

Auburn School District No. 408

Capital Facilities Plan

2022 through 2028

*Adopted by the Auburn School District Board of Directors
June 27, 2022*





915 Fourth Street SE
Auburn, Washington 98002

(253) 931-4900

Serving Students in:

City of Auburn

City of Algona

City of Kent

City of Pacific

City of Black Diamond

Unincorporated King County

Board of Directors

Tracy Arnold

Arlista Holman

Sheilia McLaughlin

Laura Theimer

Dr. Alan Spicciati, Superintendent

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SECTION I – EXECUTIVE SUMMARY

This six-year Capital Facilities Plan (the “Plan”) has been prepared by the Auburn School District (the “District”) as the District’s principal planning document, in compliance with the requirements of Washington’s Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2022.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the Cities of Auburn, Black Diamond and Kent; the King County Council, the City of Auburn, the City of Black Diamond, and the City of Kent will adopt this Plan by reference as part of each jurisdiction’s respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona and Pacific, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District’s specific needs.

In general, the District's current standard provides that class size for grades K-3 should not exceed 17 students and class size for grades 4-5 should not exceed 27 students. When averaged over the six elementary school grades, this computes to 20.33 students per classroom. Class size for grade 6 should not exceed 27 students and class size for grades 7 and 8 should not exceed 28.53 students. When averaged over the three middle school grades, this computes to 28.02 students per classroom. Class size for 9-12 should not exceed 28.74 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III for more specific information.)

The capacity of the schools in the District is calculated based on this standard of service and the existing inventory of facilities including transitional classrooms. The District's 2021-22 capacity was 17,082. The actual number of individual students was 16,880 as of October 1, 2021. (See Section V for more specific information.)

The Capital Construction Plan shown in Section VI addresses the additions and proposed modernization to the District's existing facilities. The plan includes the ongoing replacement of five elementary schools and one middle school, construction of two new elementary schools and one new middle school, and acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected elementary school class size reductions mandated by the State of Washington and student population increases generated by the large development areas within the Auburn School District. Three areas that have significant impact on the school district are the Lakeland South, Lea Hill, and the north valley areas of the district. There are also other development pockets that impact the District.

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, started construction in May 2018 and opened in Fall 2019. The district's new elementary, Bowman Creek Elementary, started construction in May 2019 and opened in August 2020. Construction for replacement of Dick

Scobee Elementary School started in June 2019 and the school opened in August 2020. Construction of Willow Crest Elementary School and construction of the replacement Pioneer Elementary School started May 2020 and both opened in August 2021. For the 2021-22 school year, Willow Crest Elementary served as the temporary home for Lea Hill Elementary School which started the replacement construction process in May 2021 and will open in August 2022. Construction for replacement of Chinook Elementary School started in May 2021 and will open in August 2022 as well. Construction for replacement of Terminal Park Elementary School will begin in May 2022 and is scheduled to open in August 2023.

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS, data from Davis Demographics and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments.

Listed below is a summary level outline of the changes from the 2021 Capital Facilities Plan that are a part of the 2022 Plan. The changes are noted by Section for ease of reference.

SECTION I

Executive Summary

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

SECTION II

Enrollment Projections and Student Generation Factors

- A. Updated projections. See Section II & Appendices A.1.

SECTION III

Standard of Service

- A. Updated to reflect the current number of classrooms allocated to non-standard classroom uses.

SECTION IV

Inventory of Facilities

- A. Add 2 portables at Auburn High School
- B. Add 2 portables at Auburn Mountainview High School
- C. Add 2 portables at Auburn Riverside High School
- D. Add 1 portable at Washington Elementary School
- E. Remove 7 portables from Terminal Park Elementary School

Section V

Pupil Capacity

- A. The 7 portables to be relocated in July 2022 are needed to accommodate enrollment increases.

Impact Fees

CHANGES TO IMPACT FEE DATA ELEMENTS 2021 TO 2022

DATA ELEMENTS	CFP 2021	CFP 2022	EXPLANATION
Student Generation Factors			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Single Family			
Elementary	0.2500	0.3010	
Middle School	0.1310	0.1460	
High School	0.1520	0.1550	
Multi-Family			
Elementary	0.4330	0.3920	
Middle School	0.1850	0.1350	
High School	0.1750	0.1530	
School Construction Costs			
Middle School	\$112,000,000	\$134,320,000	From new school construction cost estimates in April 2022.
Site Acquisition Costs			
Cost per Acre	\$444,771	\$489,248	Updated estimate based on 10% annual inflation.
Area Cost Allowance			
Boeckh Index	\$238.22	\$246.83	Updated to current OSPI schedule. (May 2022)
Match % - State	62.87%	63.83%	Updated to current OSPI schedule (May 2022)
Match % - District	37.13%	36.17%	Computed
District Average AV			
Single Family	\$402,640	\$458,409	Updated from March 2022 King County Dept. of Assessments data.
Multi-Family	\$197,141	\$223,737	
			Updated from March 2022 King County Dept. of Assessments data using average AV for apartments and condominiums.
Debt Serv Tax Rate	\$2.21	\$2.13	Current Fiscal Year
GO Bond Int Rate	2.44%	2.45%	Current Rate (Bond Buyers 20 Index 3-14)

SECTION II – ENROLLMENT PROJECTIONS AND STUDENT GENERATION FACTORS

Student Enrollment Projections

Projection techniques give consideration to historical and current data as a basis for forecasting the future. In addition, certain assumptions must be made about the variables in the data being used. Forecasting can be defined as the extrapolation or logical extension from history to the future or from the known to the unknown.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. An example of this is with the COVID-19 pandemic. The logic embraces the assumptions that whatever these individual factors have been in the past are present today and will be in the future. It further moderates the impact of singular factors by averaging data over time.

The basis of enrollment projections in the Auburn School District has been cohort survival analysis. Cohort survival is the analysis of a group of students in a grade level as it progresses through time. This analysis uses historical information to develop averages and project the averages forward. If all students in one grade level progress to the next, the cohort number would be 1.00. If fewer students from the group progress the number will be less than 1. The district has used this method with varying years of history (3 years, 6 years, 10 years and 13 years) as well as weighted factors to study several projections.

The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and creditability of the projections derived by these techniques.

Overview of 2022-23 Enrollment Projections

Table 1 shows historical enrollment for the October 1 count in the Auburn School District over the past 20 years. The data shows overall average growth over the recent 10 years is 1.59%. It is important to note this average includes a 4.22% decrease in October 2020 enrollment due to the COVID pandemic.

TABLE 1 Historical Enrollment: October 1 Actuals, K-12 (No RS/OD/GA)										Source: OSPI 1251H										
GRADE	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
KDG	905	921	892	955	940	995	998	1032	1010	1029	1098	1170	1232	1198	1237	1261	1271	1291	1038	1227
1	900	982	960	963	1012	995	1014	1033	1066	1068	1089	1188	1219	1279	1210	1276	1290	1314	1236	1185
2	961	909	992	963	1001	1019	1024	998	1016	1097	1083	1124	1196	1289	1300	1251	1311	1295	1243	1249
3	940	996	918	1002	1031	997	1048	993	1013	996	1111	1125	1136	1232	1317	1328	1275	1320	1243	1264
4	973	947	1016	939	1049	1057	1045	1073	1024	1022	1038	1123	1156	1170	1237	1328	1378	1316	1257	1255
5	1062	1018	956	1065	998	1077	1070	1030	1079	1017	1070	1075	1122	1172	1199	1269	1345	1361	1294	1251
6	1104	1111	1020	1004	1061	1008	1096	1040	1041	1063	1041	1076	1059	1116	1152	1207	1275	1337	1306	1233
7	1021	1131	1124	1028	1014	1057	1034	1125	1060	1032	1086	1072	1091	1099	1132	1194	1232	1295	1319	1304
8	1026	1052	1130	1137	1069	1033	1076	1031	1112	1046	1018	1116	1088	1136	1108	1183	1213	1236	1264	1312
8	1432	1464	1459	1379	1372	1337	1257	1245	1221	1273	1200	1159	1275	1229	1261	1257	1372	1399	1351	1386
10	1233	1246	1260	1383	1400	1367	1341	1277	1238	1168	1278	1229	1169	1316	1248	1300	1313	1410	1376	1388
11	902	991	1019	1153	1294	1305	1304	1269	1212	1177	1116	1187	1169	1111	1248	1188	1198	1218	1174	1299
12	888	841	833	989	1068	1176	1259	1319	1251	1220	1231	1186	1218	1175	1104	1266	1126	1113	1090	1248
TOTALS	13,347	13,609	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,191	16,601
Student Gain/Loss			-30	381	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-714	412
Percent Gain/Loss			-0.22%	2.81%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.22%	2.54%
														Average Student Gain/Loss for 10 years						240
														Average Percent Gain/Loss for Recent 10 years						1.59%

While still in the pandemic, it was important to consider the impact the pandemic will have on future projections. Using the Cohort Survival method, the decrease in enrollment of 4.22% in October 2020 will skew enrollment projections for 2021 and beyond.

Some of the assumptions made in calculating projections for the 2022-23 school year are:

1. Kindergarten enrollment will continue to be at pre-pandemic levels.
 - a. ASD Kindergarten enrollment is almost 5% of births in King County. However, in 2017, King County live births were at the lowest number since 2005 at 25,487 which would project an October 2022 kindergarten class of approximately 1,215 students.
2. The number of students generated from housing growth in the district will slow.
 - a. Currently there are no large multi-family housing active within the district boundaries.
 - b. Although there is a long list of single-family developments, only 22 are scheduled to be occupied in the near future.

Calculations were made to create cohort scenarios based upon the following survival ratios: 3-year average, 3-year weighted average, 6-year average, 6-year median, and the 10-year average. Two of the scenarios (3-year weighted average and 3-year average) were not considered because of the impact October 2020 had on the calculation. The decision was made to use the 6-year average scenario which is found in Table 2 below.

Although the Auburn School District tracks single- and multi-family housing developments, the District currently does not have estimated dates of completion and occupancy. Therefore, the projections shown below do not include the student generation numbers calculated in the next section.

10-Year Average Projection												
		Actual Births			Projected Births							
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
		25,274	24,337	24,090	24,567	24,567	24,567	24,448	24,537	24,530	24,520	
		4.79%	4.79%	4.79%	4.79%	4.79%	4.79%	4.79%	4.79%	4.79%	4.79%	
10-Year Average	GRADE	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	
	4.79%	KDG	1,211	1,166	1,154	1,177	1,176.83	1,177	1,171.12	1,175.40	1,175.05	1,174.60
	1.0418	1	1,278	1,261	1,215	1,202	1,225.99	1,226	1,225.99	1,220.04	1,224.50	1,224.13
	1.0148	2	1,203	1,297	1,280	1,233	1,220.03	1,244	1,244.19	1,244.19	1,238.15	1,242.68
	1.0138	3	1,266	1,219	1,315	1,298	1,249.59	1,237	1,261.40	1,261.40	1,261.40	1,255.28
	1.0155	4	1,284	1,286	1,238	1,336	1,317.77	1,269	1,256.03	1,280.90	1,280.90	1,280.90
	1.0125	5	1,271	1,300	1,302	1,254	1,352.23	1,334	1,284.80	1,271.76	1,296.94	1,296.94
	0.9910	6	1,240	1,259	1,288	1,290	1,242.27	1,340	1,322.23	1,273.21	1,260.29	1,285.24
	1.0175	7	1,255	1,261	1,281	1,310	1,312.84	1,264	1,363.53	1,345.41	1,295.53	1,282.38
	1.0113	8	1,319	1,269	1,276	1,296	1,325.33	1,328	1,278.39	1,378.99	1,360.67	1,310.22
	1.1305	9	1,483	1,491	1,434	1,442	1,464.96	1,498	1,500.99	1,445.21	1,558.94	1,538.23
	1.0198	10	1,414	1,513	1,520	1,463	1,470.86	1,494	1,528.02	1,530.78	1,473.89	1,589.88
	0.9312	11	1,292	1,316	1,409	1,416	1,362.24	1,370	1,391.24	1,422.88	1,425.45	1,372.48
	0.9982	12	1,297	1,290	1,314	1,406	1,413.30	1,360	1,367.19	1,388.73	1,420.31	1,422.88
	TOTALS	16,811	16,929	17,026	17,122	17,134	17,141	17,195	17,239	17,272	17,276	
		210	117	98	96	12	6	54	44	33	4	
		1.27%	0.70%	0.58%	0.56%	0.07%	0.04%	0.32%	0.25%	0.19%	0.02%	
	TOTALS BY LEVEL											
	K-5	7,512	7,529	7,504	7,498	7,542	7,487	7,444	7,454	7,477	7,475	
	6-8	3,813	3,790	3,845	3,897	3,880	3,932	3,964	3,998	3,916	3,878	
	9-12	5,486	5,610	5,677	5,727	5,711	5,722	5,787	5,788	5,879	5,923	
	FTRS	304	311	315	317	316	317	321	321	326	328	
	GRAND TOTAL	17,115	17,239	17,341	17,439	17,451	17,458	17,516	17,560	17,598	17,604	
			0.73%	0.59%	0.57%	0.07%	0.04%	0.33%	0.25%	0.22%	0.04%	

Student Generation Factors

Planned residential development data is collected to determine the number of new residential units that may be built in the near future. The projected units will have the appropriate Student Generation Factor applied to determine the number of new students that planned residential development might yield.

This data was obtained through discussions with the major developers within the District boundaries, the City of Algona, Auburn, Kent, Pacific, King County, and District officials. The student population by residence includes all

approved and tentative tract maps in addition to any planned or proposed development that possibly will occur within the project timeframe. The planned residential development information and phasing estimates are a snapshot of the District as of this time. The information may change and is updated annually.

Closely related to the planned residential development units are Student Generation Factors. When applied to planned residential development units, the Student Generation Factors determine how many additional students will be generated from new construction within the District.

Two sets of data are used to calculate Student Generation Factors: current student enrollment and current housing data. This information associates each student with a housing unit. Two general housing categories are analyzed: Single Family and Multi-Family. Data showing the number of students generated from previous single- and multi-family developments generates the Student Generation Factor to be applied to future developments.

The tables on the next two pages show the information for both single-and multi-family developments. The components include:

- “Development Name” is a list of developments in various stages of occupancy.
- “Year of Full Occupancy” is important because fully-occupied developments stay on the list for five years contributing to the Student Generation Factor. Once the five years is up, the development is removed from the list.
- Also included for each development listed is the number of units, the amount of current units occupancy and the remaining units to be occupied.
- “Feeder Pattern” shows the elementary school associated with each development.
- “Actual Students” is the data of actual students generated from the units already occupied.
- “Student Generation Factors” is the calculation of actual students divided by the number of occupied units.
- “Single Family--2022 and beyond” lists the developments that are in process, but have not yet started to occupy units.

- The units for these developments are multiplied by the Student Generation Factor for each to determine the “Estimated Students Based on Student Generation Factors”

The table at the bottom of the page shows an estimated timeline of when the unoccupied units are scheduled to be occupied.

Table 3 shows the single- and multiple-family units to be occupied, the estimated number of students generated and a timeline by year of when those students would potentially be enrolled. The bottom table reflects a cumulative number over a period of 7 school years.

[SINGLE DEVELOPMENT](#)

[MULTI FAMILY DEVELOPMENT](#)

[Table 3 BUILDOUT SCHEDULE](#)

Auburn School District
Development Growth Including the Previous 5 Years
May 2022 (Based on Current Year Enrollment)

SINGLE FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Alicia Glenn	2016	28	28	0	Arthur Jacobsen	11	11	8	30	0.393	0.393	0.286	1.071
Anthem (formerly Megan's Meadows)	2018	13	13	0	Ilalko	7	4	0	11	0.538	0.308	0.000	0.846
Bridges	2021	380	380	0	Aurthur Jacobsen	105	43	48	196	0.276	0.113	0.126	0.516
Canyon Creek	2018	151	151	0	Evergreen Hts.	32	16	15	63	0.212	0.106	0.099	0.417
Dulcinea	2018	6	6	0	Lea Hill	1	2	1	4	0.167	0.333	0.167	0.667
Hastings	2020	10	10	0	Evergreen Hts.	5	0	0	5	0.500	0.000	0.000	0.500
Hazel View	2018	22	22	0	Lea Hill	10	2	5	17	0.455	0.091	0.227	0.773
Forest Glen at Lakland	2021	30	30	0	Gildo Rey	8	5	3	16	0.267	0.167	0.100	0.533
Lakeland Hills Estates	2017	66	66	0	Bowman Creek	20	19	11	50	0.303	0.288	0.167	0.758
Lakeland: Pinnacle Estates	2018	99	99	0	Bowman Creek	49	22	21	92	0.495	0.222	0.212	0.929
Lozier Ranch		18	7	11	Chinook	1	0	0	1	0.143	0.000	0.000	0.143
Monterey Park	2016	238	238	0	Evergreen Hts.	60	23	27	110	0.252	0.097	0.113	0.462
Mountain View	2018	55	55	0	Evergreen Hts.	9	3	8	20	0.164	0.055	0.145	0.364
Omnia Palisades Plate		16	14	2	Alpac	3	1	4	8	0.214	0.071	0.286	0.571
River Rock		14	5	9	Aurthur Jacobsen	4	0	0	4	0.800	0.000	0.000	0.800
Seremounte	2019	30	30	0	Aurthur Jacobsen	23	11	17	51	0.767	0.367	0.567	1.700
Sonata Hills	2017	69	69	0	Lea Hill	21	8	17	46	0.304	0.116	0.246	0.667
Spencer Place	2017	13	13	0	Hazelwood	7	10	7	24	0.538	0.769	0.538	1.846
Vasiliy	2021	8	8	0	Terminal Park	0	3	0	3	0.000	0.375	0.000	0.375
Willow Place	2021	11	11	0	Lea Hill	2	0	3	5	0.182	0.000	0.273	0.455
Totals		1277	1255	22		378	183	195	756	0.301	0.146	0.155	0.602

Auburn School District
Development Growth Including the Previous 5 Years
May 2022 (Based on Current Year Enrollment)

SINGLE FAMILY-- 2022 and beyond

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Ashton Park 20-Lot Prelim Plat	20	0	20
Carbon Trails	44	0	44
Greenvale*	17	0	17
Knudson 17-Lot Prelim Plat	17	0	17
River Glen 12-Lot Plat	12	0	12
Robbins Prelim Plat 31-Lot SFR Lots	31	0	31
Summit at Kendall Ridge Plat	17	0	17
The Alicias 56-Lot Plat	56	0	56
Current Partially Occupied Developments	1277	1255	22
	1491		236

* currently under construction

Estimated Students Based on Student Generation Factors			
Elem	Middle	HS	Total
6	3	3	12
13	6	7	27
5	2	3	10
5	2	3	10
4	2	2	7
9	5	5	19
5	2	3	10
17	8	9	34
7	3	3	13
Totals	71	34	142

Auburn School District
Development Growth Including the Previous 5 Years
May 2022 (Based on Current Year Enrollment)

MULTI FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Promenade Apts	2018	294	294	0	Lea Hill	172	86	98	356	0.585	0.293	0.333	1.211
The Villas at Auburn	2018	295	295	0	Washington	53	10	21	84	0.180	0.034	0.071	0.285
Copper Gate Apartments	2021	500	500	0	Evergreen Hts.	288	79	81	448	0.576	0.158	0.162	0.896
The Verge Auburn	2022	226	226	0	Terminal Park	3	2	1	6	0.013	0.009	0.004	0.027
Totals		1315	1315	0		516	177	201	894	0.392	0.135	0.153	0.680

2022 and beyond

	Units/ Parcels	Current Occupancy	To Be Occupied
Lexi 1	190	0	190
Current Partially Occupied Developments	1315	1315	0
	1505		190

Estimated Students Based on Student Generation Factors			
75	26	29	129
0	0	0	0
75	26	29	129

BASE DATA - BUILDOUT SCHEDULE					STUDENT GENERATION FACTORS		
ASSUMPTIONS:					2022	Single Family	Multi-Family
1. Build out estimates are received from developers.					Elementary	0.301	0.392
2. Some development data received from Davis Demographics.					Middle	0.146	0.135
3. Dates of potential occupancy are unavailable so student projections by year could not be calculated.					High	0.155	0.153
					Total	0.602	0.680
TABLE 3: Units to be Occupied							
Single Family Units		236	Multi-Family Units		190		
Projected Students			Projected Students				
Elementary (K-5)	71		Elementary (K-5)	74			
Middle (6-8)	34		Middle (6-8)	26			
High (9-12)	37		High (9-12)	29			
Total K-12	142		Total K-12	129			

SECTION III - STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and the City of Kent indicate that each school district must establish a “Standard of Service” in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage “capacity” guidelines for computing state funding support. The fundamental purpose of the OSPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district’s capacity to house its student population. The OSPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student’s educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the OSPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

OVERVIEW

As reflected in enrollment numbers for the 2021-22 school year, the Auburn School District operates 15 elementary schools housing 7,431 students in grades K through 5. The four middle schools house 3,849 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternate high school, housing 5,595 students in grades 9 through 12. (Source: October 1, 2021 Enrollment)

CLASS SIZE

The number of pupils per classroom determines the number of classrooms required to house the student population. Specialists create additional space

needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current pupil/teacher limit across all elementary programs is an average of 20.33 students per teacher. Consistent with this staffing limit, room capacities are set at 20.33 students per room at grades K - 5. At grades 6 - 8 the limit is set at 28.02 students per room. At grades 9 - 12 the limit is set at 28.74 students per room. The OSPI space allocation for each grade articulation level, **less** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected pupil populations. These reductions are shown in the following documents by grade articulation level.

[ELEMENTARY SCHOOL STANDARD OF SERVICE](#)

[MIDDLE SCHOOL STANDARD OF SERVICE](#)

[HIGH SCHOOL STANDARD OF SERVICE](#)

[STANDARD OF SERVICE COMPUTED TOTALS](#)

ELEMENTARY SCHOOLS

STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses 15 classrooms to provide for 135 students. The housing requirements for this program are provided for in the OSPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

PATHWAYS SPECIAL EDUCATION

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses three classrooms to provide for 24 students. The housing requirements for this program exceed the OSPI space allocations.

(Three classrooms @ 20.33 - 8 = 12.33)

Loss of Permanent Capacity 3 rooms @ 12.33 each =	(37)
Loss of Temporary Capacity 0 rooms @ 12.33 each =	0
Total Capacity Loss =	(37)

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Twenty standard classrooms are required to house this program. The housing requirements for this program are provided for in the OSPI space guidelines at Lakeland Hills, Dick Scobee, and Bowman Creek Elementary Schools. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 17 (20-3) rooms @ 20.33 each =	(346)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(346)

STUDENT TEACHER ENRICHMENT PROGRAM (STEP)

The Auburn School District operates an elementary program for highly capable and high achieving students at Grade 4 and Grade 5. This program is housed in three classrooms at Terminal Park Elementary School.

Loss of Permanent Capacity 3 rooms @ 20.33 each =	(61)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(61)

EARLY CHILDHOOD SPECIAL EDUCATION

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at eleven different elementary schools and currently uses 13 standard classrooms. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 13 rooms @ 20.33 each =	(264)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(264)

READING LABS

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Five elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 20.33 each =	(102)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(102)

MUSIC ROOMS

The Auburn School District elementary music programs require one acoustically-modified classroom at each school for music instruction. The housing requirements are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(305)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates pullout programs at the elementary school level for students learning English as a second language. This program requires 30 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 30 rooms @ 20.33 each =	(610)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(610)

SECOND GRADE TOSA PROGRAM

The Auburn School District provides a TOSA reading specialist program for eight highly-impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 20.33 each =	(163)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(163)

ELEMENTARY LEARNING SPECIALIST PROGRAM

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fifteen elementary schools.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(305)

EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM

The Auburn School District operates an ECEAP program for 236 pre-school aged children in twelve sections of half-day length and one full-day program. The program is housed at seven elementary schools and utilizes seven standard elementary classrooms and one additional classroom space and seven auxiliary office spaces. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 20.33 each =	(142)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(142)

MIDDLE SCHOOLS

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 330 students. The housing requirements for this program are not entirely provided for in the OSPI space guidelines.

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 rooms @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(28)

STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates seven structured learning classrooms at the middle school level for students with moderate to severe disabilities. Two of the seven classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 5 rooms @ 28.02 each =	(140)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(140)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at the middle school level for English Language Learner students. This program requires eleven standard classrooms that are not provide for in the OSPI space guidelines.

Loss of Permanent Capacity 11 rooms @ 28.02 each =	(308)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(308)

ROOM UTILIZATION

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. OSPI Report #3 dated 12/14/11 identifies 148 teaching stations available in the mid-level facilities. The utilization pattern results in a loss of approximately 8 teaching stations.

Loss of Permanent Capacity 8 rooms @ 28.02 each =	(224)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(224)

HIGH SCHOOLS			
NATIVE AMERICAN RESOURCE ROOM			
The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.			
	Loss of Permanent Capacity 1 room @ 28.74 each =	(29)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(29)	
ENGLISH LANGUAGE LEARNERS PROGRAM			
The Auburn School District operates a pullout program at three comprehensive high schools for English Language Learner students. This program requires fourteen standard classrooms that are not provided for in the OSPI space guidelines.			
	Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(402)	
PATHWAYS SPECIAL EDUCATION			
The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses two classrooms. The housing requirements for this program are not provided for in the OSPI space allocations.			
	Loss of Permanent Capacity 2 rooms @ 28.74 each =	(57)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(57)	
STRUCTURED LEARNING CENTER PROGRAM			
The Auburn School District operates twelve structured learning center classrooms for students with moderate to severe disabilities. This program is housed at three high schools requiring standard classrooms that are not provided for in the OSPI space guidelines.			
	Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(345)	
SPECIAL EDUCATION RESOURCE ROOMS			
The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 15 classrooms to provide program to meet educational needs of the students. The OSPI space guidelines provide for one of the 15 teaching stations.			
	Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(402)	
PERFORMING ARTS CENTERS			
Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The OSPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using OSPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 7.25 classrooms.			
	Loss of Permanent Capacity 7.25 rooms @ 28.74 each =	(208)	
ROOM UTILIZATION			
The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.			
	Loss of Permanent Capacity 10 rooms @ 28.74 each =	(287)	
	Loss of Temporary Capacity 0 rooms @ 28.74 each =	0	
	Total Capacity Loss	(287)	

STANDARD OF SERVICE COMPUTED TOTALS**ELEMENTARY**

Loss of Permanent Capacity	(2,334)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(2,334)

MIDDLE SCHOOL

Loss of Permanent Capacity	(701)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(701)

SENIOR HIGH

Loss of Permanent Capacity	(1,732)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(1,732)

TOTAL

Loss of Permanent Capacity	(4,766)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(4,766)

SECTION IV - INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI rated capacities.

Table IV.2 shows the number and location of each portable by school. The district uses relocatable facilities to:

1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique students needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Relocatable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding relocatable classrooms.

[TABLE IV.1 PERMANENT DISTRICT SCHOOL FACILITIES](#)

[TABLE IV.2 PORTABLE FACILITIES INVENTORY](#)

[DISTRICT SCHOOL FACILITIES MAP](#)

Table IV.1 Permanent Facilities
@ OSPI Rated Capacity
(March 2022)

District School Facilities

Building	Capacity	Acres	Address
Elementary Schools			
Alpac Elementary	505	10.68	310 Milwaukee Boulevard North, Pacific WA, 98047
Arthur Jacobsen Elementary	614	10.02	29205 132 nd Street SE, Auburn WA, 98092
Bowman Creek Elementary	812	22.03	5701 Kersey Way SE, Auburn, WA 98092
Chinook Elementary	461	13.09	3502 Auburn Way South, Auburn WA, 98092
Dick Scobee Elementary	819	9.13	1031 14th Street Northeast, Auburn WA, 98002
Evergreen Heights Elem.	463	10.10	5602 South 316th, Auburn WA, 98001
Gildo Rey Elementary	566	10.05	1005 37th Street Southeast, Auburn WA, 98002
Hazelwood Elementary	594	13.08	11815 Southeast 304th Street, Auburn WA, 98092
Ilalko Elementary	592	14.23	301 Oravetz Place Southeast, Auburn WA, 98092
Lake View Elementary	581	16.44	16401 Southeast 318th Street, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Lea Hill Elementary	450	20.24	30908 124th Avenue Southeast, Auburn WA, 98092
Pioneer Elementary	837	11.13	2301 M Street Southeast, Auburn WA, 98002
Terminal Park Elementary	415	6.09	1101 D Street Southeast, Auburn WA, 98002
Washington Elementary	494	5.33	20 E Street Northeast, Auburn WA, 98002
ELEMENTARY CAPACITY	8,797		
Middle Schools			
Cascade Middle School	837	16.94	1015 24th Street Northeast, Auburn WA, 98002
Mt. Baker Middle School	837	30.00	620 37th Street Southeast, Auburn WA, 98002
Olympic Middle School	974	17.45	839 21 st Street SE, Auburn WA, 98002
Rainier Middle School	843	25.54	30620 116th Avenue Southeast, Auburn WA, 98092
MIDDLE SCHOOL CAPACITY	3,491		
Senior High Schools			
Auburn HS	2,127	23.74	711 East Main Street, Auburn WA, 98002
Auburn Mountainview HS	1,443	39.42	28900 124 th Ave SE, Auburn WA, 98092
Auburn Riverside HS	1,387	35.32	501 Oravetz Road, Auburn WA, 98092
West Auburn HS	233	5.26	401 West Main Street, Auburn WA, 98001
HIGH SCHOOL CAPACITY	5,190		
TOTAL CAPACITY	17,478		

INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (June 2022)							
Elementary Location	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
Alpac	8	8	8	8	8	8	8	
Arthur Jacobsen	4	4	4	4	4	4	4	
Bowman Creek	0	0	0	0	0	0	0	
Chinook	0	0	0	0	0	0	0	
Dick Scobee	0	0	0	0	0	0	0	
Evergreen Heights	4	4	4	4	4	4	4	
Gildo Rey	3	3	3	3	3	3	3	
Hazelwood	2	2	2	2	2	2	2	
Ilalko	7	7	7	7	7	7	7	
Lake View	2	2	2	2	2	2	2	
Lakeland Hills	7	5	5	5	5	5	5	
Lea Hill	0	0	0	0	0	0	0	
Pioneer	0	0	0	0	0	0	0	
Terminal Park	0	0	0	0	0	0	0	
Washington	8	8	8	8	8	8	8	
Willow Crest	0	0	0	0	0	0	0	
TOTAL UNITS	45	43	43	43	43	43	43	
TOTAL CAPACITY	915	874	874	874	874	874	874	

Middle School Location	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
Cascade	4	4	4	4	4	4	4	
Mt. Baker	12	12	12	12	12	12	12	
Olympic	8	8	8	8	8	8	8	
Rainier	11	11	11	11	11	11	11	
TOTAL UNITS	35	35	35	35	35	35	35	
TOTAL CAPACITY	981	981	981	981	981	981	981	

Sr. High School Location	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
Auburn High School	4	4	4	4	4	4	4	
Auburn High School - *TAP	1	1	1	1	1	1	1	
Auburn Mountainview	8	8	8	8	8	8	8	
Auburn Riverside	17	17	17	17	17	17	17	
West Auburn	0	0	0	0	0	0	0	
TOTAL UNITS	30	30	30	30	30	30	30	
TOTAL CAPACITY	862	862	862	862	862	862	862	

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	110	108	108	108	108	108	108	
COMBINED TOTAL CAPACITY	2,758	2,717	2,717	2,717	2,717	2,717	2,717	



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SECTION V - PUPIL CAPACITY

While the Auburn School District uses the OSPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of pupils in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2. Table V.1 shows the District's capacity with relocatable units included and Table V.2 without these units.

[TABLE V.1 CAPACITY WITH RELOCATABLES](#)

[TABLE V.2 CAPACITY WITHOUT RELOCATABLES](#)

[PERMANENT FACILITIES @ SPI RATED CAPACITY](#)

Table V.1									
Capacity WITH relocatables		21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
A.	SPI Capacity	17,478	17,478	18,517	18,752	18,752	18,752	18,752	19,552
A.1	SPI Capacity-New Elem		650						
A.2	SPI Capacity-Replacements		389	235					
A.3	SPI Capacity-New MS							800	
B.	Capacity Adjustments	(2,059)	(2,008)	(2,042)	(2,042)	(2,042)	(2,042)	(2,042)	(2,042)
C.	Net Capacity	15,419	16,509	16,710	16,710	16,710	16,710.	17,510.	17,510.
D.	ASD Enrollment	16,880	17,115	17,239	17,341	17,439	17,451	17,458	17,516
<u>3/</u> E.	ASD Surplus/Deficit	(1,461)	(606)	(529)	(631)	(729)	(741)	52	(6)
CAPACITY ADJUSTMENTS									
<u>2/</u>	Include Relocatable	2,707	2,758	2,724	2,724	2,724	2,724	2,724	2,724
	Exclude SOS (pg 17)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)
	Total Adjustments	(2,059)	(2,008)	(2,042)	(2,042)	(2,042)	(2,042)	(2,042)	(2,042)

Table V.2									
Capacity WITHOUT relocatables		21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
A.	SPI Capacity	17,478	17,478	18,517	18,752	18,752	18,752	18,752	19,552
A.1	SPI Capacity-New Elem		650						
A.2	SPI Capacity-Replacements		389	235					
A.3	SPI Capacity-New MS							800	
B.	Capacity Adjustments	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)
C.	Net Capacity	12,712	13,751	13,986	13,986	13,986	13,986	14,786	14,786
D.	ASD Enrollment	16,880	17,115	17,239	17,341	17,439	17,451	17,458	17,516
<u>3/</u> E.	ASD Surplus/Deficit	(4,168)	(3,364)	(3,253)	(3,355)	(3,453)	(3,465)	(2,672)	(2,730)
CAPACITY ADJUSTMENTS									
<u>2/</u>	Exclude SOS (pg 17)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)
	Total Adjustments	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)	(4,766)

1/ New facilities shown in 2019-20 through 2023-24 are funded by the 2016 School Bond Issue.

2/ The Standard of Service represents 27.26% of OSPI capacity. When new facilities are added the Standard of Service computations are decreased to 25.42% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).

**PERMANENT FACILITIES
@ SPI Rated Capacity
(March 2022)**

A. Elementary Schools

Building	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
Washington	494	494	494	494	494	494	494	494
Terminal Park	415	415	650	650	650	650	650	650
Dick Scobee	819	819	819	819	819	819	819	819
Pioneer	837	837	837	837	837	837	837	837
Chinook	461	650	650	650	650	650	650	650
Lea Hill	450	650	650	650	650	650	650	650
Gildo Rey	566	566	566	566	566	566	566	566
Evergreen Heights	463	463	463	463	463	463	463	463
Alpac	505	505	505	505	505	505	505	505
Lake View	581	581	581	581	581	581	581	581
Hazelwood	594	594	594	594	594	594	594	594
Ilalko	592	592	592	592	592	592	592	592
Lakeland Hills	594	594	594	594	594	594	594	594
Arthur Jacobsen	614	614	614	614	614	614	614	614
Bowman Creek	812	812	812	812	812	812	812	812
Willow Crest	--	650	650	650	650	650	650	650
ELEMENTARY CAPACITY	8,797	9,836	10,071	10,071	10,071	10,071	10,071	10,071

B. Middle Schools

Building	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
Cascade	837	837	837	837	837	837	837	837
Olympic	974	974	974	974	974	974	974	974
Rainier	843	843	843	843	843	843	843	843
Mt. Baker	837	837	837	837	837	837	837	837
Middle School #5	--	--	--	--	--	--	800	800
MIDDLE SCHOOL CAPACITY	3,491	3,491	3,491	3,491	3,491	3,491	4,291	4,291

C. Senior High Schools

Building	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29
West Auburn	233	233	233	233	233	233	233	233
Auburn	2,127	2,127	2,127	2,127	2,127	2,127	2,127	2,127
Auburn Riverside	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387
Auburn Mountainview	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
HIGH SCHOOL CAPACITY	5,190	5,190	5,190	5,190	5,190	5,190	5,190	5,190

COMBINED CAPACITY	17,478	18,517	18,752	18,752	18,752	18,752	19,552	19,552
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SECTION VI - CAPITAL CONSTRUCTION PLAN

The formal process used by the Auburn School Board to address current and future facility needs began almost 50 years ago in 1974. The process includes a formation of a community-wide citizen's committee and throughout the years, these Ad Hoc Committees have conducted work and made recommendations for improvements to the District's programs and facilities.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded \$46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School. The Special Education Transitional Assistance Program (TAP) opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015-16 school year.

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the \$456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School began in May 2018 and was completed in Fall 2019. Construction for Bowman Creek Elementary School began in May 2019 and was completed in Fall 2020. Construction for the replacement of Dick Scobee Elementary School began in June 2019 and was completed in Fall 2020. Construction for Willow Crest Elementary School and replacement of Pioneer Elementary School began in May 2020 and was completed in Fall 2021. Construction for replacement of Chinook and Lea Hill Elementary Schools began in June 2021 and will be completed in Fall of 2022. Construction for replacement of Terminal Park Elementary School will begin in June 2022 and will be completed in Fall of 2023.

We anticipate running a Capital Bond Measure in 2026. Funds will be used to construct a new middle school on property currently owned by the District, and may include funds to replace one or more existing schools.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

2022-28 Capital Construction Plan (May 2022)										
Project	Funded	Projected Cost	Fund Source	Project Timelines						
				21-22	22-23	23-24	24-25	25-26	26-27	27-28
Technology Modernization	Yes	\$35,000,000	2020 6 Year Cap. Levy	XX	XX	XX	XX	XX	XX	
^{1/} Portable Relocation	Yes	\$1,400,000	Impact Fees	XX	XX					
^{1/} Property Purchase - 1 New Elementary	Yes	\$7,500,000	Bond Impact Fee	XX						
^{2/} Middle School #5	Yes	\$112,000,000	Bond Impact Fee			XX plan	XX plan	XX const	XX const	XX open
^{1/} Replacement of five Elementary Schools	Yes	\$242,500,000	Bond	XX const	XX const	XX open				

^{1/} These funds may be secured through a combination of the 2016 Bond Issue, sale of real property, impact fees, and state matching funds.

^{2/} These funds may be secured through a combination of a bond issue, impact fees, and state matching funds.

SECTION VII - IMPACT FEES

IMPACT FEE COMPUTATION (SPRING 2022)

[TABLES I - IV](#)

[TABLES V - VI](#)

[IMPACT FEE ELEMENTS](#)

IMPACT FEE COMPUTATION (Spring 2022)**I. SITE COST PER RESIDENCE**

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

	Site Acreage	Cost/ Acre	Facility Capacity	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem Sch (K - 5)	15	\$489,248	650	0.3010	0.3920	\$3,398.39	\$4,425.81
Middle Sch (6 - 8)	25	\$0	800	0.1460	0.1350	\$0.00	\$0.00
Sr High (9 - 12)	40	\$0	1500	0.1550	0.1530	\$0.00	\$0.00
						\$3,398.39	\$4,425.81

II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

	Facility Cost	Facility Size	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
Single Family				Single Family	Multi Family		
Elem (K - 5)	\$0	650	0.9485	0.3010	0.3920	\$0.00	\$0.00
Mid Sch (6 - 8)	\$134,320,000	800	0.9485	0.1460	0.1350	\$23,251.96	\$21,500.10
Sr High (9 - 12)	\$0	1500	0.9485	0.1550	0.1530	\$0.00	\$0.00
						\$23,251.96	\$21,500.10

III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE

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

	Facility Cost	Facility Size	% Temp Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
Single Family				Single Family	Multi Family		
Elem (K - 5)	\$250,000	20.33	0.0515	0.3010	0.3920	\$190.47	\$248.06
Mid Sch (6 - 8)	\$250,000	28.02	0.0515	0.1460	0.1350	\$67.03	\$61.98
Sr High (9 - 12)	\$250,000	28.74	0.0515	0.1550	0.1530	\$69.38	\$68.49
						\$326.88	\$378.53

IV. STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	State Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$0.00	90	63.83%	0.3010	0.3920	\$0.00	\$0.00
Mid Sch (6 - 8)	\$246.83	108	63.83%	0.1460	0.1350	\$2,484.27	\$2,297.10
Sr High (9 - 12)	\$0.00	130	63.83%	0.1550	0.1530	\$0.00	\$0.00
						\$2,484.27	\$2,297.11

IMPACT FEE COMPUTATION (Spring 2022)**V. TAX CREDIT PER RESIDENCE**

Formula: Expressed as the present value of an annuity

TC = PV(interest rate, discount period, average assd value x tax rate)

	Ave Resid Assd Value	Curr Dbt Serv Tax Rate	Bnd Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$458,409	\$2.13	2.45%	10	\$8,567.73	
Multi Family	\$223,737	\$2.13	2.45%	10		\$4,181.68

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

FEE RECAP SUMMARY	PER UNIT IMPACT FEES		
	Single Family		Multiple Family
Site Costs	\$3,398.39		\$4,425.81
Permanent Facility Const Costs	\$23,251.96		\$21,500.10
Temporary Facility Costs	\$326.88		\$378.53
State Match Credit	(\$2,484.27)		(\$2,297.11)
Tax Credit	(\$8,567.73)		(\$4,181.68)
FEE (No Discount)	\$15,925.22		\$19,825.65
FEE (50% Discount)	\$7,962.61		\$9,912.82
Less ASD Discount	\$0.00		\$0.00
Facility Credit	\$0.00		\$0.00
Net Fee Obligation	\$7,962.61		\$9,912.82

					SINGLE FAMILY			MULTI FAMILY	
	IMPACT FEE ELEMENTS			Elem	Mid Sch	Sr High	Elem	Mid Sch	Sr High
				K - 5	6 - 8	9 - 12	K - 5	6 - 8	9 - 12
Student Factor	Single Family - Auburn actual count April 2022			0.301	0.146	0.155	0.392	0.135	0.153
New Fac Capacity				650	800	1500	650	800	1500
New Facility Cost	Middle School Cost Estimate May 2022				\$134,320,000			\$134,320,000	
Temp Rm Capacity	ASD District Standard of Service. Grades K - 5 @ 20.33, 6 - 8 @ 28.02, & 9 - 12 @ 28.74.			20.33	28.02	28.74	20.33	28.02	28.74
Temp Facility Cost	Relocatables, including site work, set up, and furnishing.			\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Site Acreage	ASD District Standard or SPI Minimum			12	25	40	12	25	40
Site Cost/Acre	See below			\$489,248	\$489,248	\$489,248	\$489,248	\$489,248	\$489,248
Perm Sq Footage	16 Elementary, 4 Middle, and 4 High Schools			1,835,123	1,835,123	1,835,123	1,835,123	1,835,123	1,835,123
Temp Sq Footage	24 x 864 SF + 85 x 896 SF + TAP 2661			99,557	99,557	99,557	99,557	99,557	99,557
Total Sq Footage	Sum of Permanent and Temporary above			1,934,680	1,934,680	1,934,680	1,934,680	1,934,680	1,934,680
% - Perm Facilities	Permanent Sq. Footage divided by Total Sq. Footage			94.85%	94.85%	94.85%	94.85%	94.85%	94.85%
% - Temp Facilities	Temporary Sq. Footage divided by Total Sq. Footage			5.15%	5.15%	5.15%	5.15%	5.15%	5.15%
SPI Sq Ft/Student	From OSPI Regulations (WAC 392-343-035)			90	108	130	90	108	130
Boeckh Index	From OSPI in May 2022			\$246.83	\$246.83	\$246.83	\$246.83	\$246.83	\$246.83
Match % - State	From OSPI May 2022			63.83%	63.83%	63.83%	63.83%	63.83%	63.83%
Match % - District	Computed			36.17%	36.17%	36.17%	36.17%	36.17%	36.17%
Dist Aver AV	King County Department of Assessments March 2022			\$458,409	\$458,409	\$458,409	\$223,737	\$223,737	\$223,737
Debt Serv Tax Rate	Current Fiscal Year			\$2.13	\$2.13	\$2.13	\$2.13	\$2.13	\$2.13
G. O Bond Int Rate	Current Rate - (Bond Buyer 20 Index Feb. 2022 avg)			2.45%	2.45%	2.45%	2.45%	2.45%	2.45%
Site Cost Projections									
Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost/Acre	Adjusted Present Day	Projected Annual Inflation Factor	Sites Required	Latest Date of Acquisition	Projected Cost/Acre
Elem. #16 Parcel 1	1.26	2019	\$480,000	\$382,166	\$485,541	10.00%	Elementary	2023	\$538,173
Elem. #16 Parcel 2	8.19	2019	\$2,959,561	\$361,363	\$459,111	2019 Annual Inflation Factor	2020 Annual Inflation Factor	2021 Annual Inflation Factor	2022 Annual Inflation Factor
Elem. #16 Parcel 3	0.80	2018	\$460,000	\$575,000	\$803,591				
Total	10.25		\$3,899,561	\$380,593	\$489,248	10.00%	5%	10.00%	10.00%