



STUDY AND SURVEY OF SCHOOL DISTRICT FACILITIES

Auburn School District No. 408

June 2017

TABLE OF CONTENTS

Executive Summary	2 Pages
Resolution No. 1241 – Approval of 2017 Study and Survey	1 Page
Chapter 1 – Inventory and Assessment of Existing Facilities	3 Pages
Chapter 2 – Long-Range Educational and Facilities Plan	7 Pages
Section 201 – Long Range Educational Plan	
Section 202 – Long Range Facility Plan	
Chapter 3 – Demographic Data	2 Pages
Section 301 – Historical Enrollment Data	
Section 302 – Projected Enrollment Data	
Chapter 4 – Local Capital Funding Capability	3 Pages
Section 401 – Bonding Capacity	
Section 402 – Capital Improvements Levy	
Section 403 – School Impact Fees	
Section 404 – Investment Earnings	
Section 405 – Property Sale Proceeds	
Section 406 – General Fund Transfers	
Section 407 – Capital Projects Fund Status	
Chapter 5 – School Housing Emergency	1 Page
Chapter 6 – Racial Balance	2 Pages
Chapter 7 – New School Facilities and Additions	2 Pages
Section 701 – New School Facilities	
Section 702 – School Facility Additions	
Chapter 8 – School Facility Modernization and Replacement	2 Pages
Section 801 – School Facility Modernization	
Section 802 – School Facility Replacement	
Chapter 9 – Facility Restoration Due to Deferred Maintenance	1 Page
Chapter 10 – Schedule for Completion of School Facility Projects	3 Pages
Chapter 11 – School Facilities in Neighboring School Districts	5 Pages
Chapter 12 – Adjustments of School Attendance Areas	1 Page

2017
Study and Survey
of
School District Facilities
EXECUTIVE SUMMARY

Auburn School District is located in King and Pierce Counties in the western section of the state of Washington. In 2016, 15,945 students were enrolled in the school district and were supported by a district-wide staff of 1,996. The school district's facilities are comprised of fourteen elementary schools, four middle schools, four high schools, six support facilities, 88 portable classroom units (74 single plus 14 double-classroom units), four rental properties, and five undeveloped sites.

Auburn School District has a tradition of performing an in-depth review of its existing facilities and long-term facility needs on a regular basis. This review culminates in issuance of a strategic plan for school district facilities. This process began in 1975 with the issuance of "Guidelines for Development". In 1986, 1996 and 2008, strategic plans were issued in the form of a "Study and Survey of School District Facilities". This process has continued in 2017 with the preparation of the "2017 Study and Survey of School District Facilities".

Certified building condition assessments, in compliance with OSPI standards, were completed for all schools in the district as part of the 2017 Study and Survey. School district staff also completed an assessment of the school district's support facilities. These assessments revealed existing facilities in Auburn School District are in good to excellent condition and do not have not have deteriorated systems or subsystems because of deferred maintenance or other factors.

Two new elementary schools are needed in Auburn School District as soon as possible to address significant overcrowding at the elementary level. This overcrowding is a result of enrollment growth, state-mandated class size reductions and implementation of all-day kindergarten classes. The citizens of Auburn School District approved a bond issue in November 2016 to fund the construction of two new elementary schools. These new schools will be built after the school district acquires property for these facilities.

Auburn School District should have adequate facilities to accommodate middle school and high school students during the next eight years. However, portable classrooms will be needed at some schools to accommodate localized enrollment growth.

The school district has adequate support facility capacity to accommodate the growth of support staff and operations for the next eight years except for a shortage of meeting room space at the school district's Administration Building. The need for meeting and conference room space is not considered an essential need that justifies expanding or replacing the Administration Building.

Auburn School District should replace six aging schools; these are Olympic Middle School and Chinook, Dick Scobee, Lea Hill, Pioneer and Terminal Park Elementary Schools. Replacement of these schools is necessary because they exceed their economic life span, do not meet many of the school district's program and facility component standards, and the cost to modernize each school is greater than 70% of their replacement cost. These projects will be funded by the November 2016 bond issue. The schools will be replaced at their current site and have a capacity of 650 students each. The replacement will be done in a sequential manner, one school per year, during the next eight years.

The school district analyzed the potential for providing additions to existing schools to accommodate enrollment growth and expanded programs. This analysis concluded that additions to existing schools are not a desired or cost-effective method for providing additional capacity because of site constraints, building expansion limitations, and school operation impacts.

Auburn School District is nearing completion of a \$46,400,000 Capital Improvements Levy program approved for funding in November 2009. This program provided over 700 improvements to 21 schools and 6 support facilities. These improvements significantly upgraded school district facilities and met the school district's need for essential improvements until 2018. Based upon recently completed facility assessments, it appears the need for essential school facility improvements during the next eight years will not be extensive.

The school district utilizes portable classrooms on a temporary basis to accommodate localized enrollment growth and school program needs. Additional portable classrooms at existing schools will be needed during the next eight years based upon the school district's existing capacity and enrollment projections. The need for portable classrooms at elementary schools will diminish as two new elementary schools are opened and five existing elementary schools are replaced with schools of larger capacity.

Auburn School District needs to acquire property for a new elementary school in the Lea Hill area and property for a new elementary school in the south portion of the school district as soon as possible. An additional site for a future elementary school should be acquired within the next eight years.

The school district owns five undeveloped sites. One site is suitable for a future middle school and one site is suitable for a future high school. The school district does not have a need to acquire property for support facilities the foreseeable future.

Auburn School District will continue to monitor and assess the conditions of its facilities to ensure they meet school district standards, educational needs and operational requirements. The school district will continue to review its enrollment data on an annual basis to determine if there is a change in need for additional school facilities.

Auburn School District Board of Directors has reviewed and approved the "2017 Study and Survey of School District Facilities". On June 26, 2017, the Directors adopted Resolution No. 1241 which accepted the study and survey and authorized its submission to the Office of Superintendent of Public Instruction.

RESOLUTION NO. 1241

A Resolution of the Board of Directors of Auburn School District No. 408, King and Pierce Counties, Washington, approval of Study and Survey for Auburn School District No. 408

WHEREAS, it is the desire of the Board of Directors to implement a planning process for the provision of the necessary facilities to meet the educational needs of the patrons of this district; and

WHEREAS, the resulting Study and Survey encompassed all elements of planning including: enrollment projections, evaluation of existing facilities, analysis of future educational needs, and a measure of the District's financial capabilities, and has been completed for consideration by OSPI.

BE IT RESOLVED, by the Board of Directors of Auburn School District No. 408, King and Pierce Counties, Washington, accepts the Study and Survey as final and the Board authorizes the submission of the Study and Survey to OSPI in compliance with WAC 392-341-025.

ADOPTED by the Board of Directors of Auburn School District No. 408, King and Pierce Counties, Washington, at a regular open public meeting thereof held on the 26th day of June, 2017.

AUBURN SCHOOL DISTRICT NO. 408,
KING AND PIERCE COUNTIES,
WASHINGTON

President and Director

Director

Director

Director

Director

ATTEST:

Secretary, Board of Directors

CHAPTER 1

INVENTORY AND AREA ANALYSIS OF EXISTING FACILITIES

Auburn School District owns and operates almost two-million square feet of buildings and maintains over 575 acres of property. This includes schools, portable classrooms, support facilities, rental property and undeveloped property.

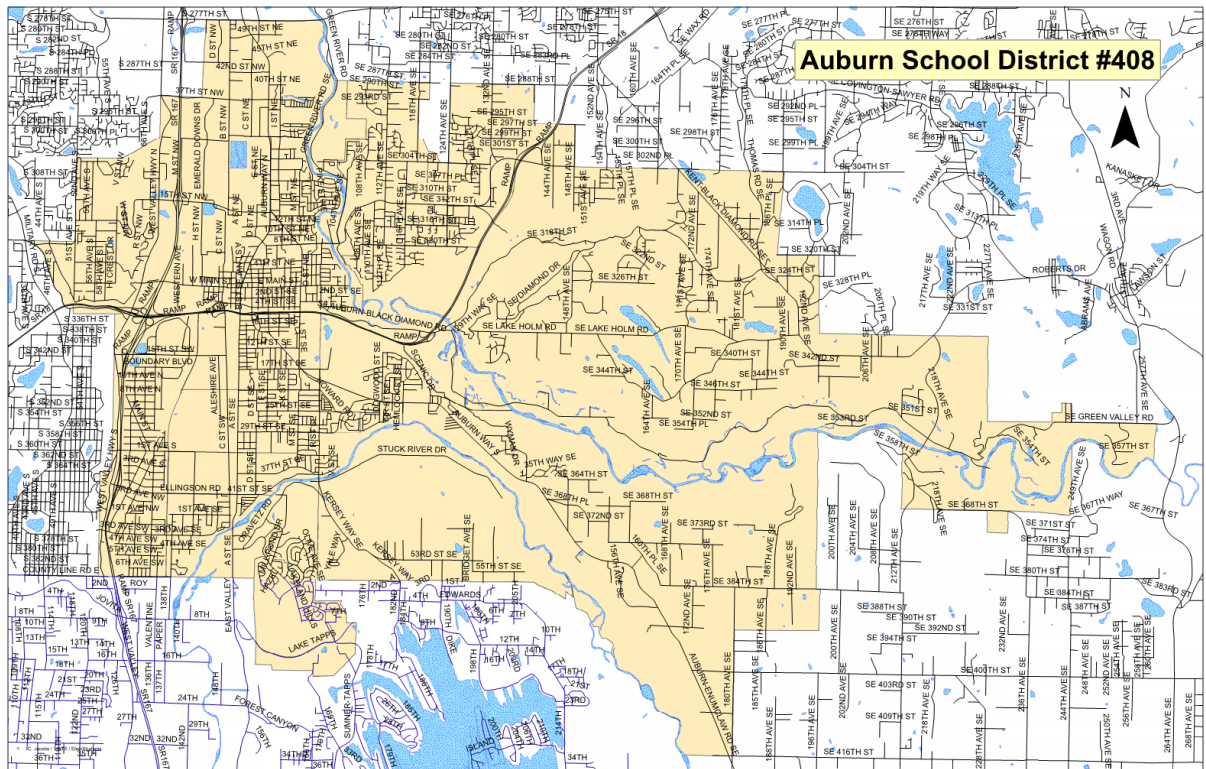
As of October 2016, 15,945 students were enrolled in the school district and were supported by a district-wide staff of 1,996. These students and staff utilize 28 permanent facilities plus 74 single and 14 double portable classrooms. The permanent facilities consist of fourteen elementary schools, four middle schools, four high schools and six support facilities. The oldest permanent facility was constructed in 1945 and the newest facility was completed in 2015.

The school district owns four rental properties and five undeveloped sites.

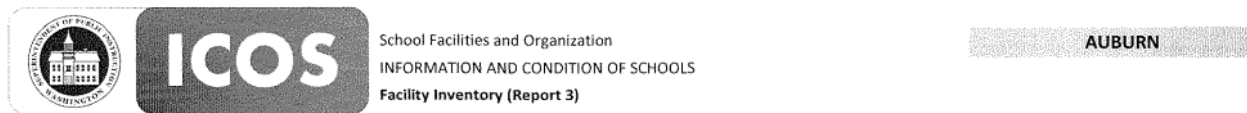
The following information is included in Chapter 1:

1. Auburn School District boundary map.
2. Inventory of Educational Facilities in Auburn School District (ICOS Facility Inventory Report 3).
3. Summary of Auburn School District Facility Inventory and Condition Reports (OSPI Report).
4. Incorporated by Reference - Site and Building Reports for all Schools (ICOS Files). These reports include:
 - building floor plan,
 - building area analysis,
 - site plan,
 - photo, and
 - certified building condition assessment.

Auburn School District Boundary Map



Inventory of Educational Facilities in Auburn School District (ICOS Facility Inventory Rpt. 3)



FACILITY NUMBER	FACILITY	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
3825	Alpac Elementary School	K-5	28	3	6	49,212	49,206	47,762
4638	Arthur Jacobsen Elementary School	K-5	30	2	4	56,620	56,616	55,283
3439	Chinook Elementary School	K-5	8	6	5	43,219	43,214	41,547
2932	Dick Scobee Elementary School	K-5	28	2	7	44,948	44,941	43,493
3745	Evergreen Heights Elementary School	K-5	24	6	4	44,231	44,227	41,923
3669	Gildo Rey Elementary School	K-5	29	6	6	49,123	49,117	47,697
4347	Hazelwood Elementary School	K-5	28	2	2	54,906	54,904	53,482
4417	Ilalko Elementary School	K-5	31	2	6	54,734	54,728	53,310
4120	Lake View Elementary School	K-5	25	2	2	54,054	54,052	52,252
4637	Lakeland Hills Elementary School	K-5	32	2	4	54,876	54,872	53,454
3525	Lea Hill Elementary School	K-5	27	7	5	42,009	42,004	40,479
3227	Pioneer Elementary School	K-5	28	3	7	41,180	41,173	39,648
2659	Terminal Park Elementary School	K-5	24	2	6	38,750	38,744	37,343
2326	Washington Elementary School	K-5	23	3	1	46,378	46,377	44,996
K-5 Total:			365	48	65	674,240	674,175	652,669
2394	Cascade Middle School	6-8	37	5	0	89,320	89,320	89,320
4462	Mt Baker Middle School	6-8	41	2	6	90,365	90,365	90,365
3169	Olympic Middle School	6-8	47	9	0	98,338	98,338	98,338
4385	Rainier Middle School	6-8	47	1	5	91,321	91,316	91,316
6-8 Total:			172	17	11	369,344	369,339	369,339
4584	Auburn Mountainview High School	9-12	66	3	2	185,143	185,139	185,139
4474	Auburn Riverside High School	9-12	77	2	12	180,248	180,248	180,248
2795	Auburn Senior High School	9-12	83	5	0	289,445	289,445	289,445
2702	West Auburn Senior High School	9-12	14	2	0	30,295	30,295	30,295
9-12 Total:			240	12	14	685,131	685,127	685,127
Totals			777	77	90	1,728,715	1,728,641	1,707,135
Total # Facilities			22					

Summary of Auburn School District Facility Inventory and Condition Reports (OSPI Report)

Auburn School District Summary	Auburn School District Summary							
	District		Study and Survey: Grants		Study and Survey: Chapter 1 Completion			
	Auburn							
					DISTRICT REQUIRED DATA COMPLETED		Reports	
					Facility 100%		Building 100%	
Permanent Instructional Facilities (Required)		Location	Site Plan Uploaded	Site Acreage	School Code	Grade Span	Site Condition	Building Completion
Alpac Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Arthur Jacobsen Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Auburn Mountainview High School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Auburn Riverside High School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Auburn Senior High School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Cascade Middle School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Chinook Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Dick Scobee Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Evergreen Heights Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Gildo Rey Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Hazelwood Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Ilalko Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Lake View Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Lakeland Hills Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Lea Hill Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Mt Baker Middle School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Olympic Middle School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Pioneer Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Rainier Middle School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Terminal Park Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
Washington Elementary School		Yes	Yes	Yes	Yes	Yes	Yes	100%
West Auburn Senior High School		Yes	Yes	Yes	Yes	Yes	Yes	100%

CHAPTER 2

LONG-RANGE EDUCATIONAL AND FACILITIES PLAN

Education in the Auburn area dates back thousands of years to the time when the fertile river valley was home to Native Americans. These early inhabitants used their tribal legends and history as a basis of teachings and family bonds. White homesteaders arrived in the 1850s and by 1854 pioneers were claiming land that is now located in Auburn School District. The district's first teacher was hired by a group of parents in the mid-1860s and taught school in the home of one of the pioneer families. In 1869, families built a log school house on donated land that became part of the town of Slaughter in 1886. In 1888, the Slaughter School District #61 was officially organized.¹ In 1893, the town was renamed Auburn, which led to renaming of the school district to Auburn School District.

Over the decades, surrounding school districts were annexed into Auburn School District. Today the district encompasses approximately 62 square miles and serves the cities of Auburn, Algona, Pacific, as well as a portion of Federal Way, unincorporated King County and Pierce County. The district owns 575 acres of property, 28 facilities, and 74 single and 14 double portable classrooms. The 28 facilities include fourteen elementary schools, four middle schools, four high schools and six support facilities.

Section 201 – Long Range Educational Plan

School District Strategic Improvement Plan

Auburn School District's Strategic Improvement Plan is designed to promote and sustain professional learning communities, align instruction with learning standards, reduce dropout rates, increase on-time graduation, prepare all students for career and college, leverage partnerships with parents/guardians and the community, and focus district policy and resources to support student learning.

In October 2012, a committee comprised of teachers, administrators, parents, community members and consultants established the Plan for adoption by the school district board of directors. The committee reviewed data reflecting student achievement, demographics, attendance, graduation rates, and results from perceptual surveys. The perceptual surveys are aligned to the nine characteristics of high performing schools and were conducted with parents, students and staff at all Auburn schools resulting in the following strategic goals and objectives:

GOAL 1: Student Achievement

All staff in the Auburn School District provide support, leadership and guidance to ensure each student meets or exceeds state and district standards, graduates on time and is prepared for career and college.

¹ Dr. Mildred Tanner Andrews, *The First 100 Years – Auburn School District* (Auburn, WA: Auburn School District Centennial Committee, 1996) 7-22.

- Objective 1: Professional Learning Communities will be employed with integrity to plan, monitor and adjust instruction to impact student learning.
- Objective 2: All school improvement plans will align with the district strategic plan and the nine characteristics of high performing schools.
- Objective 3: Auburn School District will utilize the Center for Educational Leadership's Five Dimensions of Teaching (CEL 5D) as the Instructional Framework.
- Objective 4: Technology will be integral to administration of teaching and learning to prepare all students for career, college and life beyond high school.
- Objective 5: Auburn School District will increase and continue to exceed the State of Washington's on-time and extended high school graduation rates.

GOAL 2: Community Engagement

All staff in the Auburn School District are accountable for engaging its diverse community as partners to support and sustain a world-class education system.

- Objective: All Auburn School District employees will engage patrons through cultural awareness and a respectful customer service environment.

GOAL 3: Policies and Resource Management

Auburn School District policies and resources are aligned to the strategic plan.

- Objective: The district will prioritize resources to support the strategic plan, provide safe learning environments, close learning gaps and accelerate academic achievement for every student.

School District Educational Plan

Auburn School District offers a system of education extending from pre-school through grade twelve in compliance with the State of Washington Basic Education Act. Implementation of its system of education is guided by policies and procedures adopted by the school board.

Basic Education Act

The goal of the Basic Education Act is to provide students with the opportunity to become responsible and respectful global citizens, to contribute to their economic well-being and that of their families and communities, to explore and understand different perspectives, and to enjoy productive and satisfying lives.

Auburn School District Policies and Procedures

The school board adopts and maintains policies that govern the operation of the school district including instructional programs. The adoption of these policies constitutes the essential method by which the school board exercises its leadership in the operation of the school system. The superintendent develops administrative procedures as necessary to ensure efficient operation of the school district programs.

The following instructional programs are defined in school district policies:

- Instruction in basic skills and work skills.
- Curriculum development.
- Co-Curricular programs.
- Interscholastic athletics.
- Special education and related services.
- Transitional bilingual education.
- Career and technical education.
- Home or hospital instruction.
- Gifted and talented programs.
- Remediation programs.
- AIDS presentation education.
- Education of students with disabilities.
- Summer school.
- Alternative learning experience.
- Libraries.
- Field trips, excursions and outdoor education.

Organizational Plan

Auburn School District offers a system of education extending from pre-school through grade twelve with schools organized as follows:

- Elementary Schools: Pre-school and kindergarten through grade five.
- Middle Schools: Grades six, seven and eight.
- Senior High Schools: Grades nine, ten, eleven and twelve.

Additional educational offerings include adult education, summer school, special classes, alternative programs, services for exceptional children, and home instruction.

Instructional Schedule

Auburn School District operates an instructional calendar in compliance with WAC 180-16-200.

The superintendent prepares and presents the school calendar for consideration and adoption by the school board.

The start of the school day at each building is coordinated with the school district's transportation schedule which is established to achieve timely and efficient movement of students throughout the district. During the 2016-17 school year elementary schools started at 8:40 a.m. or 9:10 a.m. and dismissed at 3:10 p.m. or 3:40 p.m. respectively. Middle schools started at 7:30 a.m. or 7:45 a.m. and dismissed at 2:00 p.m. or 2:15 p.m. High schools, except West Auburn High School, started at

8:05 a.m. and dismissed at 2:35 p.m. West Auburn High School started at 7:55 a.m. and dismissed at 2:20 p.m.

Student / Teacher Ratio

The ratio of students per teacher is established by the Auburn School District collective bargaining agreement with the Auburn Education Association and approved by the school board. The maximum number of students per teacher in a classroom for the 2016-17 school year is:

- Early Childhood: 16:1 (8 IEP students and 8 non-disabled students)
- Kindergarten, First and Second Grades: 24:1
- Third and Fourth Grades: 26:1
- Fifth Grade: 29:1
- Grades Six Through Twelve: 22.5:1
- Special Education Resource Classroom: 25:1
- Special Education Self-Contained Classroom: 11:1

The ratio of students per teacher may be increased when additional compensation or teacher assistance is provided.

Section 202 – Long Range Facility Plan

New Facilities

New Schools

Auburn School District establishes school boundaries to achieve balanced enrollment among schools. Portable classrooms are installed to alleviate overcrowding on a short-term basis. New schools and additions to existing schools are constructed when additional capacity is needed to permanently address overcrowding district-wide or within a region of the school district.

Based on a comparison of existing capacity of Auburn School District's elementary, middle and high schools with projected enrollment during the next eight years, the school district needs to open two new elementary schools as soon as possible to accommodate state mandated class-size reductions, full-day kindergarten classes and enrollment growth. This comparison also shows that the school district will not need to provide additional middle and high schools to accommodate enrollment growth during the next eight years.

Based upon the recommendation of the 2015 Citizens' Ad Hoc Committee, the new elementary schools should be built with a capacity of 650 students.

The bond issue approved by the citizens of Auburn School District in November 2016 provides funding for construction of two new elementary schools. These new schools will be built after the school district secures property for the new schools.

School Additions

Auburn School District analyzed the costs and benefits of building additions to existing schools to accommodate enrollment growth and expanded programs. This analysis concluded that additions to existing schools are not a desired or cost-effective method for providing additional capacity because of site constraints, building expansion limitations and school operation impacts.

Replacement Schools

Aging facilities in Auburn School District should be replaced at their existing sites when they meet all of the following criteria:

- Exceed their economic life span.
- Program area assessment score below 50.00.
- Facility component assessment score below 50.00.
- Building improvement cost is greater than 70% of the cost of replacement.

Five elementary schools and one middle school meet these criteria.

“Table 1 – Facility Assessment Summary – Replacement Schools” identifies the assessment information for these schools.

Table 1 – Facility Assessment Summary – Replacement Schools

Facility Name	Date of Original Construction	Economic Life Span (No. of Years)	Economic Life Span (Date)	Program Area Assessment Score	Facility Component Assessment Score	Building Improvement Cost Percentage
Chinook Elementary School	1963	40	2003	31.79	43.00	81%
Dick Scobee Elementary School	1954	45	1999	38.94	42.61	89%
Lea Hill Elementary School	1965	40	2005	35.25	45.70	73%
Pioneer Elementary School	1959	40	1999	34.82	44.10	78%
Terminal Park Elementary School	1945	44	1985	34.19	42.00	102%
Olympic Middle School	1957	45	2002	41.36	42.83	118%

Based upon these criteria, Olympic Middle School and Chinook, Dick Scobee, Lea Hill, Pioneer and Terminal Park Elementary Schools should be replaced with new facilities as soon as possible. Based upon the recommendation of the 2015 Citizens’ Ad Hoc Committee, these schools should be replaced at their current site and each should have a capacity of 650 students. The bond issue approved by the citizens of Auburn School District in November 2016 provided funding for replacement of these schools. The replacement will be done in a sequential manner during the next eight years.

New Support Facilities

Based upon the assessment of the school district’s support facilities, these facilities have adequate capacity to accommodate the growth of support staff and operations for the next eight years except at the Administration Building. The Administration Building, assessment concluded it would be beneficial to provide additional meeting room space to address current and future meeting and

conference room needs but this was not considered to be an essential need and did not justify new or expanded facilities.

New Portable Classrooms

New portable classrooms at existing schools will continue to be needed to accommodate district-wide enrollment growth during the next eight years based upon the school district's existing capacity and enrollment projections. The need for portable classrooms at elementary schools will diminish as two new elementary schools are opened and five existing elementary schools are replaced with schools of larger capacity.

Facility Improvements

The school district completed a comprehensive assessment of existing facilities in 2008 to identify improvements needed to bring each facility and portable classroom into compliance with its minimum program area and facility component standards. This assessment was included in the school district's 2008 Facilities Master Plan. Based upon the conclusions of this Facilities Master Plan, the school district submitted a \$46,400,000 Capital Improvements Levy to the citizens of Auburn School District. This levy was approved in November 2009 and allowed the school district to provide over 700 improvements to 21 schools and 6 support facilities. These improvements significantly upgraded school district facilities and met the school district's need for essential improvements until 2018.

Next year, Auburn School District will issue a 2018 Facilities Master Plan. This plan will provide recommendations for improvements to its existing schools, support facilities and portable classrooms. Based upon recently completed facility assessments, it appears the need for essential school facility improvements during the next eight years will be not be extensive.

Property Acquisitions

The school district owns 219 acres of undeveloped property that was purchased for future schools. This property consists of five separate sites. Three of these sites are located in rural areas where it is not cost effective and not feasible to build schools because of existing land use regulations and lack of sewer systems. In addition, there is not an adequate population of students in these areas to support new schools.

These three rural sites are located at 129th Ave. SE / Lake Holm Road, 190th Ave. SE / Lake Holm Road, and 16401 SE 318th Street. Changes in land use regulations and the availability of sewer systems at these sites are not expected to occur within the foreseeable future. In addition, student population growth is not anticipated to occur in these areas until there are changes in land use regulations and the expansion of water and sewer systems. Thus, these three rural sites will not be suitable for new schools for at least eight years and likely much longer.

A site located at 40th St. NE / I St. NE, is feasible for development of a school. The site is 35.22 acres in size and could accommodate a high school or an elementary school and middle school. The existing student population in this area is less than desired to support a new school.

A site located at Sumner-Tapps Highway East is feasible for development of a school. The site is 53 acres in size with approximately 25 acres suitable for construction of a school. This site could

accommodate an elementary school or middle school. The student population in this area will need a middle school and the site has been designated as the location for a new middle school.

Auburn School District has a shortage of school capacity for elementary students at the north and south portions of the school district. Continued enrollment growth is anticipated in these areas which will result in a further shortage of space. Portable classrooms are being used to add classroom space on a temporary basis. School boundary adjustments have been made to reduce the shortage of space but the need for additional school capacity in these areas remains.

Given the shortage of elementary school capacity, the school district should acquire the following property:

- Acquire approximately 12 acres of property as soon as possible for a future elementary school in the Lea Hill area of the school district.
- Acquire approximately 12 acres of property as soon as possible for a future elementary school in the south end of the school district.
- Acquire approximately 12 acres of property within eight years for a future elementary school in the north end of the school district.

CHAPTER 3

DEMOGRAPHIC DATA

Auburn School District uses a modified cohort survival model to project future enrollment. This model considers historical and current data as a basis for forecasting enrollment.

Section 301 – Historical Enrollment Data

The school district's consideration of historical data when projecting future enrollment is based upon the assumption that the individual factors affecting enrollment in the past are present today and will continue to be present in the future. To moderate the impact of singular factors, the school district evaluates past enrollment data by averaging the annual results over six and thirteen-year periods. These results provide a six-year short-term trend and a thirteen-year long-term trend.

In summary, the average annual gain in students during the past six years is 1.62% which equates to a gain of 244 students per year. The average annual gain in students during the past thirteen years is 1.30% which is equivalent to 189 students per year.

The following "Table 1- Thirteen Year History of Enrollment" identifies the past enrollment levels in Auburn School District on October 1 of each year.

Table 1 – Thirteen Year History of Enrollment

School Year	Grades K-5	Grades 6-8	Grades 9-12	Totals
2004-05	5735	3274	4663	13672
2005-06	5887	3169	5032	14088
2006-07	6033	3144	5241	14418
2007-08	6142	3097	5320	14559
2008-09	6198	3206	5299	14703
2009-10	6159	3196	5234	14589
2010-11	6208	3213	5061	14482
2011-12	6230	3141	4992	14363
2012-13	6489	3144	4963	14596
2013-14	6805	3264	4902	14971
2014-15	7061	3238	4978	15277
2015-16	7340	3351	4972	15663
2016-17	7500	3392	5053	15945

Section 302 – Projected Enrollment Data

The following “Table 2 – Ten Year Enrollment Projection” uses a modified cohort survival model to project enrollment during the next ten years. This model also includes additional students that are anticipated to enroll in Auburn School District from new residential developments during this time period.

Table 2 – Ten Year Enrollment Projection

School Year	Grades K-5	Grades 6-8	Grades 9-12	Totals
2016-17 (current)	7500	3392	5053	15945
2017-18	7702	3515	5134	16351
2018-19	7871	3661	5117	16649
2019-20	7959	3877	5237	17073
2020-21	8090	4045	5390	17525
2021-22	8300	4079	5574	17953
2022-23	8472	4084	5826	18382
2023-24	7195	4117	6042	17354
2024-25	8817	4250	6139	19206
2025-26	8990	4336	6249	19575
2026-27	9162	4423	6282	19867

CHAPTER 4

LOCAL CAPITAL FUNDING CAPABILITY

The Capital Projects Fund accounts for the financial resources used for the acquisition and construction of capital facilities and equipment. Resources may be received from local sources by the issuance of bonds, special levies, school impact fees, investment earnings, insurance proceeds, property sale proceeds, rent and lease proceeds, and General Fund transfers. State matching funds may also contribute to the resources of the Capital Projects Fund.

The issuance of bonds that exceed a designated value of taxable property in the school district and special levies require approval by the electorate of the school district with proceeds dedicated to the capital projects for which they were approved. School impact fees may be imposed on residential development to help pay for school facilities needed to serve residential growth and development. Investment earnings are generated from interest paid on bond and levy proceeds, state matching funds, impact fees and resources held in the Capital Project Fund. Insurance proceeds occur when the school district is reimbursed for the damage to or loss of a building and its contents. Proceeds from property sales are generated when the school district sells surplus property. Proceeds from the rent or lease of surplus school district property are deposited in the Capital Projects Fund. Resources from the General Fund may be transferred to the Capital Projects Fund with school board authorization.

State matching funds are provided to the school district when a new school and school modernization projects meet eligibility requirements established by the state of Washington.

Section 401 – Bonding Capacity

School districts in the state of Washington may borrow money by issuing negotiable bonds for capital purposes which includes acquiring property, buildings and equipment; improving existing facilities; and constructing new facilities.¹ The total value of bonds issued by the school district is limited to an indebtedness amount not exceeding three-eighths of one percent of the value of the taxable property in the school district without the approval of three-fifths of the voters voting at an election held for that purpose. When a school district obtains approval of the electorate, the total indebtedness is limited to five percent of the value of the taxable property.²

The assessed value of taxable property in Auburn School District in 2016 was \$ 9,578,461,000. As of January 24, 2017, the school district had \$235,650,000 in outstanding debt from bond sales. The school district's bonding capacity in 2016 was:

- Without voter approval: $(\$9,578,461,000 \times 0.00375) - \$235,650,000 = \$199,730,771$
- With voter approval: $(\$9,578,461,000 \times 0.0500) - \$235,650,000 = \$243,273,050$

¹ RCW 28A.530.010.

² RCW 39.36.020 (3) (4).

Section 402 – Capital Improvements Levy

A Capital Improvements Levy is a special tax levy to support the construction, modernization and remodeling of school facilities. Article VII, Section 2 of the Washington State Constitution and RCW 84.52.050 state the aggregate of all tax levies upon the real and personal property by the state and all taxing districts shall not exceed one percent of the value of the property. However, the State Constitution also states that school districts may levy additional taxes when authorized by a majority of the voters voting on the tax levy proposition.

A school district is required to conduct a special election for a Capital Improvements Levy and such tax levy is authorized for a period not exceeding six years. There is no statutory limit on the amount of additional taxes that can be collected in a Capital Improvement Levy.

Section 403 – School Impact Fees

School districts in the state of Washington may collect and use growth impact fees to assist in capital construction projects.³ An impact fee is a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development and is reasonably related to the new development that creates demand and need for public facilities.⁴

School Impact Fee Ordinances have been adopted by King County, City of Auburn, and City of Kent to allow for the assessment of school impact fees upon single-family and multi-family developments within Auburn School District. The fees are collected by these jurisdictions then transmitted to the school district. The school district is required to expend or encumber school impact fees for a permissible use within six years of receipt unless there exists an extraordinary and compelling reason for fees to be held longer than six years.⁵

In 2016, the school impact fees collected by King County, City of Auburn, and the City of Kent were \$5,330.00 for each building permit issued for a single-family residence and \$2,625.01 for each building permit issued for a multi-family unit within Auburn School District.

Section 404 – Investment Earnings

Auburn School District is required by law to deposit investment earnings from the proceeds of bonds, construction improvement levies, and school impact fees into the Capital Projects Fund. These earnings are restricted and must be used for the same purpose as proceeds from their source. Investment earnings from the proceeds of state matching funds, insurance payments, property sales, rental and lease income, and reserves in the Capital Projects Fund are required to be deposited in the Capital Project Fund. These earnings are unrestricted and may be used for any legal expenditure of Capital Projects funds.

³ WAC 392-343-032

⁴ RCW 82.02.090 (3)

⁵ RCW 82.02.70

Section 405 – Property Sale Proceeds

The board of directors may sell any of the real property of the school district which is no longer required for school purposes. The proceeds from any sale are required to be deposited into the Debt Service Fund or the Capital Projects Fund, except for amounts required to be expended for the costs associated with the sale of such property.⁶ The school district does not have real property available to sell. All real property owned by the school district is needed for current or future school purposes.

Section 406 – General Fund Transfers

Auburn School District, as a practice, does not transfer resources from the General Fund to the Capital Projects Fund.

Section 407 – Capital Projects Fund Status

As of December 31, 2016, the Auburn School District Capital Projects Fund had a balance of \$45,091,957. Approximately \$32,920,000 of this balance is dedicated towards designated capital projects and equipment resulting in an undedicated amount of approximately \$12,171,957.

⁶ RCW 28A.335.110 and RCW 28A.335.120

CHAPTER 5

SCHOOL HOUSING EMERGENCY

A school housing emergency is defined as a situation where the only facility in a school district is rendered unusable. In this situation, a school district may be considered for an allocation of state moneys for school facilities in excess of the amount allowed under the statutory formula if the school district is at its statutory limit for bonding capacity.

All facilities in Auburn School District are usable. Thus, a school housing emergency does not exist in the school district.

CHAPTER 6

RACIAL BALANCE

WAC 392-342-025 states the State of Washington Superintendent of Public Instruction shall not accept a site for construction or modernization of a school facility unless the school district provides assurances that its attendance policies will not create or aggravate racial imbalance within the school district. Auburn School District is a greater than fifty percent minority district as defined by WAC 392-342-025(2).

Racial imbalance for Auburn School District is defined to occur when:

- the combined minority enrollment of a school varies from the district-wide combined minority percentage by more than plus or minus 25 percentage points; or
- a school's enrollment of a single minority group with a district-wide enrollment of less than thirty percent exceeds fifty percent; or
- a school's enrollment of a single minority group with a district-wide enrollment of thirty percent or more exceeds the minority group's district-wide percentage by twenty percentage points or more.

The following "Table 1 – School Enrollment Report – October 1, 2016" identifies the distribution of minority students at schools within Auburn School District as of October 1, 2016. This data is based upon enrollment information submitted by the school district to the State of Washington Office of Superintendent of Public Instruction as identified under "Data and Reports".

Based upon the distribution of minority students in the school district, racial imbalance does not occur in Auburn School District. Thus, there is not a need to improve racial balance or avoid the creation or aggravation of racial imbalance in Auburn School District.

Table 1 – School Enrollment Report – October 1, 2016

School	Total Enrollment	Hispanic / Latino of any race(s)	American Indian / Alaskan Native	Asian	Black / African American	Native Hawaiian / Other Pacific Islander	White	Two or More Races
ELEMENTARY SCHOOLS								
Alpac Elementary School	583	166	1	55	19	12	252	78
Arthur Jacobsen Elementary	575	130	0	82	37	2	271	53
Chinook Elementary School	507	202	62	17	35	28	107	56
Dick Scobee Elementary School	534	160	1	29	52	26	195	71
Evergreen Heights Elementary	507	99	0	84	46	14	189	75
Gildo Rey Elementary School	615	346	3	28	21	38	126	53
Hazelwood Elementary School	561	169	7	40	18	10	269	48
Ilalko Elementary School	609	197	3	61	23	21	215	89
Lake View Elementary School	420	69	2	10	5	1	292	41
Lakeland Hills Elementary	725	141	7	88	39	2	355	93
Lea Hill Elementary School	452	70	2	45	83	13	175	64
Pioneer Elementary School	502	315	0	15	15	46	79	32
Terminal Park Elementary School	481	117	1	27	53	47	165	71
Washington Elementary School	523	196	1	18	41	38	149	80
MIDDLE SCHOOLS								
Cascade Middle School	726	182	3	66	78	30	311	56
Mt Baker Middle School	1,001	330	6	107	62	33	385	78
Olympic Middle School	766	269	29	43	57	45	253	70
Rainier Middle School	898	182	7	100	73	10	465	61
HIGH SCHOOLS								
Auburn Mountainview High School	1,515	247	13	164	151	25	806	109
Auburn Riverside High School	1,639	425	7	174	85	41	793	114
Auburn Senior High School	1,693	505	46	105	149	88	666	134
West Auburn Senior High School	199	51	7	5	15	8	87	26
TOTALS	16,031	4,568	208	1,363	1,157	578	6,605	1,552
	100%	28.5%	1.3%	8.5%	7.2%	3.6%	41.2%	9.7%

CHAPTER 7

NEW SCHOOL FACILITIES AND ADDITIONS

The school district has evaluated the capacity of existing schools and enrollment projections to determine the need for additional schools, school additions, and portable classrooms during the next eight years.

Section 701 – New School Facilities

New School Facility Guidelines

The following guidelines were utilized to determine the need and to provide direction for building new school facilities and additions:

- Build new school facilities as needed to:
 - accommodate existing programs or services that operate in inadequate facilities that are not cost effective to modernize or expand, or
 - accommodate enrollment growth, or
 - accommodate growth of school district services and operations.
- Build new school facilities at a size and with features that meet school district's recommended standards.

New Schools

Based upon these guidelines and the recommendation of the 2015 Citizens' Ad Hoc Committee, the school district presented a bond issue to the citizens of Auburn School District that included funding for two new elementary schools. This bond issue was approved in November 2016 and these new schools will be built after the school district secures needed property.

Based upon the school district's student capacity, after construction of the new and replacement schools included in the bond issue, and projected enrollment growth over eight years, new schools should not be needed to accommodate enrollment growth during the next eight years. The school district will continue to review its enrollment data on an annual basis to determine if there is a change in need for new schools to accommodate enrollment growth.

New Portable Classrooms

New portable classrooms should be provided to accommodate localized enrollment growth at the individual schools when the growth cannot be addressed by school boundary adjustments or by the relocation of existing portables that are unused and cost effective to relocate. The need for new portables is evaluated annually based upon mid-year enrollment data.

Section 702 – School Facility Additions

School Facility Addition Guidelines

The following guidelines were utilized to determine the need and provide direction for building additions to existing schools:

- Build additions as needed to accommodate enrollment growth.
- Build additions with features that meet the school district's recommended standards.
- Build additions at schools where the existing site and building will accommodate a larger building and additional students.
- Build additions at schools where it is cost-effective to enlarge the building and enlarge associated site features such as parking, storm water drainage systems, and outdoor play areas.

School Additions

Based on an analysis of the school district's existing school facilities, building additions to existing schools are not a desired or cost-effective method for providing additional capacity because of site constraints and building expansion limitations.

No school additions will be needed within the next eight years after construction of two new elementary schools, replacement of five existing elementary schools, and replacement of one middle school.

CHAPTER 8

SCHOOL FACILITY MODERNIZATION AND REPLACEMENT

Auburn School District has evaluated the condition of existing school facilities to determine the need for improving or replacing facilities during the next eight years.

Section 801 – School Facility Modernization

School Facility Improvement Guidelines

The following guidelines were utilized to determine the need and provide direction for modernizing existing facilities:

- Provide improvements to facilities that are needed during the next eight years and are essential for the support of educational programs, school district services, facility operations, and facility integrity.
- Provide limited improvements at facilities that will be replaced during the next eight years. Provide these improvements as needed to accommodate building access for the disabled and to address immediate health and safety needs.

School Facility Improvements

The school district completed a comprehensive assessment of existing facilities in 2008 to identify improvements needed to bring each facility and portable classroom into compliance with its minimum program area and facility component standards. This assessment was included in the school district's 2008 Facilities Master Plan. Based upon the conclusions of this Facilities Master Plan, the school district submitted a \$46,400,000 Capital Improvements Levy to the citizens of Auburn School District. This levy was approved in November 2009 and resulted in over 700 improvements to 21 schools and 6 support facilities. These improvements significantly upgraded school district facilities and met the school district's need for essential improvements until 2018.

Next year, Auburn School District will issue a 2018 Facilities Master Plan. This plan will provide recommendations for improvements to its existing schools, support facilities and portable classrooms. Based upon recently completed facility assessments, it appears the need for essential school facility improvements during the next eight years will be limited.

Portable Classroom Improvements

An assessment of portable classroom units in Auburn School District concluded all portable classrooms met or exceeded school district standards. Future improvements to portable classrooms will be addressed as part of the school district's maintenance program when necessary to address health and safety needs, maintain the integrity of the building exterior and structure, provide general upkeep, and sustain continued use as a portable classroom.

Section 802 – School Facility Replacement

School Facility Replacement Guidelines

Aging facilities in Auburn School District should be replaced at their existing sites when they meet all of the following criteria:

- Exceed their economic life span.
- Program area assessment score below 50.00.
- Facility component assessment score below 50.00.
- Building improvement cost is greater than 70% of the cost of replacement.

School Facility Replacement

Based upon the facility replacement guidelines, five elementary schools and one middle school meet the criteria for replacement. “Table 1 – Facility Assessment Summary – Replacement Schools” identifies the assessment information for these schools.

Table 1 – Facility Assessment Summary – Replacement Schools

Facility Name	Date of Original Construction	Economic Life Span (No. of Years)	Economic Life Span (Date)	Program Area Assessment Score	Facility Component Assessment Score	Building Improvement Cost Percentage
Chinook Elementary School	1963	40	2003	31.79	43.00	81%
Dick Scobee Elementary School	1954	45	1999	38.94	42.61	89%
Lea Hill Elementary School	1965	40	2005	35.25	45.70	73%
Pioneer Elementary School	1959	40	1999	34.82	44.10	78%
Terminal Park Elementary School	1945	44	1985	34.19	42.00	102%
Olympic Middle School	1957	45	2002	41.36	42.83	118%

Based upon these criteria, Olympic Middle School and Chinook, Dick Scobee, Lea Hill, Pioneer and Terminal Park Elementary Schools should be replaced with new facilities as soon as possible. As recommended by the 2015 Citizens’ Ad Hoc Committee, these schools should be replaced at their current site and each should have a capacity of 650 students.

The bond issue approved by the citizens of Auburn School District in November 2016 provided funding for replacement of these schools. The replacement of these schools will be done in a sequential manner during the next eight years.

CHAPTER 9

SCHOOL RESTORATION DUE TO DEFERRED MAINTENANCE

A comprehensive review of existing school facilities in Auburn School District confirmed the existing facilities do not have deteriorated systems or subsystems because of deferred maintenance.

Auburn School District operates extensive on-going maintenance and preventive maintenance programs, and does not defer needed maintenance of existing facilities.

CHAPTER 10

SCHEDULE FOR COMPLETION OF SCHOOL FACILITY PROJECTS

Planning for two new elementary schools and replacement of six schools began in spring of 2016 when the Auburn School District Board of Directors decided to present a bond issue to the citizens of the school district for these projects. The preliminary schedule prepared at that time established completion of all projects within eight years.

The following factors were considered when preparing a schedule for these projects:

- Cost and sequence of individual replacement projects and their impacts on financing and tax rates.
- Construction of the highest cost projects first to reduce overall project costs by reducing annual escalation costs.
- Construction of new elementary schools as soon as possible to provide additional capacity for overcrowded elementary schools.
- Replacement of schools with the largest enrollment first to provide early benefit to greatest number of students.
- Location and the availability of space for interim housing of students when a school is being replaced.

The citizens of Auburn School District approved a bond issue to fund these projects in November 2016. A comprehensive schedule for completion of these projects was completed after approval of the bond issue. A summary of this schedule is provided in the following “Table 1 – Bond Issue Projects – Master Schedule – June 2017”.

TABLE 1 - BOND ISSUE PROJECTS - MASTER SCHEDULE - JUNE 2017

Project	Start	Finish	Duration
OLYMPIC MS - PHASE 1 & 2 RECONSTRUCTION	08/01/16	05/15/24	2033d
ARCHITECT SELECTION	08/01/16	12/15/16	99d
EDUCATIONAL SPECIFICATIONS	09/15/16	01/31/17	99d
GC/CM SELECTION	11/01/16	03/31/17	109d
PROPERTY INVESTIGATIONS	11/01/16	01/31/18	327d
OWNER DESIGN CONSULTANTS	06/01/17	06/30/17	22d
DESIGN	02/01/17	12/29/17	238d
PERMITTING	11/01/17	02/15/18	77d
NEGOTIATION	01/01/18	02/15/18	34d
PHASE 1 CONSTRUCTION	03/01/18	07/01/19	348d
PHASE 1 OCCUPANCY	07/16/19	08/30/19	34d
PHASE 2 CONSTRUCTION	06/24/19	08/15/19	39d
PHASE 2 OCCUPANCY	08/16/19	08/30/19	11d
PHASE 1 & 2 PROJECT CLOSE OUT	07/01/19	03/13/20	185d
DICK SCOBEE ELEMENTARY REPLACEMENT	01/01/17	03/15/21	1097d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	06/01/17	09/29/17	87d
PROPERTY INVESTIGATIONS	01/01/17	06/29/18	391d
OWNER DESIGN CONSULTANTS	02/01/18	03/30/18	42d
PLANNING COMMITTEE ASSIGNMENTS	10/01/17	10/13/17	11d
DESIGN	11/01/17	10/30/18	260d
PERMITTING	09/01/18	12/14/18	76d
NEGOTIATION	10/01/18	12/31/18	66d
CONSTRUCTION	03/01/19	07/01/20	349d
OCCUPANCY	07/16/20	09/01/20	34d
CLOSE OUT	07/01/20	03/15/21	184d
PIONEER ELEMENTARY REPLACEMENT	05/01/17	03/15/22	1272d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	06/01/17	09/29/17	87d
PROPERTY INVESTIGATIONS	09/01/18	07/01/19	217d
OWNER DESIGN CONSULTANTS	02/01/19	04/01/19	42d
PLANNING COMMITTEE ASSIGNMENTS	10/01/18	10/15/18	11d
DESIGN	11/01/18	10/30/19	260d
PERMITTING	09/01/19	12/13/19	76d
NEGOTIATION	10/01/19	12/31/19	66d
CONSTRUCTION	03/01/20	07/01/21	350d
OCCUPANCY	07/16/21	09/01/21	34d
CLOSE OUT	07/01/21	03/15/22	184d
CHINOOK ELEMENTARY REPLACEMENT	05/01/17	03/15/23	1533d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	06/01/17	09/29/17	87d
PROPERTY INVESTIGATIONS	09/01/19	07/01/20	219d
OWNER DESIGN CONSULTANTS	02/01/20	03/30/20	42d
PLANNING COMMITTEE ASSIGNMENTS	10/01/19	10/15/19	11d
DESIGN	11/01/19	10/30/20	261d
PERMITTING	09/01/20	12/15/20	76d
NEGOTIATION	10/01/20	12/31/20	66d
CONSTRUCTION	03/01/21	07/01/22	350d
OCCUPANCY	07/16/22	09/01/22	35d
CLOSE OUT	07/01/22	03/15/23	184d

TABLE NO. 1 - BOND ISSUE PROJECTS - MASTER SCHEDULE - JUNE 2017

TERMINAL PARK ELEMENTARY REPLACEMENT	05/01/17	03/15/24	1795d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	06/01/17	09/29/17	87d
PROPERTY INVESTIGATIONS	04/01/20	07/01/21	327d
OWNER DESIGN CONSULTANTS	02/01/21	03/30/21	42d
PLANNING COMMITTEE ASSIGNMENTS	10/01/20	10/15/20	11d
DESIGN	11/01/20	10/29/21	261d
PERMITTING	09/01/21	12/15/21	76d
NEGOTIATION	10/01/21	12/31/21	66d
CONSTRUCTION	03/01/22	07/01/23	349d
OCCUPANCY	07/16/23	09/01/23	36d
CLOSE OUT	07/01/23	03/15/24	186d
NEW ELEMENTARY SCHOOL NO. 15	05/01/17	02/15/21	991d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	08/01/17	11/30/17	88d
PROPERTY INVESTIGATIONS	10/01/17	08/31/18	241d
OWNER DESIGN CONSULTANTS	02/01/18	03/30/18	42d
PLANNING COMMITTEE ASSIGNMENTS	01/01/18	01/15/18	11d
DESIGN	03/01/18	07/01/19	348d
PERMITTING	04/01/19	09/13/19	120d
NEGOTIATION	06/01/19	07/30/19	43d
CONSTRUCTION	08/01/19	06/01/20	218d
OCCUPANCY	07/01/20	09/01/20	45d
CLOSE OUT	06/01/20	02/15/21	186d
LEA HILL ELEMENTARY REPLACEMENT	05/01/17	03/15/22	1272d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	08/01/17	11/30/17	88d
PROPERTY INVESTIGATIONS	09/01/18	07/31/19	239d
OWNER DESIGN CONSULTANTS	01/01/19	03/04/19	45d
PLANNING COMMITTEE ASSIGNMENTS	12/03/18	12/17/18	11d
DESIGN	02/01/19	02/28/20	281d
PERMITTING	10/01/19	02/28/20	109d
NEGOTIATION	01/01/20	02/28/20	43d
CONSTRUCTION	04/01/20	07/01/21	327d
OCCUPANCY	07/01/21	09/01/21	45d
CLOSE OUT	07/01/21	03/15/22	184d
NEW ELEMENTARY SCHOOL NO. 16	05/01/17	02/15/23	1513d
ARCHITECT SELECTION	05/01/17	07/31/17	66d
GC/CM SELECTION	08/01/17	11/30/17	88d
PROPERTY INVESTIGATIONS	11/01/18	11/29/19	282d
OWNER DESIGN CONSULTANTS	04/01/19	05/30/19	44d
PLANNING COMMITTEE ASSIGNMENTS	02/01/19	02/15/19	11d
DESIGN	05/01/19	06/01/21	545d
PERMITTING	03/01/20	02/26/21	261d
NEGOTIATION	03/01/21	07/30/21	110d
CONSTRUCTION	09/01/21	06/30/22	217d
OCCUPANCY	07/01/22	09/01/22	45d
CLOSE OUT	06/01/22	02/15/23	186d
OLYMPIC MS - PHASE 3 RECONSTRUCTION	02/01/17	07/15/24	1944d
DESIGN	02/01/17	12/29/17	238d
PERMITTING	06/01/22	11/15/22	120d
BIDDING	01/15/23	03/23/23	50d
CONSTRUCTION	06/22/23	11/30/23	116d
OCCUPANCY	12/01/23	12/15/23	11d

CHAPTER 11

SCHOOL FACILITIES IN NEIGHBORING SCHOOL DISTRICTS

WAC 392-341-070 states that school districts applying for state assistance for new construction shall conduct a documented survey of suitable school facilities in contiguous school districts that are unused or underutilized. Auburn School District is contiguous or adjacent to Dieringer, Enumclaw, Federal Way, Kent and Sumner School Districts.

Auburn School District has contacted these adjacent school districts to conduct a survey regarding the presence of suitable unused or underutilized school facilities and the physical condition of these facilities.

Dieringer, Enumclaw, Federal Way, Kent and Sumner School Districts all reported they do not have unused or underutilized school facilities which are vacant or scheduled to be vacant within the next six years.

Auburn School District Board of Directors adopted Resolution 1236 on May 8, 2017 certifying there is no suitable space that is unused or underutilized available in contiguous school districts. The following documents include a copy of Resolution 1236 and certifications from contiguous school districts regarding their lack of available suitable space.

AUBURN SCHOOL DISTRICT NO. 408
RESOLUTION NO. 1236

A RESOLUTION CERTIFYING THERE IS NO SUITABLE SPACE AVAILABLE IN ANY
CONTIGUOUS SCHOOL DISTRICT

WHEREAS, WAC 392-341-070 requires a documented survey of suitable school facilities in contiguous districts that are unused or underutilized, and

WHEREAS, WAC 392-341-080(2) requires a resolution from the Board of Directors certifying no suitable space is available in any contiguous district, and

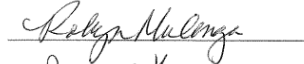
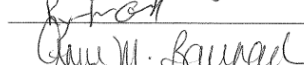
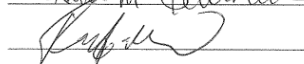

WHEREAS, the Auburn School District No. 408 has completed a documented survey of Dieringer, Enumclaw, Federal Way, Kent and Sumner School Districts, which are contiguous with Auburn School District No. 408, and

WHEREAS, those contiguous districts have notified Auburn School District that no suitable space is available or scheduled to become available within six years.


NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of AUBURN SCHOOL DISTRICT NO. 408, King County, Washington, does hereby certify that no suitable space is available in any contiguous school district

ADOPTED this 8th day of May, 2017.

BOARD OF DIRECTORS

ATTEST:


Secretary to the Board

Burton, Connie

From: Judy Martinson <jmartinson@dieringer.wednet.edu>
Sent: Thursday, March 23, 2017 11:54 AM
To: Burton, Connie
Cc: Grose, Jeff; La Jean Rohland
Subject: RE: Survey of Unused or Underutilized School Facilities

Ms. Burton:

The Dieringer School District does not have any unused or underutilized school facilities which are currently vacant or which are projected to be vacant within six years. Rather, the Dieringer School District recently passed a bond issue to construct classrooms to address our student housing needs.

Sincerely,

Judy Martinson
Superintendent

Burton, Connie

From: William Hatzenbeler <ed_hatzenbeler@enumclaw.wednet.edu>
Sent: Thursday, March 23, 2017 1:51 PM
To: Burton, Connie
Subject: Accessibility of Facilities - Enumclaw

Good afternoon,

You sent a request to our superintendent through your Study and Survey process with regard to Enumclaw facilities. At this time, we do not anticipate that any facilities in the district will either be unused nor vacant within the next six year. In fact, we anticipate a sizable increase in enrollment which will likely lead to full facilities across the board. I am not sure if Mike has responded or not to your request, but I am hoping to make sure you have this information on his behalf. Please let me know if you have any questions. Thank you.

Ed...

Thank you,

Ed Hatzenbeler
Director of Business and Operations
2929 McDougall Avenue
Enumclaw, WA 98022
Office: 360-802-7107
Fax: 360-802-7123
ed_hatzenbeler@enumclaw.wednet.edu

Burton, Connie

From: Sally McLean <smclean@fwps.org>
Sent: Monday, March 27, 2017 6:36 PM
To: Burton, Connie
Cc: Tammy Campbell
Subject: FW: Survey of Unused or Underutilized School Facilities

Hello Connie,
On behalf of Dr. Campbell, I am responding to the following questions:

- Does Federal Way School District have any accessible unused or underutilized school facilities which are currently vacant or are scheduled to be vacant within six years?

No, Federal Way School District does not have any unused or underutilized facilities currently or for the foreseeable future.

- If yes, what is the physical condition of such school facilities?
N/A

If I can be of additional assistance, please let me know.

Sincerely,

Sally D. McLean
Chief Finance & Operations Officer
smclean@fwps.org
(253) 945-2042
(253) 391 -6989 (cell)

Burton, Connie

From: Newman, Michael <Michael.Newman@kent.k12.wa.us>
Sent: Friday, April 14, 2017 9:10 AM
To: Burton, Connie
Cc: Everett, Catherine; Watts, Calvin; Howley, Karyn
Subject: Re: Survey of Unused or Underutilized School Facilities

Connie:
Great to see your email.

The Kent School District currently has one vacant facility, Old Panther Lake Elementary School. The board has surplusd this property for sale and the facility is not in a condition to operate a school. Another elementary school, Covington Elementary School is being replaced on another site and the facility is currently an operating school. The new school is anticipated to open in Fall of 2018.

Let me know if you have other questions.

Thanks,
Mike

Burton, Connie

From: Debbie Campbell <debbie_campbell@sumnersd.org>
Sent: Thursday, March 23, 2017 4:51 PM
To: Burton, Connie; LAURIE DENT; STEVE SJOLUND
Subject: Surve of Unused or Underutilized School Facilities

Connie: Sumner School District's responses to your questions are below:

As part of Auburn School District's Study and Survey process, and as required by WAC 392-341-025, we are surveying neighboring school districts for unused or underutilized school facilities. A response to the questions below by **Monday, April 3** would be very much appreciated.

- Does Sumner School District have any accessible unused or underutilized school facilities which are currently vacant or are scheduled to be vacant within six years?

NO

- If yes, what is the physical condition of such school facilities?

N/A

Thank you,

Debbie Campbell
Chief Financial Officer
Sumner School District
253-891-6011

CHAPTER 12

ADJUSTMENTS OF SCHOOL ATTENDANCE AREAS

Auburn School District adjusts school attendance areas to accommodate the opening of new schools and to relieve overcrowding at individual schools. The attendance area review and adjustment process occurs on a continuing basis.

Auburn School District's current Capital Facilities Plan identifies a district-wide permanent facility capacity in 2017-18 of 11,897 students. This amount is based upon an OSPI capacity of 15,732 students less 3,835 students for a net capacity of 11,897. This reduction in capacity results from the school district's standard of service that is needed to accommodate local program needs. Based upon a ten-year enrollment projection, enrollment in Auburn School District in 2017-18 will be 16,351. Therefore, the school district's total enrollment in 2017-18 is projected to exceed overall capacity by 4,454 students.

Inadequate capacity occurs at all grade levels in Auburn School District. Portable classrooms are used at 18 of 22 schools in the school district because of a shortage of permanent space.

It is not feasible to change attendance areas within the school district to generate enough space to negate the need for state supported new construction or modernization because:

- the current enrollment in permanent facilities at 18 of 22 schools exceeds capacity,
- enrollment in Auburn School District is projected to increase annually during the next ten years, and
- there is minimal excess capacity at four schools where current enrollment is less than the school's capacity.

It is also not feasible to change school district boundaries to generate space to negate the need for state supported new construction or modernization because adjacent school districts do not have suitable unused or underutilized school facilities