \$ & students are reported at .5 FTE on the P-223 Enrollment Report which generates state funding.

⁴ Enrollment reported to the state on Form P-223 generates basic education funding and excludes Early Childhood Education ("ECE" & "B2" or Birth to 2 Preschool Special Education) and college-only Running Start students.

October 2011 P-223 Headcount = 26,616 & Full Headcount = 27,397. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION - Elementary Headcount / Secondary FTE

Full Day Kindergarten at all Elem	LB in 2006	LB in 2007	LB in 2008	LB in 2009	LB in 2010	LB Est. 2011	LB Est. 2012
	A C T U A L	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N	P R O J E C T I O N
October	2011	2012	2013	2014	2015	2016	2017
King County Live Births ¹	24,244	24,899	25,222	25,057	24,514	24,600	24,700 ¹
Increase / Decrease	1,564	655	323	-165	-543	86	100
Kindergarten / Birth % ²	8.18%	7.92%	8.02%	8.18%	8.31%	8.29%	8.29%
^{2/3} Kindergarten FTE @ .5	0	0	0	0	0	0	0
^{2/3} FD Kindergarten @ 1.0	1983	2,036	2,064	2,050	2,006	2,012	2,020
Grade 1	1888	2,029	2,095	2,124	2,109	2,064	2,070
Grade 2	2016	1,906	2,061	2,128	2,157	2,142	2,097
Grade 3	1983	2,058	1,958	2,116	2,185	2,214	2,199
Grade 4	2024	2,003	2,091	1,990	2,149	2,219	2,248
Grade 5	1974	2,041	2,033	2,122	2,020	2,180	2,251
Grade 6	2136	2,020	2,100	2,092	2,183	2,078	2,242
Grade 7	2102	2,104	2,004	2,083	2,075	2,165	2,061
Grade 8	2108	2,119	2,131	2,030	2,110	2,102	2,192
Grade 9	2468	2,418	2,440	2,454	2,338	2,430	2,421
Grade 10	2267	2,298	2,261	2,282	2,295	2,187	2,272
Grade 11	1882	1,911	1,947	1,916	1,934	1,945	1,854
Grade 12	1543	1,489	1,522	1,550	1,526	1,540	1,548
Total FTE Enrollment	26,374	26,432	26,707	26,937	27,087	27,278	27,475
<small>Note: 2/3/4 Adjusted for Full Day Kindergarten</small>							
Yearly Increase/Decrease ³	See Notes	58	275	230	150	191	197
Yearly Increase/Decrease %	2/3/4	0.22%	1.04%	0.86%	0.56%	0.71%	0.72%
Cumulative Increase with Full Day Kind Adjustment	Adj for FDK	811	1,086	1,316	1,466	1,657	1,854
Full Time Equivalent (FTE)	26,374	26,432	26,707	26,937	27,087	27,278	27,475

¹ Kindergarten enrollment projection is based on Kent SD percentage of live births in King County five years previous.

² Kindergarten projection is calculated by using the District's previous year percentage of King County births five years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECE - Early Childhood Education)

³ Kindergarten projection is at 1.0 for Full Day Kindergarten (FDK) at all 28 Elementary schools. FDK funded at 5 schools by state apportionment & second 1/2 of day funded by Federal & State Categorical Grants & Educational Programs Levy.

⁴ Oct. 2011 P223 FTE is 25,590 & Headcount is 26,616. Full Headcount with ECE Preschool & Running Start students = 27,397.

G R O W T H P R O J E C T I O N S - Adjustments for current economic factors

For facilities planning purposes, this six-year enrollment projection anticipates conservative enrollment growth from new development currently in some phase of planning or construction in the district.

III Current Kent School District "Standard of Service"

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

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower class size at those facilities. 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 25 or fewer students.
 Class size for grades 1 - 3 is planned for an average of 25 or fewer students.
 Class size for grades 4 - 6 is planned for an average of 29 or fewer students.

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.).

In 2011, all elementary schools meet the criteria required to provide full day kindergarten programs (FDK = Full Day Kindergarten) with the second half of the day funded by state apportionment or the local levy. Five FDK Programs have state apportionment funding and the others will be funded through Basic Ed and Educational Programs and Operations Levy.

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)
- Inclusive Services / Tiered Intervention in SE Support Center Programs
- Early Childhood Education (ECE) (3-4 yr. old students with disabilities)
- Developmental Kindergarten in SC Programs
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Self-contained Special Education Support Center Programs (SC)
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASC-DD)
- Speech & Language Therapy & Programs for Hearing Impaired students
- Occupational & Physical Therapy Programs (OT/PT)
- 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 31 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 – (Advanced Academics – E2020)
 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
 JROTC - Junior Reserve Officers Training Corps
 Variety of Career & Technical Education Programs/Activities (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, Marketing, Economics, Web Design, DECA, FBLA (Future Business Leaders).
 Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, ASL, etc.
 Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture.

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.

I V Inventory and Capacity of Existing Schools

Currently, the District has permanent program capacity to house 27,509 students and transitional (relocatable) capacity to house 1,023. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity. *(See Table 3 on Page 12)*

The ratio between permanent capacity and 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 capacity for the new Panther Lake Elementary School 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 13.

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

					2011-2012
SCHOOL	Year Opened	ABR	ADDRESS		Program Capacity ¹
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058		452
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042		380
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042		504
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042		432
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031		476
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031		504
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058		408
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030		456
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058		456
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042		452
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042		504
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042		404
Kent Elementary	1999 / 1938	KE	24700 - 64th Avenue South, Kent 98032		452
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042		510
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030		480
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030		476
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042		524
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030		504
Neely-O'Brien Elementary	1990 / 1955	NO	6300 South 236th Street, Kent 98032		452
Panther Lake Elementary	2009 / 1938	PL	20831 - 108th Avenue SE, Kent 98031		552
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031		486
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030		528
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058		504
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010		504
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030		476
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031		408
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031		452
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042		504
Elementary TOTAL					13,240
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042		895
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042		787
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058		832
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031		792
Mill Creek MS & Technology Academy ²	2005 / 1952	MC	620 North Central Avenue, Kent 98032		916
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058		926
Middle School TOTAL					5,148
Kent-Meridian HS & Tech Academy	1951	KM	10020 SE 256th Street, Kent 98030		1,904
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042		1,957
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031		2,277
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042		2,159
Senior High TOTAL					8,297
Kent Mountain View Academy ³	1997 / 1965	MV/LC	22420 Military Road, Des Moines 98198		410
Kent Phoenix Academy ⁴	2007 / 1966	PH	11000 SE 264th Street, Kent 98030		414
DISTRICT TOTAL					27,509

¹ Changes to capacity reflect program changes and Secondary Capacity updated for 2011-12.

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

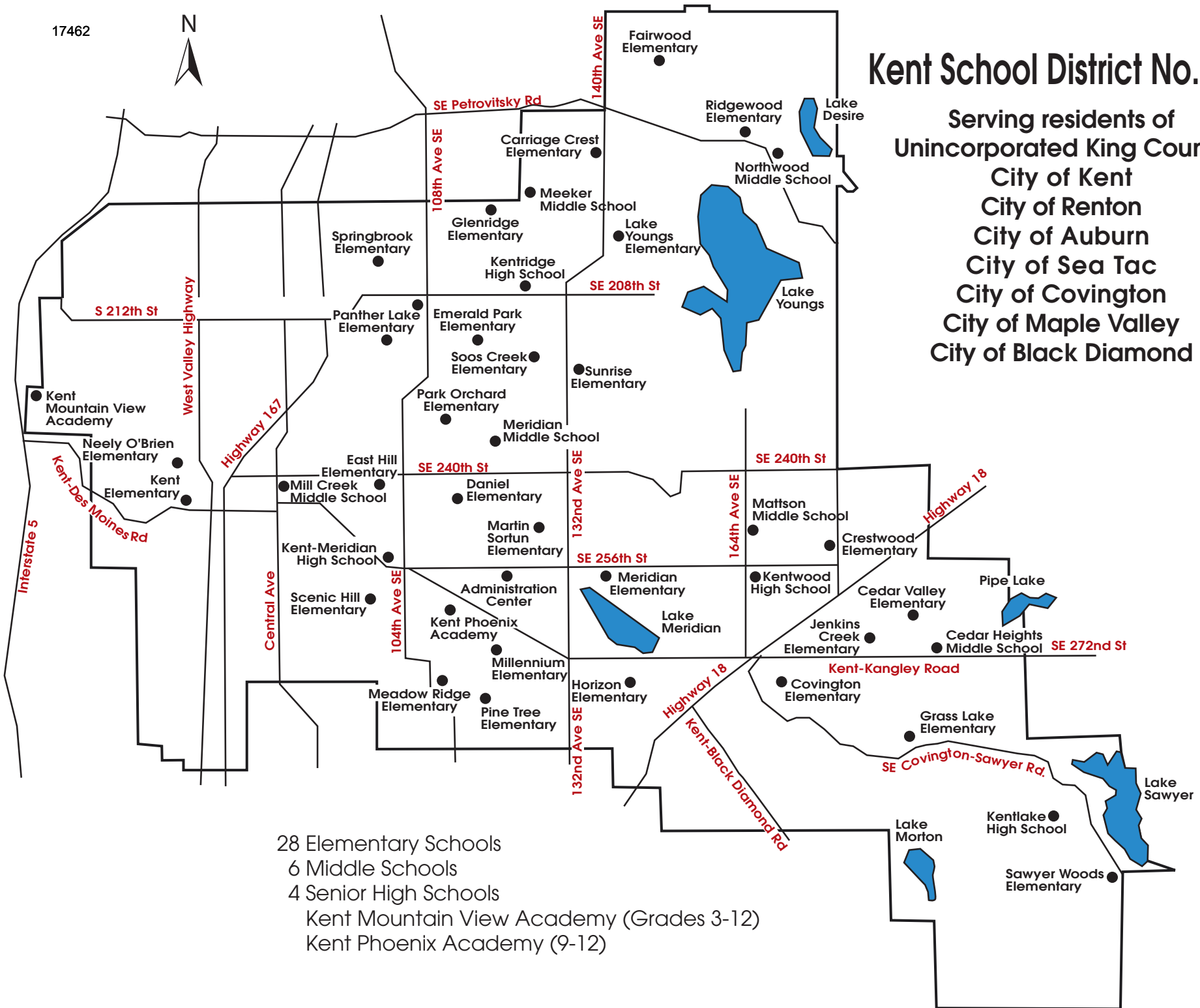
³ Kent Mountain View Academy serves grades 3-12. The school was formerly known as Kent Learning Center & Grandview Elementary.

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



Kent School District No. 415

Serving residents of
Unincorporated King County
City of Kent
City of Renton
City of Auburn
City of 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 2012, 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 completed for Kent-Meridian High School. Completion of the MAIN Gym project also provides additional classroom capacity at Kent-Meridian in 2011-12.
- 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 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 in progress for a replacement school for Covington Elementary School. The project is pending satisfactory financial resources to fund the project.
- In February 2006, voters also approved construction funding for a future Elementary School 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 for lease or purchase of additional portables may be provided by impact fees as needed. Sites are based on need for additional capacity.

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

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future. (See *Table 4 on Page 15 & Site map on Page 16*)

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

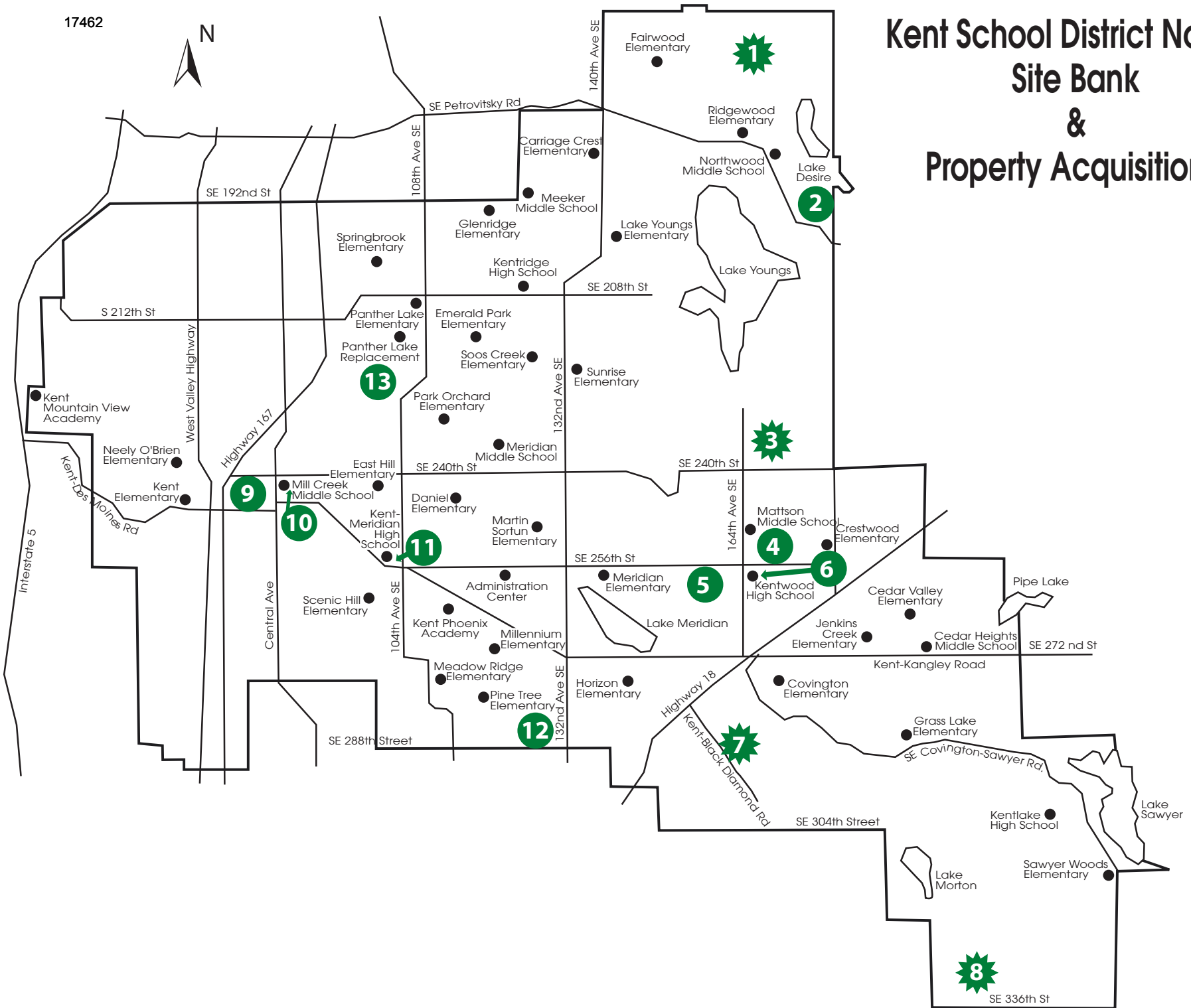
2006 voter approval of \$106M bond issue for capital improvement included the construction funding for a new Elementary School, replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees have been or will be applied to those projects. The Board will continue annual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

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

SCHOOL / FACILITY / SITE		LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth	
							Approximate	Approximate
# on Map	ELEMENTARY		<i>(Numbers to identify future schools may not correlate with number of existing schools.)</i>					
			Replacement					
5	Replacement for Covington Elementary (F)	SE 256th Street & 154th Ave SE	Elementary	Planning	2015-16	600	16%	
	Covington Elem - Capacity to be replaced	17070 SE Wax Road, Covington	Elementary	Planning	2015-16	-504		
	Elementary # 31 (Actual #29) (U)	Location TBD - To be determined ²	New					
	Site for Elementary # 31 (U - Unfunded) ¹	To be determined ²	Elementary	Planning	2016-17	600	100%	
			Site	Planning	2015-16		100%	
MIDDLE SCHOOL								
No new projects required at this time.								
SENIOR HIGH								
No new projects required at this time.								
	Kent-Meridian HS - Classroom Additions (F)	10020 SE 256th Street, Kent	Classroom Additions	Completed Fall 2011	2011-12	53	100%	
						Additional Capacity		
	Relocatables	For placement as needed	New	Planning	2012 +	24 - 31 each	100%	
# on Map	³ OTHER SITES ACQUIRED		Land Use Designation	Type	Land Use Jurisdiction			
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Urban	Elementary	City of Covington			
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Rural	Elementary	King County			
5	Covington area West (Halleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Urban	Elementary	City of Covington			
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Rural	Elementary	King County			
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Rural	Secondary	King County			
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Urban	Elementary	King County			
1	So. King Co. Activity Center (former Nike site)	SE 167 & 170 SE, Renton 98058	Rural	TBD ²	King County			
12	South Central site (Plemmons-Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD ²	King County			
Notes:								
¹ Unfunded facility needs will be reviewed in the future.								
² TBD - To be determined - Some sites are acquired but placement, timing and/or configuration have not been determined.								
³ Numbers correspond to sites on Site Bank Map on Page 16. Other Map site locations are parcels identified in Table 7 on Page 26.								



Kent School District No. 415 Site Bank & Property Acquisitions



VI Relocatable Classrooms

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

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

Based on enrollment projections, implementation of full day kindergarten programs, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase some additional relocatables during the next six-year period.

During the time period covered by this Plan, the District does not anticipate that all of the District's 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 the District's inventory are continually evaluated resulting in some being improved and some replaced. Quality concerns will be among those addressed by 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 IV, the program capacity study is periodically updated for changes in special programs and reflects class size fluctuations, grade level splits, etc. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 19 - 22)*

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

Full Time Equivalent (FTE) student enrollment for October 2011 was 25,590.08. Kindergarten students are reported at .5 although all schools provide full day kindergarten (“FDK”) with alternative funding for the second half of the day. State Apportionment-funded Full Day Kindergarten programs report and project Kindergarten students at 1.00 FTE at qualifying FDK schools. The P-223 FTE Report excludes Early Childhood Education (“ECE” preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 19 - 22)*

In October there were 654 students in 11th and 12th grade participating in the Running Start program at 10-21 different colleges and receiving credits toward both high school and college graduation. 323 of these students attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has the highest Running Start program participation in the state.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2011 was 26,616 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 2011 totals 27,397 which includes ECE and college-only Running Start students.

Based on the enrollment forecasts, permanent facility 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 19 - 22)*

This does not mean that some schools will not experience overcrowding. There may be a need for additional relocatables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future relocatables. Boundary changes, limited and costly movement of relocatables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

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

TOTAL DISTRICT

SCHOOL YEAR	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018		
	Actual	P	R	O	J	E	C	T	E
Permanent Program Capacity ¹	27,456	27,509	27,509	27,509	27,509	27,605	28,205		
Changes to Permanent Capacity ¹									
Kent-Meridian HS - 2011-12 Additions (F) ²	53								
Construction completed - 2 Classrooms added at KM									
Replacement school with projected increase in capacity:									
Covington Elementary ³ (Funded)					600				
To Replace current Covington Elementary capacity					-504				
New Elementary # 31 (actual #29) (Unfunded)						600			
Permanent Program Capacity Subtotal	27,509	27,509	27,509	27,509	27,605	28,205	28,205		
Interim Relocatable Capacity									
Elementary Relocatable Capacity Required	360	456	768	984	1,080	576	792		
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}	360	456	768	984	1,080	576	792		
TOTAL CAPACITY ¹	27,869	27,965	28,277	28,493	28,685	28,781	28,997		
w/Kind @ .5 25,590 Adjusted for FULL Day Kindergarten Headcount									
TOTAL ENROLLMENT/ PROJECTION ⁵	26,374	26,432	26,707	26,937	27,087	27,278	27,475		
DISTRICT AVAILABLE CAPACITY ⁷	1,495	1,533	1,570	1,556	1,598	1,503	1,522		

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

² Construction completed for classroom additions at Kent-Meridian HS for 2011-12 school year.

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

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

⁵ Enrollment / Projections adjusted for FULL Day Kindergarten at ALL Elementary Schools starting in 2011-12.

⁶ 2011-2012 total classroom relocatable capacity is 1,023.

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

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

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018		
	Actual	P	R	O	J	E	C	T	E
Elementary Permanent Capacity ¹	13,240	13,654	13,654	13,654	13,654	13,750	14,350		
Kent Mountain View Academy ²	414								
Changes to Elementary Capacity									
Replacement school with projected increase in capacity:									
Covington Elementary ⁴ (Funded)					600				
Will replace current Covington Elementary capacity					-504				
New Elementary # 31 ⁵ (Unfunded)						600			
Subtotal	13,654	13,654	13,654	13,654	13,750	14,350	14,350		
Relocatable Capacity Required ¹	360	456	768	984	1080	576	792		
TOTAL CAPACITY ^{1/2}	14,014	14,110	14,422	14,638	14,830	14,926	15,142		
	<small>w/Kind @ .5 13,220</small>	Adjusted for FULL Day Kindergarten Headcount							
ENROLLMENT / PROJECTION ³	14,004	14,093	14,402	14,622	14,809	14,909	15,127		
SURPLUS (DEFICIT) CAPACITY	10	17	20	16	21	17	15		
Number of Relocatables Required	15	19	32	41	45	24	33		

45 Classroom Relocatables required in 2015-16. 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 Enrollment or Projections reflect FULL Day Kindergarten @ 1.0 & exclude ECE Preschoolers.

ALL Elementary Schools have FULL Day Kindergarten starting in 2011-12.

⁴ Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.

⁵ Site selection and construction timing for Elementary #31 is pending review of location and capacity needs.

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

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
	Actual	P R O J E C T E D					

Middle School Permanent Capacity ¹	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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Changes to Middle School Capacity							
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⁴ Mill Creek MS & Technology Academy
Phase 2 of Renovation completed
(No new capacity added in renovation)

Subtotal	5,148	5,148	5,148	5,148	5,148	5,148	5,148
----------	-------	-------	-------	-------	-------	-------	-------

Relocatable Capacity Required ¹	0	0	0	0	0	0	0
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TOTAL CAPACITY ^{1&3}	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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ENROLLMENT / PROJECTION ²	4,210	4,223	4,135	4,113	4,185	4,267	4,253
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SURPLUS (DEFICIT) CAPACITY ⁴	938	925	1,013	1,035	963	881	895
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Number of Relocatables Required	0	0	0	0	0	0	0
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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 Approximate Full Time Equivalent Enrollment with Headcount Projections

³ Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.

⁴ Middle School capacity meets concurrency requirements and no impact fees are collected for middle schools.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity ¹	8,654	8,707	8,707	8,707	8,707	8,707	8,707	8,707
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Includes Kent Phoenix Academy ²

Changes to High School Capacity

Kent-Meridian HS - 2011-12 Additions (F)

2 Classrooms added (@ 85% Utilization) 53

Subtotal	8,707	8,707	8,707	8,707	8,707	8,707	8,707	8,707
----------	-------	-------	-------	-------	-------	-------	-------	-------

Relocatable Capacity Required ¹	0	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---	---

TOTAL CAPACITY ¹	8,707	8,707	8,707	8,707	8,707	8,707	8,707	8,707
------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------

FTE ENROLLMENT / PROJECTION ³	8,160	8,116	8,170	8,202	8,093	8,102	8,095
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SURPLUS (DEFICIT) CAPACITY	547	591	537	505	614	605	612
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Number of Relocatables Required	0	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.

⁴ High School capacity meets concurrency requirements and no impact fees are collected for high schools.

VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2012 - 2013 through 2017 - 2018. 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 replaced the previous Panther Lake Elementary in Fall of 2009.

The bond issue also funded Phase II of the renovation for Mill Creek Middle School and renovation of Sequoia Middle School for reconfiguration as a non-traditional high school, Kent Phoenix Academy, which opened in September 2007.

2006 construction funding approval also provided for additional classrooms at Kentlake High School and two projects at Kent-Meridian High School. The projects at Kent-Meridian High School provide additional capacity with several new classrooms and gymnasium space. The projects at K-M are completed and the new Main Gym added capacity for two more PE classrooms. Some impact fees have been utilized for the new construction that increased capacity.

The district has designated \$16 million of the 2006 bond authorization for construction of an additional elementary school, currently scheduled for completion in the fall of 2015.

The Finance Plan includes a few new relocatables to provide additional capacity and some may be funded from impact fees.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future and reported in annual updates of the Capital Facilities Plan.

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

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

SCHOOL FACILITIES	*	2012	2013	2014	2015	2016	2017	TOTAL	Secured	Unsecured	Impact
									Local & State	State ² or Local ³	Fees ⁵
									Estimated	Estimated	
PERMANENT FACILITIES											
Covington Elementary Replacement ¹	F				\$31,840,000			\$31,840,000	\$16,000,000	\$10,745,000	\$5,095,000
Elementary # 31 (Actual #29) ¹⁻²⁻³	U					\$33,400,000		\$33,400,000		\$26,460,000	\$6,940,000
Elementary Site ³	U				\$6,000,000			\$6,000,000			\$6,000,000
NO Secondary School Projects at this time.											
TEMPORARY FACILITIES											
Additional Relocatables ³⁻⁴	F U	\$264,000 2 relocatables	\$277,000 2 relocatables	\$290,000 2 relocatables				\$831,000			\$831,000
OTHER											
N / A											
Totals		\$264,000	\$277,000	\$290,000	\$37,840,000	\$33,400,000	\$0	\$72,071,000	\$16,000,000	\$37,205,000	\$18,866,000

* F = Funded U = Unfunded

NOTES:

- ¹ Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)
- ² The District anticipates receiving some State Funding Construction Assistance (formerly known as "matching funds") for some projects.
- ³ Facility needs are pending review. Some of these projects may be funded with impact fees.
- ⁴ Cost of Relocatables based on current cost and adjusted for inflation for future years.
- ⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

VIII Finance Plan - Cost Basis Summary

For impact fee calculations, construction costs are based on cost of the last elementary school, adjusted for inflation, and projected cost of the next elementary school.

Elementary School	Cost	Projected Cost
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 2015)		\$31,840,000
Projected cost of Elementary #31 in 2016		\$33,400,000
Average cost of Covington Elementary Replacement & Elementary #31		\$32,620,000

Construction cost of high school addition:

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

Site Acquisition Cost

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

District Adjustment

The impact fee calculations on pages 28 and 29 include a "District Adjustment" to reduce the fees calculated by the impact fee formulas. Based on current economic conditions, the District has adjusted the impact fees to keep the same rates as those currently in place and made no adjustment for increase in the Consumer Price Index.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased or Built on within last 15 Years

Type & # on Map	School / Site	Year Open / Purchased	Location	Acreage	Cost	Avg cost/acre	Total Average Cost / Acre
Elementary							
13 / Urban	Panther Lake Elementary Replacement Site	2008	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129	
5 / Urban	Elementary Site (Halleson & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391	
	Elementary Site Subtotal			19.40	\$5,578,923		\$287,573 Elem site average
Middle School							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wrms)	1999	E of 124 SE btw 286-288 PI (UKC)	39.36	\$1,936,020	\$49,188	
	Middle School Site Subtotal			65.01	\$3,436,024		\$52,854 Middle Schl Site Avg.
Senior High							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	
Senior High	Kentlake High School (Kombol Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438	
6 / Urban	Kentwood Sr Hi Addition (Sandhu)	1998	16807 SE 256th Street	3.83	\$302,117	\$78,882	
	Senior High Site Subtotal			50.14	\$4,149,651		\$82,761 Sr Hi Site Average
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area.</p> <p>Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</p>							
	Properties purchased prior to 1996						
1 / Rural	So. King County Activity Center (Nike site) purchased prior to 1996.						
4 / Urban	Site - Covington area North (So of Mattson MS)	1984					
3 / Rural	Site - Ham Lake east (Pollard)	1992					
7 / Rural	Site - South of Covington (Scarsella)	1993					
8 / Rural	Site - SE of Lake Morton area (West property)	1993					
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
9 / Urban	Old Kent Elementary replaced and currently leased out.						
				Total Acreage & Cost		Total Average Cost / Acre	
				134.55	\$13,164,598	\$97,842	

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

Student Generation Factors - Single Family

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

Projected Increased Student Capacity

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

Required Site Acreage per Facility

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

New Facility Construction Cost

Elementary *	<u>\$32,620,000</u>
Middle School	<u>\$0</u>
Senior High *	<u>\$0</u>

* See cost basis on Pg. 25

Temporary Facility Square Footage

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

3%

Permanent Facility Square Footage

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

97%

Total Facilities Square Footage

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

Developer Provided Sites / Facilities

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

Student Generation Factors - Multi-Family

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

OSPI - Square Footage per Student

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

Average Site Cost / Acre

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

Temporary Facility Capacity & Cost

Elementary @ 24	<u>\$132,000</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

State Funding Assistance Credit (formerly "State Match")

District Funding Assistance Percentage	<u>56.65%</u>
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Construction Cost Allowance CCA - Cost/Sq. Ft.

Area Cost Allowance (Effective July 11)	<u>\$188.55</u>
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District Average Assessed Value

Single Family Residence	<u>\$249,981</u>
-------------------------	------------------

District Average Assessed Value

Multi-Family Residence	<u>\$95,379</u>
------------------------	-----------------

Apartments 71% Condos 29%

Bond Levy Tax Rate/\$1,000

Current / \$1,000 Tax Rate (1.74641)	<u>\$1.75</u>
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General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>3.84%</u>
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KENT SCHOOL DISTRICT 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	<u>0.250</u>	\$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)	\$32,620,000	600	0.486	0.97	\$25,629.53
B 2 (Middle School)	\$0	900	0.130	0.97	\$0
B 3 (Senior High)	\$0	53	<u>0.250</u>	0.97	\$0
			0.866		
				B ⇒	<u>\$25,629.53</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)	\$132,000	24	0.486	0.03	\$80.19
C 2 (Middle School)	\$0	29	0.130	0.03	\$0
C 3 (Senior High)	\$0	31	<u>0.250</u>	0.03	\$0
			0.866		
				C ⇒	<u>\$80.19</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)	\$188.55	90	0.5665	0.486	\$4,672.03
D 2 (Middle School)	\$188.55	117	0	0.130	\$0
D 3 (Senior High)	\$188.55	130	0	<u>0.250</u>	\$0
				D ⇒	<u>\$4,672.03</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$249,981		
Current Capital Levy Rate / \$1,000	\$1.75		
Current Bond Interest Rate	3.84%		
Years Amortized (10 Years)	10	TC ⇒	\$3,569.34

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	\$25,629.53	
C = Temporary Facility Cost per Residence	\$80.19	
Subtotal		\$28,272.00
D = State Match Credit per Residence	\$4,672.03	
TC = Tax Credit per Residence	\$3,569.34	
Subtotal	-	\$8,241.37

Total Unfunded Need	\$20,030.63	
50% Developer Fee Obligation		\$10,015
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		(\$4,529)
Net Fee Obligation per Residence - Single Family		\$5,486

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$287,573	500	0.331	\$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 ⇒	\$2,094.11

Permanent Facility Construction Cost per Multi-Family Residence Unit

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

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$32,620,000	600	0.331	0.97	\$17,455.51
B 2 (Middle School)	\$0	900	0.067	0.97	\$0
B 3 (Senior High)	\$0	53	0.124	0.97	\$0
			0.522		
				B ⇒	\$17,455.51

Temporary Facility Cost per Multi-Family Residence Unit

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$132,000	24	0.331	0.03	\$54.62
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 ⇒	\$54.62

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

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

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$188.55	90	0.5665	0.331	\$3,181.98
D 2 (Middle School)	\$188.55	117	0	0.067	\$0
D 3 (Senior High)	\$188.55	130	0	0.124	\$0
				D ⇒	\$3,181.98

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$95,379		
Current Capital Levy Rate / \$1,000	\$1.75		
Current Bond Interest Rate	3.84%		
Years Amortized (10 Years)	10	TC ⇒	\$1,361.86

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	\$17,455.51	
C = Temporary Facility Cost per MF Unit	\$54.62	
Subtotal	\$19,604.23	
D = State Match Credit per MF Unit	\$3,181.98	
TC = Tax Credit per MF Unit	\$1,361.86	
Subtotal	-\$4,543.84	

Total Unfunded Need	\$15,060.39	
50% Developer Fee Obligation		\$7,530
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		(\$4,152)
Net Fee Obligation per Residential Unit - Multi-family		\$3,378

IX Summary of Changes to April 2011 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 2011 Plan are summarized here.

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

Future projects include potential replacement and expansion of Covington Elementary, and future new Elementary School #31 (actual #29). Project that increased capacity at Kent-Meridian HS was completed and removed from Finance Plan & Fee Charts.

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

The student enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so previous Kindergarten Chart (Table 2A on page 8) was deleted from the CFP. Six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all Elementary schools.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility needs will be reviewed in the future.

Based on current economic conditions, the District Adjustment results in no change to the current impact fees.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.445	0.486	
Single Family (SF)	MS	0.118	0.130	
	SH	0.245	0.250	
	Total	0.808	0.866	+ .58
Student Generation Factor	Elem	0.296	0.331	
Multi-Family (MF)	MS	0.075	0.067	
	SH	0.111	0.124	
	Total	0.482	0.522	+ .40
State Funding Assistance Ratios ("State Match")		56.65%	56.65%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$180.17	\$188.55	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$268,279	\$249,981	Per Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$99,888	\$95,379	Per Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.84	\$1.75	Per King Co. Assessor Report
General Obligation Bond Interest Rate		4.91%	3.84%	Market Rate
Impact Fee - Single Family	SF	\$5,486	\$5,486	No Change to Impact Fee
Impact Fee - Multi-Family	MF	\$3,378	\$3,378	No Change to Impact Fee

X

Appendixes

Appendix A: Calculations of Capacities for Elementary Schools

Appendix B: Calculations of Capacities for Middle Schools

Appendix C: Calculations of Capacities for Senior High Schools

Appendix D: Use of Relocatables

Appendix E: Student Generation Factor Survey

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

K S D ELEMENTARY SCHOOL	ABR	Number of	Std/High Cap	² SE / IP	² Special	2011-2012	Program	Classroom	Relocatable	10/1/2011	10/1/2011	F
		Std or High Cap Classrooms	Capacity at 24 average ¹	ELL CR	Program Capacity	Program Capacity ²	Use Relocatables	Use Relocatables	Capacity at 24 average ¹	P223 FTE ³ Enrollment	P223 Hdcount Enrollment	D K ³
Carriage Crest	CC	18	432	5	20	452	1	0	0	407.85	444	F
Cedar Valley	CV/e	15	360	6	20	380	2	0	0	274.50	296	F
Covington	CO/e	20	480	5	24	504	1	0	0	434.20	466	F
Crestwood	CW	18	432	4	0	432	4	1	24	465.17	498	F
East Hill	EH	18	432	7	44	476	3	3	72	501.03	542	F
Emerald Park	EP	21	504	2	0	504	2	0	0	475.00	505	F
Fairwood	FW/e	17	408	3	0	408	3	0	0	409.62	446	F
George T. Daniel Elem	DE	18	432	5	24	456	1	0	0	441.12	442	SA
Glenridge	GR	19	456	4	0	456	2	0	0	463.50	494	F
Grass Lake	GL/h	18	432	4	20	452	1	0	0	393.53	414	F
Horizon	HE	21	504	2	0	504	3	0	0	463.00	500	F
Jenkins Creek	JC	15	360	7	44	404	3	1	24	304.00	326	F
Kent Elementary	KE/eh	18	432	3	20	452	2	4	96	595.00	595	SA
Lake Youngs	LY/h	21	504	7	20	510	0	0	0	427.00	448	F
Martin Sortun	MS	19	456	3	24	480	1	1	24	534.00	575	F
Meadow Ridge	MR/e	17	408	6	68	476	0	4	96	493.18	495	SA
Meridian Elementary	ME/h	21	504	3	20	524	3	2	48	553.02	593	F
Millennium Elementary	ML	20	480	3	24	504	0	0	0	503.05	541	F
Neely-O'Brien	NO	16	384	5	68	452	7	5	120	650.52	714	F
Panther Lake (New)	PL	15	360	3	36	552	4	0	0	518.50	564	F
Park Orchard	PO	18	432	7	54	486	2	0	0	442.00	442	SA
Pine Tree	PT/h	21	504	4	24	528	3	0	0	472.00	500	F
Ridgewood	RW/h	21	504	1	0	504	1	2	48	530.53	565	F
Sawyer Woods	SW	21	504	2	0	504	0	0	0	457.00	490	F
Scenic Hill	SH	17	408	6	68	476	4	3	72	604.00	604	F
Soos Creek	SC/e	17	408	4	0	408	3	0	0	317.50	342	SA
Springbrook	SB	17	408	5	44	452	2	0	0	467.50	511	F
Sunrise	SR/h	21	504	2	0	504	3	0	0	517.50	547	F
Kent Mtn. View Academy	MV	14	356	3	60	410	0	0	0	105.00	105	0
Elementary TOTAL^{1/2}		532	12,788	121	726	13,650	61	26	624	13,219.82	14,004	

e = ECE & h = Highly Capable Programs

0 ECE & K @ .5 or 1.0 0 ECE & K @ 1.0

¹ Elementary classroom capacity is based on average of 24: 20-22 in K-3 & 29 in Grades 4-6. Includes adjustments for class size reduction or special program changes.

² Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 16 Standard + 1 Computer Lab + 1 Music + 1 ELL + 1 Integrated Program classroom.

³ All elementary schools have Full Day Kindergarten - 5 FDK programs are State-funded. FTE reports Kind @ .5 & SF-FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0.

⁴ Elementary schools have 100% space utilization rate with no adjustments for part-time use of classrooms. Counts exclude ECE Preschoolers & space is reserved for ECE classrooms.

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

K S D MIDDLE SCHOOL	ABR	# of	Standard	SE / IP	Special Ed	Spec	Special ¹	2011-2012	Program	Classroom	Relocatable	10/1/2011	10/1/2011
		Std	Capacity ²	ELL	ELL	Prgm	Program	Program	Use	Use	Capacity	P223 FTE ³	Headcount ³
		Clstrms	at 25-29	Cls	Capacity	Clstrms	Capacity	Capacity ²	Relocatables	Relocatables	at 29 ea.	Enrollment	Enrollment
		@ 85% Utilization		@ 85% Utilization		@ 85% Utilizatio		@ 85% Utilization					
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	693.00	693
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	634.26	635
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	652.04	654
Meridian Middle School	MJ	26	641	5	56	4	95	792	8	0	0	622.22	623
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	882.20	883
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	640.28	642
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment								See Elem				86.00	86
Middle School TOTAL		175	4,314	34	382	19	452	5,148	14	2	58	4,210.00	4,216

APPENDIX B

K S D SENIOR HIGH SCHOOL	ABR	# of	Standard	SE / IP	Special Ed	Spec	Special ¹	2011-2012	Program	Classroom	Relocatable	10/1/2011	10/1/2011
		Std	Capacity ²	ELL	ELL	Prgm	Program	Program	Use	Use	Capacity	P223 FTE ³	Headcount ³
		Clstrms	at 25-31	Cls	Capacity	Clstrms	Capacity	Capacity ²	Relocatables	Relocatables	at 31 ea.	Enrollment	Enrollment
		@ 85% Utilization		@ 85% Utilization		@ 85% Utilizatio		@ 85% Utilization					
Kent-Meridian Senior High	KM	56	1,476	12	157	12	271	1,904	6	3	93	2,001.60	2,048
Kentlake Senior High	KL	58	1,423	13	153	16	381	1,957	2	0	0	1,651.80	1,691
Kentridge Senior High	KR	65	1,713	13	136	18	428	2,277	0	4	124	2,090.30	2,135
Kentwood Senior High	KW	60	1,581	9	102	20	476	2,159	5	4	124	1,932.58	2,009
Kent Mountain View Academy (Grades 3 - 12) Senior High Grade 9 - 12 Enrollment								See Elem				171.58	177
Kent Phoenix Academy	PH	Non-traditional High School						414				311.40	335
Regional Justice Center ⁴	RJ	N/A						N/A				1.00	1
Senior High TOTAL		239	6,193	47	548	66	1,556	8,711	13	11	341	8,160.26	8,396

APPENDIX C

DISTRICT TOTAL	946	23,295	203	1,708	85	2,008	27,509	88	39	1,023	25,590.08	26,616
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¹ Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.

² Secondary school capacity is adjusted for 85% utilization rate. 9th grade moved to HS in 2004. Revised Facility Use Study is in progress for 2011-12.

³ Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,349.
Some totals may be slightly different due to rounding.

⁴ 19 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672. Total RJ count in October 2010 is 29.

KENT SCHOOL DISTRICT No. 415 USE of RELOCATABLES

School Year Relocatable Use ¹	2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018	
	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student	No. of	Student
	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity	Relocatables	Capacity
Relocatables for classroom use	39		39		39		39		39		39		39	
Relocatables for program use (ie. Computer labs, music, etc.)	88		88		88		88		88		88		88	
Elementary Capacity Required @ 24 ²	15	360	19	456	32	768	41	984	45	1,080	24	576	33	792
Middle School Capacity Required @ 29 ³	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Relocatables Utilized ⁴	127		127		127		127		127		127		127	
Classroom Relocatable/Capacity Required	15	360	19	456	32	768	41	984	45	1,080	24	576	33	792
Plan for Allocation of Required Classroom Relocatable Facilities included in Finance Plan:														
Elementary ^{1/2}	15		19		32		41		45		24		33	
Middle School ³	0		0		0		0		0		0		0	
Senior High ⁴	0		0		0		0		0		0		0	
Total	15		19		32		41		45		24		33	

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

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

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

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

KENT SCHOOL DISTRICT No. 415
Student Generation Factor Survey

Edulog #	Single Family Developments	Elementary Area	Total Units	S t u d e n t s				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
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			2,023	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				Student Generation Factor			
				Total	Elem	MS	HS	Total	Elem	MS	HS
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	Arterra 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	505	103	189	0.522	0.331	0.067	0.124