



2018-2028

 **CAPITAL FACILITIES**
PLAN



(UPDATED 11/30/2020)

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THE FACILITIES STUDY COMMITTEE

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 educational standards of the District and studies undertaken of facility and land needs along with projected student growth and funding capabilities. This document represents the Facility Study Committee's recommendations for the next ten years. This document will be updated to reflect current facility inventory and property annually.

GOALS AND OBJECTIVES

The community that makes up the Kennewick School District has high expectations regarding the quality of education that students receive and the District's ability to provide facilities that encourage this educational practice. The plan assesses the ability of District facilities to assist in the delivery of the educational program adopted by the District. The Capital Facilities Ten Year Plan outlined in this document should ensure that the District meets its requirements to maintain and remodel or replace existing facilities, construct new facilities to support District growth, and meet evolving education standards and practices. This plan has been developed by District staff with the guidance and input of community members. Official Study and Surveys are conducted by OSPI every six years. The District updates building condition scores annually.

The Facilities Study Committee divided the Capital Facilities Plan into two phases because of the duration of the plan and the ever changing environment that the District faces including student enrollment and economic conditions in the Tri-Cities. Phase 1 looks at the first five years of the plan and Phase 2 looks at the next five.

EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are determined by the types and amounts of space required to accommodate the District's adopted educational programs. The educational program standards established by the Kennewick School District include grade configuration, preferred facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, scheduling requirements, and classroom utilization. These standards are established through the instructional plans adopted by the District, the school calendar/schedule, teacher's contract, and the organizational and grade-level structures of the District. These programs and structures are subject to change, including the addition and/or deletion of programs, and the District will periodically review school capacity inventory and adjust for these changes. *(See list on page 3.)*

K-3 CLASS SIZE REDUCTION GRANT

In 2015, the Washington State Legislature passed SB6080 which set aside \$200 Million in grant funds to assist school districts in building additional space to reduce class sizes in grades K-3. In 2016, the Legislature added another \$25 Million to the grant funds to be distributed. The Legislature appointed a task force to study school districts to identify the greatest needs throughout the state. The Kennewick School District applied for those grant funds, and were delighted to receive the largest grant in the state at \$51.1 M.

The district is required to use those funds to build new schools or add on to existing schools to create additional classrooms to reduce class size in grades K-3.

The District followed a process of getting input from a variety of stakeholders, including the District's Facilities Committee, Elementary Principals, and the School Board. After studying the needs for four months, the School Board approved a plan from administration to reduce K-3 class sizes throughout Kennewick.

In the west end of town, the Board approved a plan to expand Amon Creek Elementary - which the voters had approved in the 2015 bond – from 22 classrooms to 38 classrooms. This will allow students from Cottonwood Elementary, Ridge View Elementary, and Sunset View Elementary to be shifted to the new school and enable the District to reduce class sizes in the west end of town. This project will be completed in the Summer of 2018 and students will begin attending school there in August of 2018.

In the center of town, the Board approved a plan to build a Dual Language elementary school (now named Fuerza Elementary) on the old Desert Hills site and move all the Dual Language classrooms from Edison Elementary and Hawthorne Elementary to the new school, freeing up room in the center of town. Lincoln and Westgate Elementary will be able to shift students back into Edison and Hawthorne, thereby creating smaller class sizes in all four schools. This project was completed in the Summer of 2018 and students began attending school there in August of 2018.

In the east end of town, the Board decided to add a 22 classroom addition to Amistad Elementary, creating room to reduce class sizes in that area. Students will be shifted from Washington Elementary, Canyon View Elementary, and Eastgate Elementary to Amistad, and this will create lower class sizes in all of those schools. This project was completed in the Summer of 2019 and students will began attending school there in August of 2019.

As a result of this grant and these projects, the KSD should achieve lower average class sizes in Grades K-3 throughout the District.

DISTRICT PROGRAM SPACE STANDARDS

TABLE 1 - KSD SPACE STANDARDS

Grade Level	Class Size Goals *	Sq. Ft. Per Student	State Funded Sq. Ft. Per Student
K-1	20	102	90
2-3	20	102	90
4-5	25	102	90
6	28	116	90
7-8	28	124	117
9-12	28	141	130

* Numbers may need to be adjusted to meet state funding targets.

TABLE 2 – KSD SCHOOL FACILITY CAPACITY STANDARDS

Grade Level	School Size (Student Capacity)
K-5	500-600
6-8	800-900
9-12	1800-2000

PROGRAM STANDARDS FOR CONSIDERATION:

Calendar Year	Title I
Daily Schedule	Learning Assistance Program
Grade Level Configurations	Highly Capable
Graduation Credit Requirements	Performance Based Activities
Basic Education Classrooms	Alternative Programs
Science Classrooms	Athletics/Extra-Curricular Activities
Band, Orchestra and Choir	Supplementary Programs (e.g. Team Read)
Music Education	Early Childhood Education
Physical Education	Computer Labs
Library/Media	Support Services Space (e.g. Food Service)
Special Education	Community Use
Career & Technical Education	

CAPITAL FACILITIES INVENTORY

The facilities inventory describes what facilities are currently available to the Kennewick School District and what facilities will be required to support anticipated future enrollment. Capacity of current and future facilities is based on space requirements as described by the KSD's Educational Program Standards.

TABLE 3 – KSD INVENTORY

Elementary Schools		
Facility	Sq. Ft.	Capacity
Amistad	88,935	835
Amon Creek	76,664	720
Canyon View	50,354	521
Cascade	50,980	518
Cottonwood	50,899	527
Eastgate	56,490	600
Edison	46,806	501
Fuerza	66,338	618
Hawthorne	44,965	480
Lincoln	53,297	532
Ridge View	44,473	475
Sage Crest	56,490	575
Southgate	50,966	533
Sunset View	50,966	509
Vista	44,894	460
Washington	44,965	442
Westgate	61,158	575

Middle Schools		
Facility	Sq. Ft.	Capacity
Chinook	110,465	900
Desert Hills	110,465	900
Highlands	92,290	775
Horse Heaven Hills	88,500	771
Park	96,837	849

High Schools		
Facility	Sq. Ft.	Capacity
Kamiakin	251,149**	1829
Kennewick	260,860**	1904
Southridge	284,541**	2076

Alternative Schools		
Facility	Sq. Ft.	Capacity
Tri-Tech	128,497	694
Legacy	23,644	174
Phoenix	19,660	120
Keewaydin Discovery Center	19,162	*
Mid-Columbia Partnership	24,644	179

*Buildings are portable classrooms.

**Projected 2021-2022 School Year

SITES

Kennewick School District currently owns 728 acres of land, and actively pursues additional school sites. Currently, schools sit on over 80% of that land, and the remainder is land designated for future schools along with land that holds buildings for administration and support services.

TABLE 4 – KSD SITES

Elementary Schools	
Facility	Site Size (Acres)
Amistad	16.8
Amon Creek	16.1
Canyon View	8.02
Cascade	10.8
Cottonwood	12.8
Eastgate	13.7
Edison	14.4
Fuerza	14.6
Hawthorne	13.3
Lincoln	10.3
Ridge View	8.9
Sage Crest	16.4
Southgate	12.3
Sunset View	7.3
Vista	11.6
Washington	15.6
Westgate	11.5

Middle Schools	
Facility	Site Size (Acres)
Chinook	31.1
Desert Hills	27.4
Highlands	18.7
Horse Heaven Hills	30.1
Park	30.0

High Schools	
Facility	Site Size (Acres)
Kamiakin	33.5
Kennewick	43.7
Southridge	52.0

Alternative Schools	
Facility	Site Size (Acres)
Tri-Tech	16.1
Legacy	9.7
Phoenix	1.2
Keewaydin Discovery Center	1.1
Mid-Columbia Partnership	4.0

Future School Sites	
Facility	Site Size (Acres)
W. Montana & 10 th Ave.	14.9
Badger South	14.0
Iron Horse	14.7
Bob Olson Parkway	16.1
Reata	81.0

Different levels of schools require different site requirements. The following are KSD recommended site sizes:

Elementary	13-15 acres
Middle School	25-30 acres
High School	50-60 acres

EVALUATION OF KSD FACILITIES (STUDY & SURVEY)

The state requires that districts review the condition of their buildings with a professional team every six years using the Information and Condition of Schools (ICOS). The state also requires that the District staff annually updates the scoring. The 2020 evaluation scores are included in Table 5.

TABLE 5 – BUILDING CONDITION

School Facility	Year Built (B) /Renovated (R)	ICOS Score (%) Rank Order
Amon Creek Elementary	2018 B	100.00
Fuerza Elementary	2018 B	100.00
Amistad Elementary	1992 B / 2020 B	100.00
Westgate Elementary	1952 B/1984 R/2017 B	100.00
Sage Crest Elementary	2016 B	100.00
Desert Hills Middle School	1977 B/1999 R/2016 B	100.00
Eastgate Elementary	1952 B/1985 R/1990 R/2015 B	99.75
Cascade Elementary	1982 B/2013 R	99.75
Chinook Middle School	2016 B	99.75
Cottonwood Elementary	2010 B	92.78
Mid-Columbia Partnership	1977 B/2019 R	99.21
Legacy High School	2000 B/2019 R	99.15
Canyon View Elementary	1978 B/2010 R	90.00
Southgate Elementary	1978 B/2011 R	90.00
Lincoln Elementary	1983 B/2014 R	90.00
Phoenix High School	1977 B/2013 R	89.94
Vista Elementary	1961 B/1966 R/1998 R	89.30
Sunset View Elementary	1981 B/2012 R	89.30
Horse Heaven Hills Middle School	1993 B	87.48
Highlands Middle School	1959 B/1966 R/1994 R	86.50
Park Middle School	1963 B/1999 R	85.24
Kamiakin High School	1970 B/1981 R/2004 R	83.14
Southridge High School	1996 B	82.32
Edison Elementary	1960 B/1977 R/2001 R	80.34
Washington Elementary	1957 B/1995 R	79.78
Hawthorne Elementary	1956 B/1995 R	78.80
Ridgeview Elementary	1993 B	78.80
Kennewick High School	1951 B/1981 R/1991 R/2021 B	-

The scores in the ICOS are used by the District to help track which buildings are in need of repair and maintenance and also to help determine which buildings need to be renovated. The state recognizes that buildings built before January 1, 1993 are not as adaptable to modern changes in educational programming and are thus eligible for state assistance funds after twenty years. Buildings originally built after that date are eligible for state matching funds after 30 years. The KSD has always chosen to only renovate buildings that are fully eligible for state assistance funds to help maximize local dollars. The chart in table 6 shows when each of the District's facilities is eligible for renovation.

TABLE 6 KSD FACILITIES RENOVATION ELIGIBILITY FOR STATE MATCH DATES

Elementary Schools	
Facility	State Match Eligible
Ridge View	2023
Hawthorne	2025
Washington	2025
Vista	2028
Edison	2031
Canyon View	2040
Cottonwood	2040
Southgate	2041
Sunset View	2042
Cascade	2043
Lincoln	2044
Eastgate	2045
Sage Crest	2046
Westgate	2047
Amon Creek	2048
Fuerza	2048
Amistad	2050

High Schools	
Facility	State Match Eligible
Southridge	2026
Kamiakin	2034
Kennewick (NEW)	2051

Alternative Schools	
Facility	State Match Eligible
Tri-Tech	**
Legacy	2049
Phoenix	2043
Keewaydin Discovery Center	N/A
Mid-Columbia Partnership	2049

* Eligible with state guidelines for funding based on age of building. Schools built prior to 1993 were eligible for state matching funds after 25 years. Schools built in 1993 or later are eligible for state matching funds after 30 years.

** Tri-Tech receives state funding through a separate process.

Middle Schools	
Facility	State Match Eligible
Horse Heaven Hills	2023
Highlands	2024
Park	2029
Chinook	2046
Desert Hills	2046

CAPACITY FOR ADDITIONAL ENROLLMENT

The state also uses student enrollment numbers as a basis for determining school district’s eligibility for capacity projects. New facilities to accommodate enrollment increases receive state assistance funds when the square footage of a grade configuration shows, “unhoused students” as per the state formula. Using this formula, school districts calculate how much square footage they are eligible to add to their inventory with financial support from the state. The state publishes a report of district enrollment for each district yearly that uses a linear projection to forecast growth for the next five years. In addition to state enrollment projections, KSD provides its own projections using additional factors. Funding assistance from the state is based solely on their inventory and projection report, but the District must decide to add capacity when it believes future enrollment numbers support the addition of a new school in our community. The KSD also recognizes that educational program standards drive the need for additional square footage beyond what the state formula supports. Schools in Kennewick will be built to accommodate the program specific needs of our District and reflect the capacity that the District determines appropriate. School assistance funds are based on state Office of Superintendent of Public Instruction (OSPI) capacity projections. The tables below indicate these various enrollment projections.

TABLE 7 - OSPI ENROLLMENT PROJECTIONS (OSPI Report 1049 January 2020)

OSPI Cohort Survival KSD Projected enrollment	2017	2018	2019	2020	2021	2022	2023
K-5	8,685	8,624	8,630	8,649	8,767	8,880	8,791
6-8	4,186	4,356	4,462	4,586	4,518	4,584	4,633
9-12	5,924	5,913	5,923	6,138	6,436	6,657	6,941
Total	18,795	18,893	19,015	19,373	19,721	20,041	20,365



TABLE 8 – KSD K-5 GROWTH PROJECTIONS

School Year	Actual		
12-13	7,510		
13-14	7,786		
14-15	8,063		
15-16	8,250		
16-17	8,520		
17-18	8,685		
18-19	8,624		
19-20	8,630		
	*KG @ +2.0% Growth Each Year +100 1st - 5th	OSPI Cohort W/ KG @ +2.0% Each Year	OSPI Cohort
	Projected/Actual		
17-18	8,550 / 8,685	8,624 / 8,685	8,652 / 8,685
18-19	8,565 / 8,624	8,683 / 8,624	8,731 / 8,624
19-20	8,631 / 8,630	8,789 / 8,630	8,848 / 8,630
20-21	8,640	8,678	8,649
21-22	8,796	8,848	8,767
22-23	8,898	8,958	8,800
23-24	8,994	9,050	8,790
24-25	9,206	9,274	8,886
25-26	9,383	9,459	8,916
26-27	9,563	9,648	8,954
27-28	9,747	9,841	8,992

*KG = Kindergarten

Grade level increases in enrollment are at the cohort survival rates for column references with "OSPI."

Grade level increases for other columns are at a set student increase for each grade (i.e. +45 for 1st grade).

TABLE 9 – KSD MIDDLE SCHOOL GROWTH PROJECTIONS

School Year	Actual		
12-13	3,803		
13-14	3,797		
14-15	3,763		
15-16	3,861		
16-17	3,991		
17-18	4,186		
18-19	4,356		
19-20	4,462		
	*KG @ +2.0% Growth Each Year +100 1st - 5th / +35 6th - 8th	OSPI Cohort W/ KG @ +2.0% Each Year	OSPI Cohort
	Projected/Actual		
17-18	4,144 / 4,186	4,175 / 4,186	4,175 / 4,186
18-19	4,326 / 4,356	4,398 / 4,356	4,398 / 4,356
19-20	4,443 / 4,462	4,567 / 4,462	4,567 / 4,462
20-21	4,557	4,586	4,586
21-22	4,461	4,519	4,519
22-23	4,492	4,585	4,585
23-24	4,494	4,633	4,633
24-25	4,526	4,678	4,678
25-26	4,543	4,701	4,701
26-27	4,551	4,705	4,672
27-28	4,675	4,843	4,753

*KG = Kindergarten

Grade level increases in enrollment are at the cohort survival rates for column references with "OSPI."

Grade level increases for other columns are at a set student increase for each grade (i.e. +45 for 1st grade).

TABLE 10 – KSD HIGH SCHOOL GROWTH PROJECTIONS

School Year	Actual		
12-13	5,461		
13-14	5,620		
14-15	5,773		
15-16	5,860		
16-17	5,907		
17-18	5,924		
18-19	5,913		
19-20	5,923		
	*KG @ +2.0% Growth Each Year +100 1st - 5 th / +35 6 th - 8 th	OSPI Cohort W/ KG @ +2.0% Each Year	OSPI Cohort
	Projected/Actual		
17-18	6,005 / 5,924	6,005 / 5,924	6,005 / 5,924
18-19	5,849 / 5,931	6,087 / 5,913	6,087 / 5,913
19-20	5,982 / 5,923	6,276 / 5,923	6,276 / 5,923
20-21	6,138	6,138	6,138
21-22	6,408	6,436	6,436
22-23	6,597	6,658	6,658
23-24	6,847	6,944	6,944
24-25	6,837	6,997	6,997
25-26	6,821	7,024	7,024
26-27	6,892	7,148	7,148
27-28	6,784	7,084	7,084

*KG = Kindergarten

High School grade level increases in enrollment are at the OSPI cohort survival rates for all columns.

Other grade level increases are at a set student increase for each grade (i.e. +45 for 1st grade).

Totals include approximately 400 out-of-district students attending Tri Tech.

TABLE 11 – KSD K-12 GROWTH PROJECTIONS

School Year	Actual		
12-13	16,774		
13-14	17,203		
14-15	17,599		
15-16	18,971		
16-17	18,418		
17-18	18,795		
18-19	18,893		
19-20	19,015		
	*KG @ +2.0% Growth Each Year +100 1st - 5th / +35 6th - 8th	OSPI Cohort W/ KG @ +2.0% Each Year	OSPI Cohort
	Projected/Actual		
17-18	18,699 / 18,795	18,805 / 18,795	18,832 / 18,795
18-19	18,740 / 18,893	19,168 / 18,893	19,216 / 18,893
19-20	19,056 / 19,015	19,632 / 19,015	19,691 / 19,015
20-21	19,335	19,402	19,373
21-22	19,665	19,803	19,721
22-23	19,987	20,200	20,042
23-24	20,335	20,626	20,366
24-25	20,570	20,949	20,561
25-26	20,747	21,184	20,641
26-27	21,006	21,501	20,774
27-28	21,206	21,769	20,829

*KG = Kindergarten

High School grade level increases in enrollment are at the OSPI cohort survival rates for all columns.

Other grade level increases are at a set student increase for each grade (i.e. +45 for 1st grade).

After the Facilities Study Committee and School Board studied all of these various possible projections, they concluded that the best approach was to select a projected growth estimate in the middle of the conservative and aggressive projections.

DETERMINING WHEN TO BUILD FACILITIES

The Kennewick School District has a long history of successful completion of capital project facilities. One of the keystones to this success has been the practice of waiting for enrollment numbers to fully support the addition of a new school facility. This practice has helped the District maximize state assistance dollars and has allowed the District to carefully make appropriate school boundary adjustments.

This practice does increase the need to use temporary or portable classrooms to accommodate enrollment increases on an interim basis until permanent classroom facilities can be provided. In the past, the typical elementary school had between 18-21 classrooms and served around 500 students. Changes in program standards such as the implementation of full-day kindergarten and K-3 class size reduction have reduced the capacity of the 18-21 classroom school to around 400 students. This has increased the need for additional portable classrooms. It has also led to a School Board decision to begin increasing the number of classrooms in new school buildings to account for the fact that more space is needed to have Full-Day Kindergarten and smaller class sizes. Until additional space is built, portables are a key component to meeting our class size needs.

The chart in Table 12 indicates the location and number of portables in Kennewick.



TABLE 12 – KSD PORTABLES AS OF 12/1/2020

School Facility	Number of Portable Teaching Stations
Amistad Elementary / ECEAP	0 / 8
Canyon View Elementary	8
Cascade Elementary	4
Cottonwood Elementary	4
Eastgate Elementary	1
Edison Elementary	3
Hawthorne Elementary	7
Lincoln Elementary	4
Ridge View Elementary	3
Sage Crest Elementary	6
Southgate Elementary	4
Sunset View Elementary	3
Vista Elementary	10
Washington Elementary	8
Westgate Elementary	0
Elementary Total Configuration	73
Chinook Middle School	3
Desert Hills Middle School	0
Highlands Middle School	11
Horse Heaven Hills Middle School	6
Park Middle School	3
Middle School Total Configuration	23
Kamiakin High School	2
Kennewick High School	19
Southridge High School	7
Tri-Tech Skills Center	7
Legacy High School	0
Phoenix High School	0
High School Total Configuration	35
Mid-Columbia Partnership (K-12)	0
Total	131

FULL-DAY KINDERGARTEN AND CLASS SIZE REDUCTION

Legislative action in 2007 set in motion a plan to add full-day kindergarten to all elementary schools by the 2016-17 school year. This impacts available space significantly. For example, if an elementary school had 100 students in kindergarten and had them divided into four classes of 25 each, two in the morning and two in the afternoon, it would take two (2) classrooms to handle the 100 kindergarten students. Now that kindergarten is a full day program, the need increases to four (4) classrooms to handle the 100 students.

Additional Legislative action in 2009-10 established a goal of class size reduction in grades K-3 to be implemented throughout the state by 2018. This will necessitate the need for additional classroom space. For example, if an elementary school had 100 students in 2nd grade and had them divided into classes of 25 each, four (4) classrooms would be needed to handle the 100 students. If the students had to be divided into classes of 20 each, five (5) classes would be needed to handle the 100 students, an increase of one class per grade level, or four (4) additional classrooms to do the class size reduction in grades K-3.

Much of the additional space that will be needed to implement the full-day kindergarten and class size reduction may need to be met by portables in the short-term.



CAPITAL FACILITY FUNDING

The funding of capital facility projects in the KSD is provided through two main sources, voter approved General Obligation Bonds and State Assistance Funds. The bond information in Table 13 contains a historical look at bond rates for taxpayers in the Kennewick School District.

TABLE 13

Collection Year	Debt Service Tax Rate Per \$1,000
2008	1.59
2009	1.53
2010	1.68
2011	1.71
2012	1.66
2013	1.54
2014	1.50
2015	1.54
2016	1.70
2017	1.61
2018	1.58
2019	1.52
2020	1.67
2021	1.68*
2022	1.71*

*Projected

State Assistance Funds come from the Common School Construction Fund. Bonds are sold by the State of Washington on behalf of the fund and then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from the State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet the needs, the legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

Capital facility projects that qualify and receive state assistance funds must meet certain requirements. These funds can only be applied to new school construction or modernization projects. Site acquisition and minor improvements are not eligible to receive assistance funds. The state also uses a criteria based formula to determine how much funding a district will receive. These funds are not intended to cover the full cost of projects; they are intended to provide assistance to school districts. State Assistance Funds are usually paid to school districts as a project is being completed. This makes it necessary for districts to “front fund” projects (finance the complete project with local funds) and receive state assistance funds as a partial reimbursement. The chart in Table 14 shows how much state assistance money the KSD has received on recent projects.

TABLE 14 – 2009, 2015, & 2019 BOND PROJECTS & STATE K-3 GRANT FUNDED PROJECTS

School Facility	Year Opened	\$ Total Project Cost	\$ Local Share	\$ State Share
Canyon View Elementary	Aug 2010	9,572,170	2,896,306	6,675,864
Cottonwood Elementary	Aug 2010	13,231,113	4,976,402	8,254,711
Southgate Elementary	Aug 2011	9,826,963	2,647,254	7,179,710
Sunset View Elementary	Aug 2012	11,600,634	3,199,144	8,401,490
Cascade Elementary	Aug 2013	11,659,406	3,042,685	8,616,721
Lincoln Elementary	Aug 2014	11,785,943	2,904,852	8,881,091
Eastgate Elementary	Aug 2015	17,664,363	7,613,697	10,050,939
Sage Crest Elementary	Aug 2016	20,022,891	9,732,113	10,290,778
Desert Hills Middle School	Aug 2016	34,269,480	14,295,607	19,973,873
Chinook Middle School	Jan 2017	33,893,561	13,997,801	19,895,760
Westgate Elementary	Aug 2017	19,336,420	8,014,263	11,322,157
Amon Creek Elementary	Aug 2018	23,340,816	4,529,779	18,811,037 (K-3 \$)
Fuerza Elementary	Aug 2018	21,760,938	4,381,462	17,379,476 (K-3 \$)
Amistad Phs I	Aug 2019	16,250,000	1,551,293	14,698,707 (K-3 \$)
Amistad Phs II	Aug 2020	17,000,000*	8,400,000*	8,600,000*
Kennewick High School	Aug 2021	109,500,000*	54,100,000*	55,400,000*
Kamiakin High School Addition & Improvements	Aug 2021	17,000,000*	12,200,000*	4,800,000*
Southridge High School Addition & Improvements	Aug 2021	25,000,000*	18,400,000*	6,600,000*

*Projected Costs



RECOMMENDATIONS FOR FACILITY PROJECTS

The Facilities Study Committee reviewed all of the data regarding District inventory, facility capacity, projected growth, program standards and budget.

With the receipt of the K-3 Class Size Reduction Grant, the District undertook a process to evaluate how best to add space to reduce class sizes in grades K-3. (See K-3 Class Size Reduction Grant.) Three K-3 projects were added to the district's recommendations after thorough review by the Facilities Committee, District Staff, and the School Board.

The table that follows lists the major projects that the committee has recommended to the school board for the long range plan based on this review.

TABLE 15 – CAPITAL FACILITIES PROJECTS FROM THE 2013-23 PLAN

Facility Project	Need	Project Timeline	Completed
PHASE 1			
New Chinook Middle School (#5)	Growth	2015-2016	Jan 2017
New Sage Crest Elementary (#15)	Growth	2015-2016	Aug 2016
Westgate Elementary	Renovation	2016-2017	Aug 2017
Desert Hills Middle School	Renovation	2016-2018	Aug 2016
Amon Creek Elementary	Growth	2017-2018	Aug 2018
K-3 GRANT PHASE			
Amon Creek Elementary	Growth	2017-2018	Aug 2018
Fuerza Elementary	Growth	2017-2018	Aug 2018
Amistad Addition (Phase 1)	Growth	2018-2019	Aug 2019
PHASE 2			
Kennewick High School	Renovation	2019-2024	Phase 2: Aug 2021*
Legacy High School	Renovation	2019-2024	Jul 2019
Mid-Columbia Partnership	Relocation	2019-2024	Nov 2018
Amistad Elementary (Phase 2)	Renovation	2019-2024	Aug 2020
Ridge View Elementary	Renovation	2019-2024	TBD
New Elementary #18	Growth	2019-2024	TBD

*Projected

Growth – The District has enough students in portable classrooms (Unhoused Students) that it qualifies for state assistance funds for additional classrooms.

Renovation – The Building is old enough – 30 years or more for buildings built in 1993 or later – that it qualifies for state assistance funds for renovation.

FUNDING FACILITY PROJECTS

The Facilities Study Committee has recommended that the District continue its fiscal practice of front funding projects with local money and utilize the money received as reimbursement from State Assistance Funds for projects further down the list. This recommendation with school board approval means that the major projects listed in Table 16 will be part of a bond to be run in February of 2019. The following table shows estimated (with inflation) project costs for Phase 1 (2019).

TABLE 16 — PHASE 1 2019 BOND PROJECTS

Facility Project	Project Timeline	Est. Project Cost*
Kennewick High School	2019-2021	\$109,500,000
Amistad Elementary (Phase 2)	2019-2020	\$17,000,000
Kamiakin High School Addition	2020-2021	\$17,000,000
Southridge High School Addition	2020-2021	\$25,000,000
New Elementary #18	2021-2024	\$28,000,000
Ridge View Elementary	2023-2024	\$26,000,000

*Based on current normal expected inflationary impacts

TABLE 17 — CAPITAL FACILITIES PLAN PHASE 2 POTENTIAL BOND PROJECTS

Facility Project	Potential Project Timeline	Est. Project Cost
Hawthorne Elementary	2025-2026	\$28,000,000
Washington Elementary	2025-2026	\$28,000,000
New Elementary #19	2025-2026	\$29,000,000
Horse Heaven Hills Middle School	2025-2027	\$40,000,000
Highlands Middle School	2026-2028	\$40,000,000
New Middle School #6	2027-2028	\$45,000,000
Vista Elementary	2028-2029	\$30,000,000
New Elementary #20	2028-2029	\$30,000,000

CONCLUSION

This plan has been developed with input from the Facilities Study Committee and the School Board along with District Staff. Due to the changing nature of enrollment and facility needs, the Facilities Study Committee will review this plan annually and update it as necessary.

APPENDIX 1: FACILITY FACTS

Facility	Built/Remodel	Acres	Sq. Ft.
Amistad Elementary	1992 B / 2020 B	11.7	88,935
Amon Creek Elementary	2018 B	13.6	76,664
Canyon View Elementary	1978 B/2010 R	21.3	50,354
Cascade Elementary	1982 B/2013 R	10.8	50,980
Cottonwood Elementary	2010 B	12.8	50,899
Eastgate Elementary	1952 B/1985 R/1990 R/2015 B	13.7	56,490
Edison Elementary	1960 B/1977 R/2001 R	14.4	46,806
Fuerza Elementary	2018 B	15.6	66,338
Hawthorne Elementary	1956 B/1995 R	13.3	44,965
Lincoln Elementary	1983 B/2014 R	10.3	53,297
Ridge View Elementary	1993 B	8.9	44,473
Sage Crest Elementary	2016 B	16.4	56,490
Southgate Elementary	1978 B/2011 R	12.3	50,966
Sunset View Elementary	1981 B/2012 R	7.3	50,966
Vista Elementary	1961 B/1966 R/1998 R	11.6	44,894
Washington Elementary	1957 B/1995 R	15.6	44,965
Westgate Elementary	1952B/1984 R/2017 B	11.5	61,158
SubTotal		221.10	939,640
Chinook Middle School	2016	31.1	110,465
Desert Hills Middle School	Built1977/ Built 2016	28.4	110,465
Highlands Middle School	1959/1966/1994	18.7	92,290
Horse Heaven Hills Middle School	1993	30.1	88,500
Park Middle School	1963/1999	30.0	96,837
SubTotals		138.3	498,557

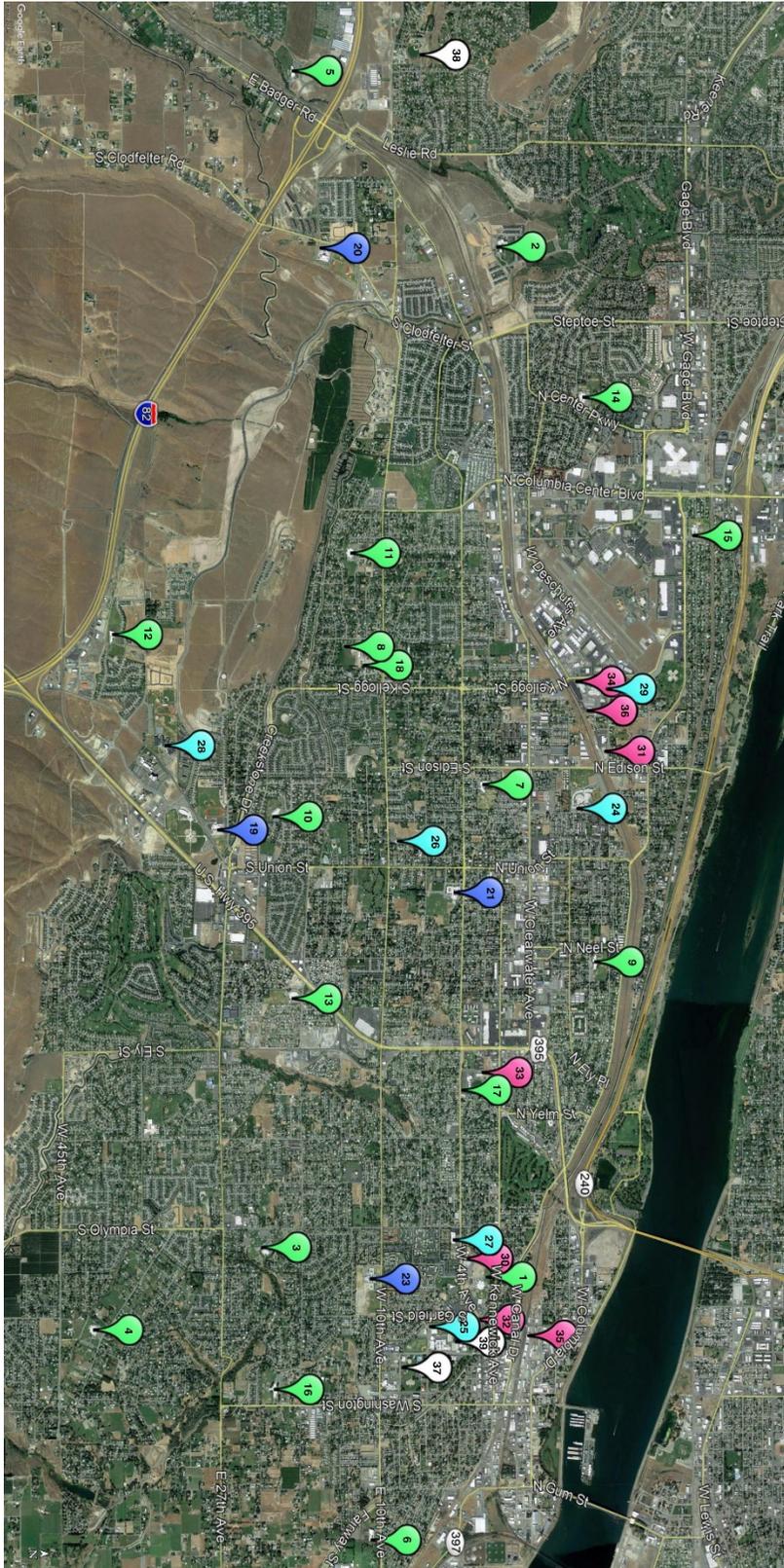
Facility	Built/Remodel	Acres	Sq. Ft.
Kamiakin High School	1970 B/1981 R/2004 R/2021 R	35.0	251,149**
Kennewick High School	1951 B/1981 R/1991 R/2021 B	43.7	260,860**
Southridge High School	1996 B/2021 R	52.0	284,541**
Tri-Tech Skills Center	1981 B/2008 R/2021 R	16.1	128,497**
SubTotals		145.3	925,047**
Administration Center	1979 B/2010 R/2013 R	4.8	65,012
Annex Gym	1936 B/1954 R	-	17,196
Facilities Services Main Building	2017 B	7.6	24,000
Facility Services Warehouse	2018 B	-	10,200
Fruitland	1945 B	12.1	56,130
Legacy High School	2000 B / 2019 R	9.7	23,644
Keewaydin Discovery Center	2009 B	1.1	15,232
La Pierre Field Acres & Bldg Sq Ft	-	20.3	350
Mid-Columbia Partnership	1977 B / 2019 R	4	24,644
Maint & Transportation Svs (MTS)	1995 B/ 2013 R	6.9	49,600
MTS Surplus Warehouse	2005 B	-	9,600
Lampson Stadium	1995 B	-	13,500
Phoenix Center	1977 B/2013 R	1.2	19,660
Railroad Acreage South of MTS	-	9.35	-
Railroad Ave Warehouse	1997 B	.6	18,484
Roy Johnson Field	2002 B	3.6	800
SubTotals		82.65	348,052
Grand Totals		587.35	2,711,296

*Portable classrooms total approximately 120,288 sq. ft.

*The Kennewick School District covers 292 sq. miles of Benton County.

**Projected 2021-2022 School Year

APPENDIX 2: KENNEWICK SCHOOL DISTRICT BUILDING LOCATIONS



- 1 Amistad Elementary..... 123 S. Kent St.
- 2 Amon Creek Elementary..... 18 Center Parkway, Richland WA
- 3 Canyon View Elementary..... 1229 W. 22nd Pl.
- 4 Cascade Elementary..... 505 S. Highland Dr.
- 5 Cottonwood Elementary..... 16734 Cottonwood Creek Blvd.
- 6 Eastgate Elementary..... 910 E. 10th Ave.
- 7 Edison Elementary..... 201 S. Dawes St.
- 8 Fuerza Elementary..... 6011 W. 10th Pl.
- 9 Hawthorne Elementary..... 3520 W. John Day
- 10 Lincoln Elementary..... 4901 W. 20th Ave.
- 11 Ridge View Elementary..... 7001 W. 13th Ave.
- 12 Sage Crest Elementary..... 6411 W. 38th Ave.
- 13 Southgate Elementary..... 3121 W. 19th Ave.
- 14 Sunset View Elementary..... 711 N. Center Pkwy.
- 15 Vista Elementary..... 1701 N. Young St.
- 16 Washington Elementary..... 105 W. 21st Ave.
- 17 Westgate Elementary..... 2514 W. 4th Ave.
- 18 Mid-Columbia Partnership..... 5980 W. 12 Ave.
- 19 Chinook Middle..... 4891 W. 27th Ave.
- 20 Desert Hills Middle..... 1701 S. Clodfelter Rd.
- 21 Highlands Middle..... 425 S. Tweed St.
- 22 Horse Heaven Hills Middle..... 3500 S. Vancouver St.
- 23 Park Middle..... 1011 W. 10th Ave.
- 24 Kamiakin High..... 600 N. Arthur St.
- 25 Kennewick High..... 500 S. Dayton St.
- 26 Legacy High..... 4624 W. 10th Ave.
- 27 Phoenix High..... 1315 W. 4th Ave.
- 28 Southridge High..... 3520 Southridge Blvd.
- 29 Tri-Tech Skills Center..... 5929 W. Metaine Ave.
- 30 Administration Center..... 1000 W. 4th Ave.
- 31 Facility Services..... 5501 W. Metaine Ave.
- 32 Fruitland Building..... 201 S. Garfield St.
- 33 Keywaydin Discovery Center..... 125 S. Conway Pl.
- 34 Transportation, Food Services, Purchasing & Warehouse..... 622 N. Kellogg St.
- 35 Railroad Warehouse..... 411 W. Railroad Ave Ste B
- 36 Surplus Warehouse..... 622 N. Kellogg St.
- 37 Roy Johnson Field..... 246 W 8th Ave
- 38 La Pierre Field..... 400 Lesa Marie Ln
- 39 Lampsom Stadium..... 505 S. Garfield St