

Adopted 11/12/08

Kennewick School District Facilities Study Committee Ten Year Plan 2008 Update



Kennewick School District Facilities Study Committee

Ten Year Facilities Plan 2008 – 2017

The Facilities Study Committee is chartered to study the facility and land needs in conjunction with the requirements of the District and the students, families, educators, and community it serves. The committee is also chartered to recommend options, strategies, and opportunities to the Kennewick School District Board of Directors and the Superintendent based on the goals of the District and the studies undertaken of facility and land needs and requirements. This document represents the Facility Study Committee's recommendations for the next ten years. This document was presented to the School Board in 2006, and was updated in 2008.

Goals and Objectives

The Ten Year Facilities Plan outlined in this document, when implemented, should ensure the Kennewick School District meets its requirements to maintain and remodel/replace existing facilities, construct new facilities to support District growth, and to meet changing educational requirements as part of the process. This plan is based on the belief that the citizens of Kennewick have high expectations regarding their District and its facilities. This plan has been developed with community input and involvement and is written in conjunction with the 2006 Study and Survey process previously approved by the Board of Directors.

The Facilities Study Committee segregated the Ten Year Plan into two phases because of the duration of the plan and the ever changing environment that the school district faces including student enrollment and economic conditions in the Tri-Cities. Phase I looks at the first six years of the Ten Year Plan. Phase II looks at the remaining four years of the Plan.

Recommendations

The Facility Study Committee recommends that the Kennewick School District Board of Directors authorize construction of a new elementary school (#14) in the Badger Canyon area located southwest of the Kennewick city limits on land purchased for that purpose in 2007. The Phase I bond issue would provide funding for the new elementary school, and complete renovations of Canyon View, Southgate, Sunset View and Cascade elementary schools. In addition, the Phase 1 bond would provide for the adaptive re-use of the Food Pavilion building, technology enhancements, and funds for facility projects to support building improvements. The total Phase I bond issue would be approximately \$68.0 million. State matching funds generated from construction of the new elementary and renovations would be earmarked for the complete renovation of Lincoln Elementary school.

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The Phase I bond issue would address the next six years and provide a foundation for a subsequent bond issue for Phase II. The Phase II bond issue would provide funding for complete renovation of Desert Hills Middle School and renovation or replacement of Westgate and Eastgate elementary schools at an estimated amount of \$66.2 million. Enrollment growth over the next several years could also indicate the need for another new elementary school (#15) and possibly a new middle school (#5) during this ten-year planning horizon.

The Committee also recommends acquisition of sufficient land to site elementary #15 and middle school #5. Projected growth will see the District build elementary #14 in 2009, elementary #15 as early as 2016, and middle school #5 in the coming years. These projects will use most of the current land inventory held by the District. The Committee recommends that the District acquire land to address Phase II facility needs.

Background

The current Ten Year Facilities Plan was approved in 2006; however, plans to present a bond issue to the voters were delayed until March 2009. The previous Ten Year Facilities Plan was presented to the Board of Directors in 1993 and was updated in 1998 and again in 2002. The 1993 plan recommended building a third high school (Southridge), remodeling four elementary schools (Hawthorne, Washington, Vista, and Edison), renovating Park Middle School and Kamiakin High School, renovating the District Stadium, updating Technology across the District, and making a number of other improvements to parking lots and athletic fields.

A \$37 million bond was submitted to the voters and passed in November 1993 for the third high school, technology updates, and general facility needs. A subsequent bond for \$4.5 million was passed in May 1994 for construction of the Stadium and renovation of track facilities at the two high schools. State matching funds supported the renovations of Vista and Park. A \$25 million bond was submitted to voters and passed in March of 2001. This funded renovation of Kamiakin High School. State matching funds from Kamiakin were used to build the new competition gym at Kennewick High School. This bond approval allowed completion of all of the initiatives from the 1993 ten year plan. This work was completed with the renovation of Kamiakin in 2005.

Study and Survey

The Study and Survey is a state mandated review of the condition of District schools and how well they are meeting the educational needs of the students. These reviews are required every six years, and provide information for both short-term and long-term planning for maintenance, renovation and replacement of schools as well as information on how well existing facilities are meeting educational needs. The 2006 review was conducted by Design West Architects supported by District personnel in Facility Planning and Maintenance/Grounds.

The Building Condition Evaluation Forms (BCEF) process has been completed as required in WAC 180-27-535. Its purpose is to provide a standardized base with which to evaluate a school building's condition by evaluating a building's structure, mechanical systems, finishes, safety systems as well as educational adequacy. Whereas the BCEF scores are derived from hundreds of prescribed factors, most of which are subjective, it is generally understood that the total score is subjective to a standard deviation of plus or minus 5 points. For example, Lincoln Elementary, which earned a BCEF score of 51, is not NECESSARILY inferior in condition to Canyon View Elementary which received a score of 55.

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Additionally, it was noted that a number of schools scored lower due to an isolated defect which warrants attention ahead of the overall master schedule. Examples of this are the roof at Kennewick High School and the poor exiting condition at Eastgate Elementary. Recognizing this, the District will undertake a proactive approach by addressing these isolated defects ahead of the master schedule, rather than abandoning the established 30 year update approach.

The following standard scale is used to evaluate the condition score and provide recommendations for each building:

- 80-100 No renovation necessary
- 60-79 Minor renovation needed
- 40-59 Major renovation needed
- Below 40 Replacement recommended

Table 1

KSD Facility Construction/Remodel Date & and 2006 Condition Score		
Schools	Year Built or Renovated	Condition Score
Elementary Schools		
Amistad	1992	73
Canyon View	1978	55
Cascade	1982	58
Eastgate	1952/85/90	48*
Edison	1960/77/01	96
Hawthorne	1956/95	89
Ridgeview	1993	80
Lincoln	1983	51
Southgate	1978	58
Sunset View	1981	53
Vista	1961/66/98	92
Washington	1957/95	80
Westgate	1952/84	52
Middle Schools		
Desert Hills	1977/99	63
Highlands	1959/66/94	85
Horse Heaven Hills	1993	89
Park	1963/99	88
High Schools		
Kamiakin	1970/81/04	97
Kennewick	51/81/91	50*
Southridge	1996	97

* These are the buildings denoted in the paragraph above.

System Upgrades

These funds would be used to pay for smaller projects that extend facility life to a thirty year renovation schedule. The types of projects intended for consideration include:

- Roof Replacement
- Track / Tennis Court Resurfacing
- Carpet Replacement
- Portables- Purchasing and Moving
- Exterior Painting
- Parking Lots / Bus Lanes
- Boiler/HVAC Replacement
- Lighting System Upgrades
- Maintenance and Transportation Warehouse Improvements
- Technology Infrastructure- Servers / Fiber optics / Routers / Power

The District’s needs for these projects will be reviewed annually to make system upgrade decisions.

Unhoused Students

The number of unhoused students calculated using the Office of Superintendent of Public Instruction (OSPI) formulas is the key factor in determining when the state will provide matching money for new construction and renovations. Other factors the Facility Study Committee considered included the current enrollment levels at each school, the numbers of students the “core” facilities at each school were designed to support, and the number of portables currently deployed at each school. For renovations, we also looked at the Study and Survey results specific to how well the existing facilities meet the current and planned educational needs of each school.

OSPI has recently updated their unhoused student formulas. Using these formulas, OSPI projects the District will have 863 unhoused students in K-5 in the fall of 2010. They also show we will have 214 unhoused students in grades 6-8 and excess capacity of 444 in the High Schools. This information is shown in Table 2 below.

Table 2

OSPI Cohort Survival- Projected Enrollments for the Kennewick School District						
School Year	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
K-5 (500)	6,759	6,771	6,885	6,947	7,036	7,199
Unhoused		687	801	863	952	1,045
6-8 (800)	3,286	3,338	3,374	3,527	3,567	3,635
Unhoused		25	61	214	254	322
9-12 (1800)	5,284	5,255	5,167	5,061	5,134	5,171
Unhoused		(-250)	(-338)	(-444)	(-371)	(-334)
Total	15,256	15,364	15,426	15,535	15,737	16,005

OSPI projections also indicate the number of un-housed elementary students continuing to grow significantly over the next five years. Our elementary schools on average are built to house 450 students. Currently, 25 portables are deployed at these schools, and four schools have an enrollment over 550 and five others over 500. Therefore, **construction of a new elementary school (#14) as soon as practicable is essential**. Relatively conservative K-5 enrollment growth projections would require completion of an additional elementary (#15) by August 2017 (see Table 3 below). A new middle school (#5) may be required in the first half of the next decade. High school capacity should be adequate during the Ten Year Facilities Plan horizon unless growth far exceeds projections. Table 3 through 6 projects the number of students enrolled in the District based on varying growth rates. Table 7 displays recent overall District growth. It should be noted that annualized enrollment growth from 2000 to 2008 was 1.5% broken down as follows: 1.5% for K-5, 1.1% for grades 6th – 8th, and 1.7% for grades 9th – 12th. The OSPI projections in the Tables below that assume 1.0% growth in kindergarten each year compute to an annualized growth rate that is under the 2000 to 2008 annualized growth rate. The OSPI projections with kindergarten enrollment increasing by 1.0% each year are considered conservative and reasonable.

Table 3				
Kenewick School District				
K - 5 Growth Projections				
Headcount				
School Yr	KSD KG Enrollment @ 6yr Avg	KSD KG Enrollment Held @ Oct 08	OSPI w/ KG @ +0.5% Each Year	OSPI w/ KG @ +1.0% Each Year
08-09	6,855	6,855	6,855	6,855
09-10	6,948	6,991	6,964	6,970
10-11	6,969	7,047	7,002	7,019
11-12	6,980	7,095	7,041	7,076
12-13	6,959	7,108	7,065	7,123
13-14	6,959	7,135	7,117	7,205
14-15	6,927	7,135	7,152	7,277
15-16	6,940	7,135	7,188	7,349
16-17	6,943	7,135	7,224	7,423
KG = Kindergarten				
Grade level increases in enrollment are at the cohort survival rates.				
No increase in growth above the cohort survival rates unless indicated by "+_%" noted above.				

Table 4				
Kenewick School District				
Middle School Growth Projections				
6th through 8th				
Headcount				
School Yr	KSD KG Enrollment @ 6yr Avg	KSD KG Enrollment Held @ Oct 08	OSPI w/ KG @ +0.5% Each Year	OSPI w/ KG @ +1.0% Each Year
08-09	3,397	3,397	3,397	3,397
09-10	3,417	3,417	3,394	3,394
10-11	3,587	3,587	3,545	3,545
11-12	3,660	3,660	3,606	3,606
12-13	3,791	3,791	3,713	3,713
13-14	3,822	3,822	3,719	3,719
14-15	3,873	3,873	3,741	3,741
15-16	3,838	3,888	3,748	3,755
16-17	3,827	3,917	3,784	3,803
KG = Kindergarten				
Grade level increases in enrollment are at the cohort survival rates.				
No increase in growth above the cohort survival rates unless indicated by "+_%" noted above.				

**Table 5
Kennewick School District
High School Growth Projections
9th through 12th
Headcount**

School Yr	KSD KG Enrollment @ 6yr Avg	KSD KG Enrollment Held @ Oct 08	OSPI w/ KG @ +0.5% Each Year	OSPI w/ KG @ +1.0% Each Year
08-09	5,288	5,288	5,288	5,288
09-10	5,360	5,360	5,312	5,312
10-11	5,197	5,197	4,937	4,937
11-12	5,243	5,243	4,926	4,926
12-13	5,320	5,320	5,111	5,111
13-14	5,434	5,434	5,189	5,189
14-15	5,647	5,647	5,369	5,369
15-16	5,772	5,772	5,458	5,458
16-17	5,915	5,915	5,561	5,561

KG = Kindergarten
 Grade level increases in enrollment are at the cohort survival rates.
 No increase in growth above the cohort survival rates unless indicated by "+_%" noted above.
 Totals include approximately 485 out of district students attending Tri Tech.

**Table 6
Kennewick School District
Growth Projections
All Grades
Headcount**

School Yr	KSD KG Enrollment @ 6yr Avg	KSD KG Enrollment Held @ Oct 08	OSPI w/ KG @ +0.5% Each Year	OSPI w/ KG @ +1.0% Each Year
08-09	15,540	15,540	15,540	15,540
09-10	15,726	15,769	15,671	15,676
10-11	15,752	15,830	15,484	15,501
11-12	15,883	15,998	15,573	15,608
12-13	16,070	16,218	15,889	15,947
13-14	16,215	16,392	16,024	16,112
14-15	16,447	16,656	16,263	16,387
15-16	16,549	16,795	16,394	16,562
16-17	16,685	16,967	16,569	16,787

KG = Kindergarten
 Grade level increases in enrollment are at the cohort survival rates.
 No increase in growth above the cohort survival rates unless indicated by "+_%" noted above.

**Table 7
Kennewick School District
Total Growth Trend**

School Year	October 1 Enrollment	Growth	% Growth Over Prior Year	5-Year Annualized Growth	10-Year Annualized Growth
2000-01	13,914	116	0.7%	0.71%	
2001-02	14,174	260	1.8%	0.81%	
2002-03	14,480	306	2.1%	1.07%	
2003-04	14,686	206	1.4%	1.25%	
2004-05	14,777	91	0.6%	1.4%	
2005-06	14,876	99	0.7%	1.4%	1.07%
2006-07	15,119	243	1.6%	1.3%	1.1%
2007-08	15,256	137	0.9%	1.1%	1.1%
2008-09	15,540	284	1.9%	1.2%	1.2%

Funding the Construction and Renovation Schedule

The District has money in the Capital Projects fund earmarked to begin the architectural design of a new elementary to be sited adjacent to the Cottonwood development in Badger Canyon and to begin the design of Canyon View's remodel. The recommended \$68.0 million bond would fund the construction of a new school at Cottonwood as well as the complete remodeling of Canyon View, Southgate, Sunset View and Cascade.

In May 2008, the District purchased a 47,000 square foot building located at 1000 W. 4th Ave. The building was purchased for the purpose of relocating programs housed in the Fruitland building and to provide future administrative office space such as for Information technology including centralizing server space. Bond proceeds in combination with existing funds held in the capital fund would be used to renovate the building. The relocation of programs out of the Fruitland building would allow the District to use the building as swing space to temporarily house the elementary schools during renovation.

The Fruitland building currently houses the Keewaydin Discovery Center, an early childhood special education program that serves children age birth to five. The program requires 15,000 square feet of space and will have to be relocated in order to use the Fruitland building as swing space.

State matching funds the District would receive from the construction of a new elementary school and renovation of four elementary schools (Canyon View, Southgate, and Sunset View) would then be used to renovate Lincoln Elementary. The District has historically received at least a 50 percent match (conservative) on its construction and renovation projects. There may also be enough money to allow retrofitting space in the purchased building at 1000 W. 4th Ave. into District Office space as mentioned above. Additional funds could be used for land purchases for future schools or to address emerging facility needs.

Phoenix High School is a project based high school that started with enrollment of 40 students in August 2007. The program was housed in Southridge High School for the 2007-2008 school year. In August 2008 the program moved out of Southridge and into leased space. Targeted enrollment for the school is 120 students by August 2010 requiring approximately 10,000 square feet of facility space. Intentions are to either construct or purchase permanent space for the program within the next four years or earlier depending on available funding.

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Recommended Schedule for Construction and Renovation

Table 8

Sequence	School	Year Built or Remodeled	Target Date (Start)	Condition Score	Estimated Construction Cost \$	Funding Source	Estimated Phase I & II Bond Cost \$
1	Elementary #14 (Cottonwood)	New	2009	N/A	\$15.5 Million	Phase I Bond	\$15.6 Million
2	1000 W. 4 th Ave. (Food Pavilion) Renovation Phase 1.A \$1.3M Phase 1.B \$2.0M	1992	2009	N/A	\$3.3 Million	Existing Funds/ Phase I Bond	\$ 2.0 Million
3	Keewaydin Discovery Center	N/A	2009	N/A	\$2.0 Million	Existing Funds	N/A
4	Canyon View Elementary	1978	Aug. 2009	55	\$10.5 Million	Phase I Bond	\$10.6 Million
5	District System Upgrades	N/A	2009	N/A	\$6.77 Million	Phase I Bond	\$ 3.1 Million
6	Construct/Add Classrooms To Elementary Wing	N/A	2009	N/A	\$1.3 Million	Phase I Bond/State Match	\$1.3 Million
7	Southgate Elementary	1978	Aug. 2010	58	\$11.0 Million	Phase I Bond	\$11.0 Million
8	Sunset View Elementary	1981	Aug. 2011	53	\$11.5 Million	Phase I Bond	\$11.5 Million
9	Cascade Elementary	1982	Aug. 2012	58	\$11.9 Million	Phase I Bond	\$11.9 Million
10	Lincoln Elementary	1983	Aug. 2013	51	\$12.4 Million	State Match	N/A
Dependent On Funding	Phoenix High School	N/A	2011	N/A	\$1.2 Million	Existing Funds/State Match	N/A
	Bond Fees						\$1.0 Million
	Subtotal Phase I		Years 1 - 6		\$87.37 Million		\$68.0 Million
11	Desert Hills Middle School	1977/99	Aug. 2015	63	\$24.4 Million	Phase II Bond	\$24.4 Million
12	Westgate Elementary	1952/84	Aug. 2017	52	\$20.5 Million	Phase II Bond	\$20.5 Million
13	Eastgate Elementary	1952/85/90	Aug. 2018	48	\$21.3 Million	Phase II Bond	\$21.3 Million
	Subtotal Phase II		Years 7 - 10		\$66.2 Million		\$66.2 Million
Total Estimated Phase I & II Cost					\$153.57 Million		\$134.2 Million
Enrollment Dependent	Elementary # 15	New	2015 - 2016	NA	\$20.4 Million	Bond/State Match	
Enrollment Dependent	Middle School #5	New	2015 - 2017	NA	\$35.0 Million	Bond/State Match	

All Day Kindergarten & Dual Language Program Expansion

The 2007-2009 state biennium budget included funding to phase in all-day kindergarten at all school districts in the state within a ten year period. Expanding half day kindergarten to full day kindergarten will generally require an additional classroom at each elementary school. In the first two years of the phase-in the District received all day kindergarten funding for five elementary schools (Eastgate, Amistad, Westgate, Edison, and Hawthorne). Table 9 indicates the need for additional portable space based on a projected timeline for the remaining District elementary schools to receive all day kindergarten funding.

The District started a dual language program at Edison and Hawthorne Elementary Schools in 2005. The program requires an additional classroom each year until a dual language class is offered at each grade level (kindergarten through 5th), thereby completing the full implementation of the program at Edison and Hawthorne. The two schools have dual language classrooms in kindergarten through 3rd grade as of August 2008. Additional classroom space will be required over the next two years as students in the program progress from 3rd to 5th grade (see Table 10), while at the same time the program will continue to fill the dual language classrooms established previously at the kindergarten through 3rd grades.

Several schools including Hawthorne and Washington are well adapted to the possibility of constructing two to four classrooms as an option to the future need for portables at these schools. The construction of classroom space could also eliminate portables already sited at these schools. The system upgrades in the construction and renovation schedule includes \$1.3 million for the possible construction of classrooms to an existing elementary school as an alternative to adding portables.

**Kennewick School District
Projected Timeline For All Day Kindergarten Implementation**

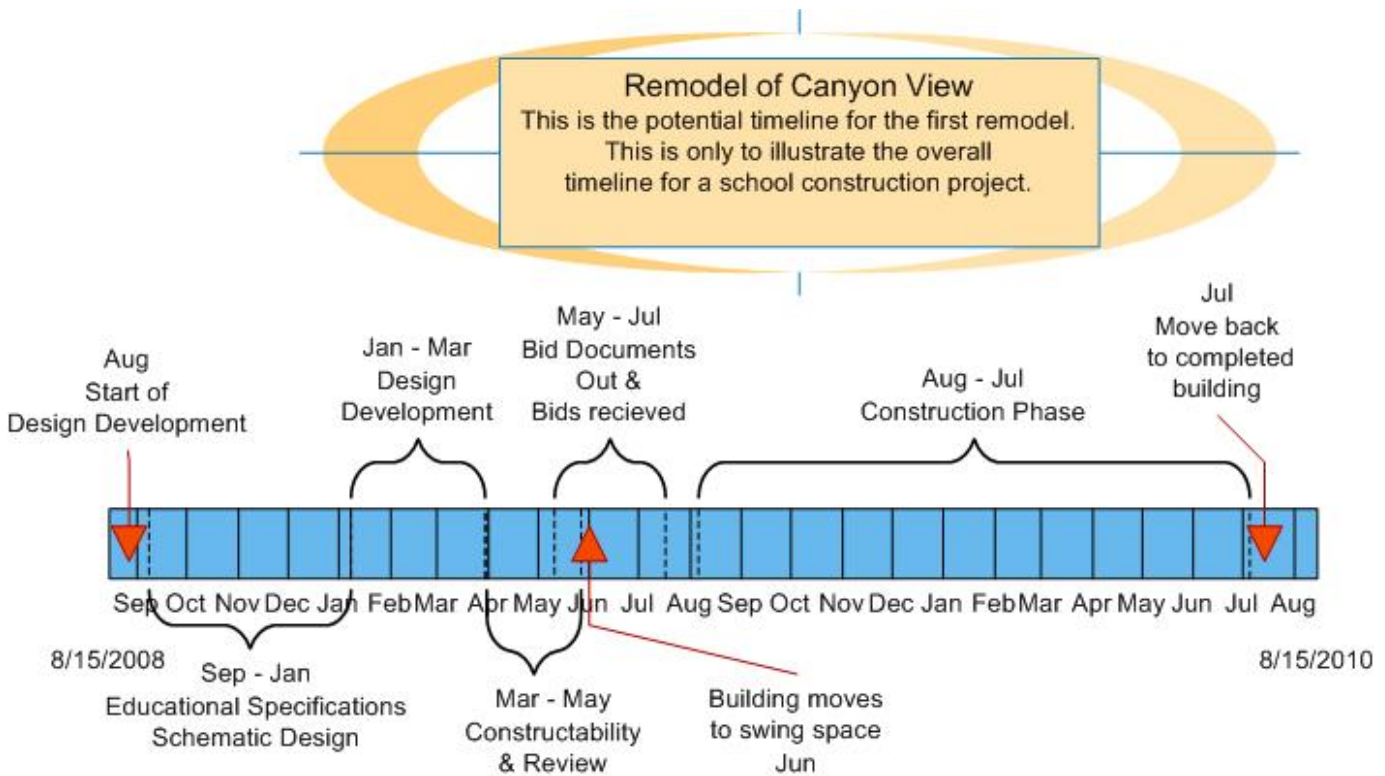
Table 9

School Year Funding Expected	Building Expected To Be Funded	# of Portables To Add W/Out New Elem #14	# of Portables To Add With New Elem #14
2007/2008	Eastgate Westgate Amistad	- - -	- - -
2008/2009	Edison Hawthorne	1 1	- -
2009/2010	None	-	-
2010/2011	Washington Canyon View Vista	1 1 2	1 1 1
2011/2012	None	-	-
2012/2013	Lincoln Cascade	1 1	1 1
2013/2014	Southgate	1	1
2014/2015	Ridge View	2	1
2015/2016	Sunset View	2	1
2016/2017	Elementary #14	-	-

**Kennewick School District
Projected Timeline For Dual Language Program Expansion**

Table 10

School Year	Building	# of Portables To Be Added
2009/2010	Hawthorne Edison	1 (Grade 4) 1 (Grade 4)
2010/2011	Hawthorne Edison	1 (Grade 5) 1 (Grade 5)



Ten Year Facility Plan Review Cycle

Facility needs will continue to change from year to year and this facility plan should evolve to continually meet those changing needs. The Ten Year Facility Plan will be reviewed annually and updated as needs and projections change. Renovation of Kennewick High, Horse Heaven Hills, Amistad, Ridgeview, and Highlands are likely to be included in the next Ten Year Plan (2018 – 2027) if not earlier depending on evaluation of infrastructure condition at those facilities.

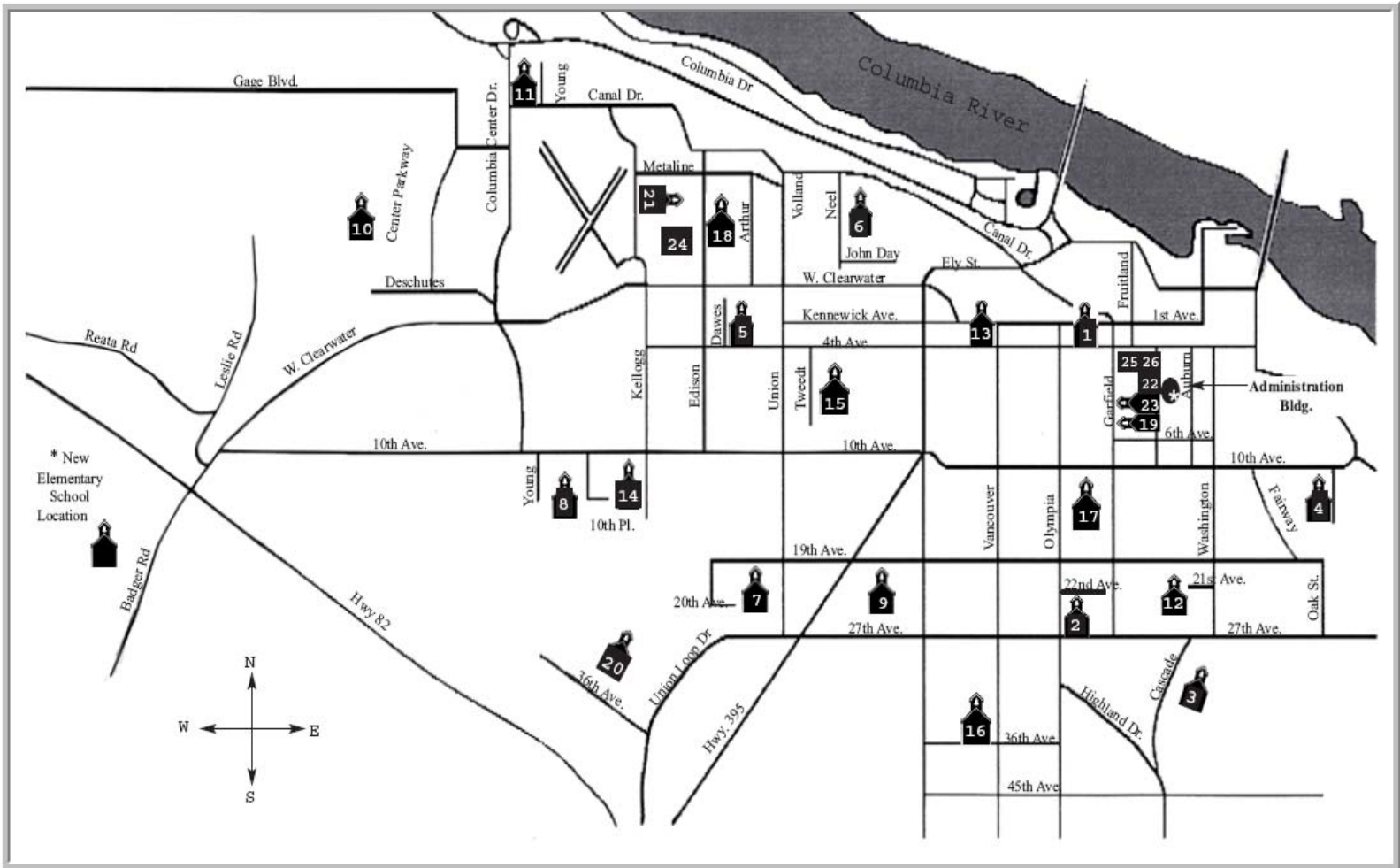
A complete reevaluation will take place as part of each six year Study and Survey for the State. The district and community members that make up the Facility Study Committee will continue to review the districts’ needs and to make the appropriate recommendations to the Board of Directors from year to year.

School Year	October 1 Enrollment	Growth	% Growth	Cumulative Growth Last 5 years	5-Year Annualized Growth	Cumulative Growth Last 10 Years	10-Year Annualized Growth
1950-51	3341						
1951-52	3754	413	12.40%				
1952-53	4210	456	12.10%				
1953-54	4607	397	9.40%				
1954-55	4619	12	0.30%				
1955-56	5176	557	12.10%	46.30%	9.30%		
1956-57	5345	169	3.30%	37.20%	7.40%		
1957-58	5648	303	5.70%	30.70%	6.10%		
1958-59	6057	409	7.20%	28.50%	5.70%		
1959-60	6461	404	6.70%	34.90%	7.00%		
1960-61	6627	366	5.70%	28.50%	5.70%	74.80%	7.50%
1961-62	7203	376	5.50%	30.80%	6.20%	67.90%	6.80%
1962-63	7424	221	3.10%	28.20%	5.60%	58.80%	5.90%
1963-64	7643	219	2.90%	23.90%	4.80%	52.40%	5.20%
1964-65	7515	-128	-1.70%	15.50%	3.10%	50.40%	5.00%
1965-66	7732	217	2.90%	12.70%	2.50%	41.20%	4.10%
1966-67	7719	-13	-0.20%	7.10%	1.40%	37.80%	3.80%
1967-68	7897	178	2.30%	6.30%	1.30%	34.50%	3.40%
1968-69	7776	-121	-1.50%	1.80%	0.40%	25.70%	2.60%
1969-70	7802	26	0.30%	3.80%	0.80%	19.30%	1.90%
1970-71	7917	115	1.50%	2.40%	0.50%	15.20%	1.50%
1971-72	7811	-106	-1.30%	1.20%	0.20%	8.30%	0.80%
1972-73	7831	20	0.30%	-0.80%	-0.20%	5.50%	0.50%
1973-74	7715	-116	-1.50%	-0.80%	-0.20%	1.10%	0.10%
1974-75	7924	209	2.70%	1.60%	0.30%	5.40%	0.50%
1975-76	8586	662	8.40%	8.50%	1.70%	10.90%	1.10%
1976-77	9068	482	5.60%	15.50%	3.10%	16.70%	1.70%
1977-78	9678	610	6.70%	21.90%	4.40%	21.10%	2.10%
1978-79	10319	641	6.60%	30.00%	6.00%	29.30%	2.90%
1979-80	10802	483	4.70%	32.00%	6.40%	33.60%	3.40%
1980-81	10604	-198	-1.80%	21.80%	4.40%	30.30%	3.00%
1981-82	11199	595	5.60%	21.80%	4.40%	37.30%	3.70%
1982-83	10698	-501	-4.50%	10.60%	2.10%	32.50%	3.30%
1983-84	10406	-292	-2.70%	1.30%	0.30%	31.30%	3.10%
1984-85	10464	58	0.60%	-2.90%	-0.60%	29.10%	2.90%
1985-86	10758	294	2.80%	1.80%	0.40%	23.60%	2.40%
1986-87	11087	329	3.10%	-0.80%	-0.20%	21.00%	2.10%
1987-88	11074	-13	-0.10%	3.60%	0.70%	14.20%	1.40%
1988-89	11093	19	0.20%	6.50%	1.30%	7.70%	0.80%
1989-90	11396	303	2.70%	8.70%	1.70%	5.80%	0.60%
1990-91	11603	207	1.80%	7.70%	1.50%	9.40%	0.90%
1991-92	12129	526	4.50%	9.10%	1.80%	8.40%	0.80%
1992-93	12623	494	4.10%	13.30%	2.70%	16.90%	1.70%
1993-94	13001	378	3.00%	16.10%	3.20%	22.60%	2.30%
1994-95	13125	124	1.00%	14.40%	2.90%	23.00%	2.30%
1995-96	13440	315	2.40%	15.00%	3.00%	22.60%	2.30%
1996-97	13625	185	1.40%	11.80%	2.40%	20.90%	2.10%
1997-98	13745	120	0.90%	8.60%	1.70%	21.90%	2.20%
1998-99	13819	74	0.54%	6.29%	1.26%	24.57%	2.46%
1999-00	13798	-21	-0.15%	5.13%	1.03%	21.08%	2.11%
2000-01	13914	116	0.84%	3.53%	0.71%	19.92%	1.99%
2001-02	14174	260	1.87%	4.03%	0.81%	16.86%	1.69%
2002-03	14480	306	2.16%	5.35%	1.07%	14.71%	1.47%
2003-04	14686	206	1.42%	6.27%	1.25%	12.96%	1.30%
2004-05	14777	91	0.62%	7.10%	1.42%	12.59%	1.26%
2005-06	14876	99	0.67%	6.91%	1.38%	10.68%	1.07%
2006-07	15119	243	1.63%	6.67%	1.33%	10.97%	1.10%
2007-08	15256	137	0.91%	5.36%	1.07%	10.99%	1.10%
2008-09	15540	284	1.83%	5.82%	1.16%	12.45%	1.25%

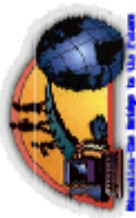
FACILITY	Code	Built/Add/Re	Acres	Sq. Ft.	DSPI Cap	Portables	Portable Sq.Ft.	Irr. Water
AMISTAD	202	1992	11.7	44,473	473	3	2,880	KID
CANYON VIEW	200	1978	13.0	43,087	464	1	430	KID
CASCADE	204	1982	11.0	42,854	455	1	960	KID
EASTGATE	201	1952/85/90	17.0	45,554	485	2	1,920	CID
EDISON	203	1960/77/01	14.5	46,806	491			KID
HAWTHORNE	207	1956/95	15.0	44,965	478	4	3,840	KID
LINCOLN	206	1983	10.0	42,854	455	2	1,920	Well
RIDGE VIEW	215	1993	10.0	44,473	473	2	1,920	KID
SOUTHGATE	208	1978	11.0	42,854	462	2	1,920	KID
SUNSET VIEW	216	1981	10.0	42,854	462	2	1,920	Well
VISTA	209	1961/66/98	11.5	44,894	470			KID
WASHINGTON	211	1957/95	15.2	44,965	478	2	1,920	CID
WESTGATE	213	1952/84	12.0	40,676	438	4	2,280	KID
SubTotals			161.9	571,309	6,084	25	21,910	
DESERT HILLS	218	1977	20.0	88,362	802	4	3,840	KID
HIGHLANDS	220	1959/66/94	20.5	92,290	835	4	3,840	KID
HORSE HEAVEN	224	1993	30.0	88,500	803	4	3,840	KID
PARK	222	1963/99	30.0	96,837	873	2	1,920	KID
SubTotals			100.5	365,989	3,313	14	13,440	
KAMIAKIN	230	1970/81/05	30.0	228,987	1754			KID
KENNEWICK	235	1951/81/91	27.0	235,530	1801	6	5,760	CID
SOUTHRIDGE	231	1996	50.0	254,542	1950			KID
TRI-TECH	247	1981	10.5	87,520	625	4	4,500	WELL
SubTotals			117.5	806,579	6,130	10	10,260	
ADMIN BLDG	240	62/KSD 1994	0.50	18,500				Well
ANNEX GYM	229	36/ Revised 54		17,196				CID
DAYTON BLDG	290	1963	2.00	16,352				CID
FRUITLAND	204	1945	9.00	56,130				CID
*Kennewick Alt Ed Ctr	291	1978		8,960		4	3,840	CID
4th Avenue Building	253	1979	4.16	46,856				City wtr
LaPierre Field	233		7.50	350				Well
Mid Columbia Partnership	266	2006		-		3	5,376	None
Maint/Transp Services (MTS)	255	1995	10.00	59,600				Well
MTS Surplus Warehouse	255	2005		9,600				none
Lampson Stadium	232	1995	2.50	13,500				City wtr
Land		Purchase Date						
Roy Johnson Field		1980	4.00					City wtr
Land Adjacent To R. Johnson Fld		1980	19.10					
Union Loop & 27th Ave.		1996	43.26					
South of 10th Avenue		2004	30.75					
Cottonwood		2008	12.95					
SubTotals			145.7	247,044		7	9,216	
GRAND TOTALS			525.6	1,990,921	15,527	56	54,826	
*Kennewick Alt Ed Ctr is composed of 8 portable units connected together.								
The Kennewick School District covers 292 square miles of Benton County.								
OSPI CAPACITY IS COMPUTED AS FOLLOWS:								
K-6 = 90 square feet per student								
7-8 = 117 square feet per student								
9-12 = 130 square feet per student								
HA = 144 square feet per student - Handicap Allowance								

- | | | | |
|--|---|--|---|
| 1 Amistad Elementary, 930 W 4th Ave | 14 Desert Hills Middle, 6011 W 10th Ave | 18 Kamiakin High, 600 N Arther St | 22 Dayton Building, 200 S Dayton St |
| 2 Canyon View Elementary, 1229 W 22n Pl | 15 Highlands Middle, 425 S Tweedt, St | 19 Kennewick High, 500 S Dayton St | 23 Alternative Ed, 202 S Dayton St |
| 3 Cascade Elementary, 505 S Highland Dr | 16 Horse Heaven Hills, 3500 W Vancouver Ave | 20 Southridge High, 3320 S Union Loop Rd | 24 Maintenance Building, 622 N Kellogg St |
| 4 Eastgate Elementary, 910 E 10th Ave | 17 Park Middle, 1011 W 10th Ave | 21 Tri-Tech Skills Center, 5929 W Metaline | 25 Fruitland Building, 201 S. Garfield St |
| 5 Edison Elementary, 201 S Dawes St | | | 26 Keewaydin Discovery, 201 S Garfield St |
| 6 Hawthorne Elementary, 3520 W John Day | | | |
| 7 Lincoln Elementary, 4901 W 20th St | | | |
| 8 Ridge View Elementary, 7001 W 13th Ave | | | |
| 9 Southgate Elementary, 3121 W 19th Ave | | | |
| 10 Sunset View Elementary, 711 Center Park Way | | | |
| 11 Vista Elementary, 1701 N Young St | | | |
| 12 Washington Elementary, 105 W 21st Ave | | | |
| 13 Westgate Elementary, 2514 W 4th Ave | | | |
| * New Elementary School Location | | | |

Kennewick School District Locations



Kennewick School District No. 17



Ten Year Facilities Master Plan Schedule Phase 1

Capital Project	2008	2009	2010	2011	2012	2013	2014
New Elementary #14	Planning / Design Phases / OSPI Process	Blidding / Construction	Blidding / Construction				
1000 W. 4th Ave. Retro Fit New Space for Appropriate Program(s)	Blidding / Construction	Blidding / Construction	Blidding / Construction				
Modernize / Add Canyon View Elementary	Blidding / Construction	Blidding / Construction	Blidding / Construction				
KSD System Upgrades							
Keewaydin Discovery Center (KDC)	Blidding / Construction	Blidding / Construction	Blidding / Construction				
Modernize / Add Southgate Elementary	Blidding / Construction	Blidding / Construction	Blidding / Construction	Blidding / Construction	Blidding / Construction		
Modernize / Add Sunset View Elementary	Blidding / Construction	Blidding / Construction	Blidding / Construction	Blidding / Construction	Blidding / Construction	Blidding / Construction	
Modernize / Add Cascade Elementary					Blidding / Construction	Blidding / Construction	Blidding / Construction
Modernize / Add Lincoln Elementary						Blidding / Construction	Blidding / Construction

- Key:**
- Planning / Design Phases / OSPI Process
 - Blidding / Construction
 - Move into "Swing Space School"
 - Move into Finished School

Kennewick School District No. 17
Ten Year
Facilities Master Plan
Phase 1



Kennewick School District has involved a committee comprised of members of the community, teachers and staff, administrators and board trustees in developing a Long-Range Facilities Plan to address each of the district's facilities. Having toured each building, studied multiple options and considered costs, the Facilities Committee recommends the following Long Range Facilities Plan be adopted by the Kennewick School District to ensure continued excellence in education, access to technology, safety for all students and continued District-wide fiscal responsibility.

YEAR BUILT OR REMODELED	SCHOOL	PROJECTED COMPLETION DATE	BUDGET COST
1	ELEMENTARY #14: Capacity for 500 students, K-5. • New elementary school facility, built to KSD Educational Specifications • Project site to be located at Cottonwood	August 2010	\$15.5 Million
2	1000 W. 4th Ave. • Adaptive Re-use of 1000 W. 4th Ave. (Food Pavilion Building) to "free up" the Fruitland building as swing space.	June 2009	\$3.3 Million
3	KEEWAYDIN DISCOVERY CENTER: Special Services Preschool Program. • New Pre-School facility built to Kennewick School District Educational Specifications. • Project site to be located at 109 S. Conway.	June 2009	\$2.0 Million
4	CANYON VIEW ELEMENTARY: Capacity for 500 students, K-5. • Comprehensive modernization for improved safety, acoustics, ADA access, indoor air quality and energy performance. • Small addition to address needed conference, counseling, storage, support spaces and enhanced control at building entrance & add a Multipurpose Room	July 2010	\$10.5 Million
5	KSD SYSTEM UPGRADES: • Roof Repair / Replacement, Carpet replacement, Painting (Interior & exterior) • Portables- Purchasing expense and moving costs • Parking Lots, Bus Lanes, Boiler replacements • Technology Infrastructure- Servers, Fiber optics, Routers, Power	2010	\$6.77 Million
6	Additional classrooms added to an elementary wing	2009	\$1.3 Million
7	SOUTHGATE ELEMENTARY: Capacity for 500 students, K-5. • Comprehensive modernization for improved safety, acoustics, ADA access, indoor air quality and energy performance. • Small addition to address needed conference, counseling, storage, support spaces and enhanced control at building entrance & add a Multipurpose Room	July 2011	\$11.0 Million
8	SUNSET VIEW ELEMENTARY: Capacity for 500 students, K-5. • Comprehensive modernization for improved safety, acoustics, ADA access, indoor air quality and energy performance. • Small addition to address needed conference, counseling, storage, support spaces and enhanced control at building entrance & add a Multipurpose Room	July 2012	\$11.5 Million
9	CASCADE ELEMENTARY: Capacity for 500 students, K-5. • Comprehensive modernization for improved safety, acoustics, ADA access, indoor air quality and energy performance. • Small addition to address needed conference, counseling, storage, support spaces and enhanced control at building entrance & add a Multipurpose Room	July 2013	\$11.9 Million
10	LINCOLN ELEMENTARY: Capacity for 500 students, K-5. • Comprehensive modernization for improved safety, acoustics, ADA access, indoor air quality and energy performance. • Small addition to address needed conference, counseling, storage, support spaces and enhanced control at building entrance & add a Multipurpose Room.	July 2014	\$12.4 Million

REVISED 10/24/2008