



# **DIXON UNIFIED SCHOOL DISTRICT**

## **TEN YEAR FACILITIES MASTER PLAN**

MAY 18, 2007  
FINAL REPORT

PREPARED FOR:

**BOARD OF EDUCATION  
DIXON UNIFIED SCHOOL DISTRICT**

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## **DIXON UNIFIED SCHOOL DISTRICT**

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## TABLE OF CONTENTS

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|  |           |
|--|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                               | <b>1</b>  |
| INTRODUCTION .....   | 1         |
| SUMMARY OF GENERAL FINDINGS.....                             | 1         |
| SUMMARY OF GENERAL RECOMMENDATIONS.....                      | 3         |
| <b>DISTRICT PROFILE AND HISTORICAL ENROLLMENTS .....</b>     | <b>4</b>  |
| DISTRICT PROFILE: .....                                      | 4         |
| DISTRICT BELIEF & MISSION: .....                             | 7         |
| HISTORICAL ENROLLMENT: .....                                 | 8         |
| <b>SCHOOL CAPACITIES .....</b>                               | <b>10</b> |
| EXISTING SCHOOL BUILDING CAPACITIES: .....                   | 10        |
| PROJECTED SCHOOL CAPACITIES: .....                           | 12        |
| <b>GROWTH PROJECTIONS AND OTHER DEMOGRAPHIC FACTORS.....</b> | <b>20</b> |
| HOUSING AND POPULATION DATA: .....                           | 20        |
| KINDERGARTEN ENROLLMENT AND BIRTHS CORRELATION: .....        | 23        |
| HISTORICAL RESIDENTIAL DEVELOPMENT: .....                    | 25        |
| PROJECTED RESIDENTIAL DEVELOPMENT: .....                     | 27        |
| STUDENT YIELD FACTORS: .....                                 | 28        |
| ENROLLMENTS FROM THE EXISTING HOUSING STOCK: .....           | 28        |
| TOTAL PROJECTED ENROLLMENT: .....                            | 29        |
| UNHOUSED ENROLLMENT:.....                                    | 31        |
| <b>SCHOOL FACILITY NEEDS.....</b>                            | <b>36</b> |
| PROPOSED HOUSING PLAN: .....                                 | 36        |
| COSTS OF FACILITY PLANS: .....                               | 40        |
| REHABILITATION/MODERNIZATION NEEDS: .....                    | 42        |
| SUPPORT FACILITIES: .....                                    | 43        |
| TOTAL COST OF SCHOOL FACILITIES: .....                       | 44        |
| <b>REVENUE SOURCES FOR FACILITY FINANCING .....</b>          | <b>45</b> |
| HISTORY OF SCHOOL FACILITY FINANCING:.....                   | 45        |
| SCHOOL MITIGATION FEES: .....                                | 46        |
| STATE FUNDING: .....   | 47        |
| DEVELOPER FEES ~ LEVEL 1 AND LEVEL 2 FEES: .....             | 49        |
| MELLO-ROOS COMMUNITY FACILITIES DISTRICTS:.....              | 51        |
| OTHER LOCAL FUNDS: .....                                     | 52        |
| <b>FINANCING PLAN .....</b>                                  | <b>53</b> |

STATE FUNDING: ..... 53  
CFD REVENUES: ..... 53  
LEVEL 2 FEES: ..... 53  
CAPITAL FUND BALANCES: ..... 53  
TOTAL FUNDS FROM CURRENT SOURCES: ..... 54  
FUNDING SHORTFALL: ..... 54

## LIST OF FIGURES

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|   |    |
|---|----|
| FIGURE 1 – HISTORICAL ENROLLMENT FOR DIXON UNIFIED SCHOOL DISTRICT .....          | 9  |
| FIGURE 2 – CURRENT SCHOOL CAPACITIES .....  | 11 |
| FIGURE 3 – SCHOOL CAPACITIES, PROJECTED, 2007-08 SCHOOL YEAR .....                | 13 |
| FIGURE 4 – SCHOOL CAPACITIES, PROJECTED, 2008-09 SCHOOL YEAR .....                | 14 |
| FIGURE 5 – SCHOOL CAPACITIES, PROJECTED, 2009-10 SCHOOL YEAR .....                | 15 |
| FIGURE 6 – CAPACITY VS. ENROLLMENT, 2006-07 SCHOOL YEAR.....                      | 16 |
| FIGURE 7 – CAPACITY VS. ENROLLMENT, 2007-08 SCHOOL YEAR.....                      | 17 |
| FIGURE 8 – CAPACITY VS. ENROLLMENT, 2008-09 SCHOOL YEAR.....                      | 18 |
| FIGURE 9 – CAPACITY VS. ENROLLMENT, 2009-10 SCHOOL YEAR.....                      | 19 |
| FIGURE 10 – HOUSING DATA FOR THE CITY OF DIXON .....                              | 21 |
| FIGURE 11 – HOUSING DATA FOR SOLANO COUNTY .....                                  | 22 |
| FIGURE 12 – LIVE BIRTHS, MATCHED WITH CORRESPONDING KINDERGARTEN ENROLLMENT ..... | 23 |
| FIGURE 13 – PROJECTED ENROLLMENT SCENARIOS.....                                   | 24 |
| FIGURE 14 – HISTORICAL NUMBER OF NEW HOMES.....                                   | 25 |
| FIGURE 15 – BUILDING PROJECTS AND RESIDENTIAL LOT INVENTORY, CITY OF DIXON .....  | 26 |
| FIGURE 16 – PROJECTED RESIDENTIAL DEVELOPMENT BY YEAR.....                        | 27 |
| FIGURE 17 – YIELD FACTORS FOR NEW HOMES .....                                     | 28 |
| FIGURE 18 – TOTAL PROJECTED ENROLLMENTS: BASELINE, HIGH AND LOW SCENARIOS .....   | 30 |
| FIGURE 19 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CURRENT CAPACITY) .....         | 32 |
| FIGURE 20 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2007-08 .....       | 33 |
| FIGURE 21 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2008-09 .....       | 34 |
| FIGURE 22 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2009-10 .....       | 35 |
| FIGURE 23 – HOUSING PLAN, ELEMENTARY SCHOOLS.....                                 | 37 |
| FIGURE 24 – HOUSING PLAN, MIDDLE SCHOOL .....                                     | 38 |
| FIGURE 25 – HOUSING PLAN, HIGH SCHOOL .....                                       | 39 |
| FIGURE 26 – COST OF FACILITIES .....  | 41 |
| FIGURE 27 – MODERNIZATION/RECONSTRUCTION COSTS BY SCHOOL.....                     | 42 |
| FIGURE 28 – SUPPORT FACILITY NEEDS AND COST ESTIMATES .....                       | 43 |
| FIGURE 29 – TOTAL COST OF SCHOOL FACILITIES .....                                 | 44 |
| FIGURE 30 – HISTORICAL PROPOSITIONS PASSED.....                                   | 47 |
| FIGURE 31 – PROJECTED LEVEL 2 FEES .....  | 51 |
| FIGURE 32 – PROJECTED REVENUE SOURCES AND USES.....                               | 55 |

## EXECUTIVE SUMMARY

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### INTRODUCTION

This Ten Year Facilities Master Plan ("Plan") evaluates the status of Dixon Unified School District's ("District") facilities; projects future student enrollment growth; calculates additional facility requirements and analyzes the revenue sources for future facility needs. This Plan provides three scenarios of enrollment growth and one housing plan for accommodating enrollment growth.

It is important to keep in mind that the enrollment projections and related facility needs presented in this Plan are meant to be guidelines, not absolutes. The long-term enrollment projections (considered to be more than six years out) should be used as general guidelines for growth in the District. The short-term projections will be more accurate than the longer term projections. The District should continually update enrollment projections and facilities requirements to reflect significant demographic changes. However, the general policies and priorities adopted as part of this Study will provide the District with guidance as to the major direction of the facilities program.

### SUMMARY OF GENERAL FINDINGS

1. Excluding leased and interim portable classrooms, the District's schools currently have capacity for 4,306 K-12 students.
2. October 2006 CBEDS enrollments for regular education were 4,061 excluding Options enrollments.
3. The District's elementary school facilities are currently under capacity, the middle school is slightly under capacity, and the high school is well over capacity.
4. New residential development will be the primary source of enrollment growth within the District. An analysis of student yield factors revealed that existing single family homes generate, on average, 0.71 K-12 grade students per home and new multifamily units generate approximately 0.37 K-12 students per dwelling unit.
5. Enrollment projections were developed under three scenarios: a low projection, a baseline or expected projection, and a high projection of growth. The low projection of growth shows enrollments increasing by 404 students over the next ten years and the high projection of growth shows enrollments increasing by 1,280 students. However, enrollments are projected to grow by the expected projection scenario, which is to increase by 738 students by the school year 2016-17. These projections are summarized on **FIGURE 18**.

6. As noted, new residential development is the primary determinant of future enrollment growth. The baseline growth projection is based on an average annual housing growth rate of 2.4%. The high growth scenario is based on an average annual housing growth rate of approximately 3%, and the low growth scenario equates to a housing growth rate of approximately 1.7%.
7. The facility plan presented in this Plan is based on the recommendations of the District's Facilities Task Force, which accounts for the future enrollment projections resulting from the opening of the new Dixon High School, and assumes the District would convert the current Dixon High into a middle school, and convert CA Jacobs into an elementary school. In addition, the Plan recommends the District relocate Maine Prairie Continuation School.
8. In addition to new school facility needs projected for the next ten years, the District will require additional support facilities for warehousing and maintenance. The accommodations for these services have been inadequate for a number of years, and the District's need to alleviate the situation is more urgent than when the District's last Master Plan was adopted.
9. The estimated inflation adjusted cost of facilities under this Plan is \$89,563,000, plus the additional, currently unknown, cost of obtaining funding up-front financed by future revenues. The costs include \$72.5 million for the total cost of the new high school, which is fully funded, and retirement of 2001 COPs in the amount of \$5.1 million. When deducting the funded costs of the high school, therefore, the remaining net, unfunded cost of facilities is \$17,063,000.
10. The identified funding sources for capital facilities should be in the \$87,924,260 range.
11. If the facility options presented in this Plan are implemented and no additional sources of funding are identified, the future COP or financing would need to be approximately \$1,638,740, plus issuance and additional financing costs. The shortfall in funding could be addressed with a future COP or alternative financing method.
12. The Dixon Unified School District places high value upon enhancement of the education experience of all its students. To that end, the District should continue to manifest this commitment by continuing, to the extent possible, to construct permanent structures rather than housing students in relocatable classrooms.



## SUMMARY OF GENERAL RECOMMENDATIONS

As a result of the findings, the following recommendations are presented:

1. Make preparations for future COP or other financing method to provide funding in advance of level 2 developer fees and to cover the projected funding shortfall. Prior to presenting the measure to the public, prepare detailed outlines of the use of any bond proceeds and the benefits that would be provided by the measure.
2. Continue providing information to the public about the facility needs and educational program requirements of the District.
3. Closely monitor approval of new development projects and plans for growth and update this Plan to account for any changes.
4. Continue to evaluate the various facility options for accommodating future enrollment growth.
5. Closely monitor future changes in kindergarten and lower grade enrollments because these enrollments will be indicative of the future rate of growth in enrollments.
6. Continue to levy Level 2 developer fees at the maximum rate.

## DISTRICT PROFILE AND HISTORICAL ENROLLMENTS

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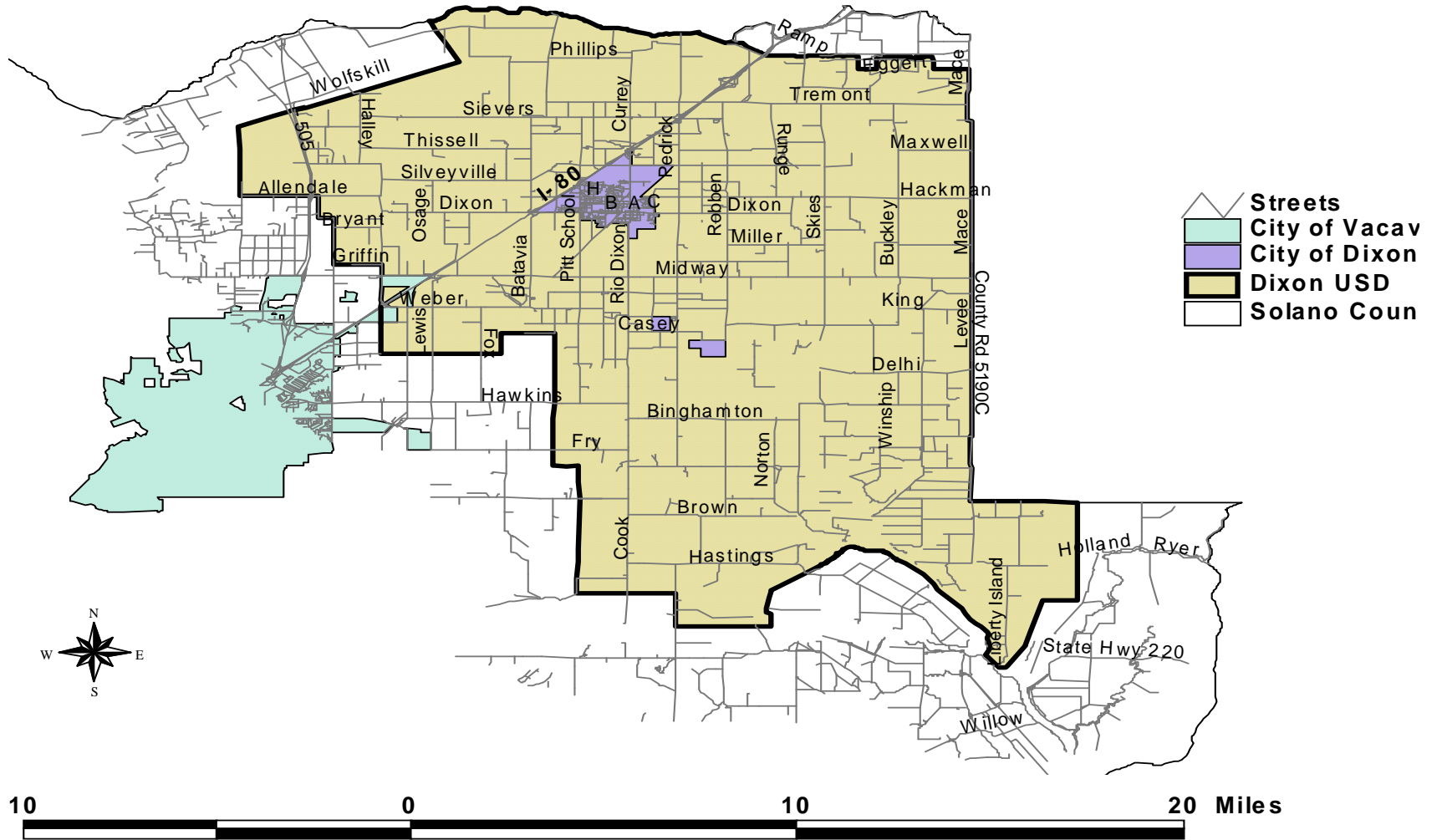
### DISTRICT PROFILE:

The Dixon Unified School District ("District") is located in a semi-rural area generally near Interstate 80 approximately 10 miles west of the City of Davis and 60 miles west of San Francisco. The District encompasses approximately 200 square miles, including the City of Dixon. A map of the District follows.

The District currently operates four elementary schools, one middle school, one high school, and one continuation high school, as well as a Montessori charter school for grades K-7, and an adult school. The District currently serves a total of 4,061 regular education K-12 students and 21 special education students (10/2006 CBEDS).

In November, 2001 the District, in conjunction with and on the recommendations of its Citizens' Committee, adopted an Attendance Boundary Study conducted by SCI Consulting Group (formerly Shilts Consultants, Inc.). The Study was conducted for the purpose of addressing enrollment issues that had arisen in the District due to high rates of development in certain areas of the City of Dixon. The recommendations proposed in the Study led to the revision of attendance areas for the four elementary schools, which are depicted on the map on page 6.

# Dixon Unified School District





**DISTRICT BELIEF & MISSION:**

This plan is developed in accordance with the District's Philosophy, Mission and Goals. These are as follows:

**EDUCATIONAL PHILOSOPHY AND GOALS**

The Dixon Unified School District believes that the educational program should allow all students to participate actively and to find success in a strong academic curriculum, to become involved in our multi-faceted culture and to have the opportunity to develop responsibility, character and citizenship. Further, the District believes that individual differences in abilities, interest, health, and experiences must be considered when providing the best educational program for each student. The school program aims to develop a love of learning, a knowledge of how to learn, and a desire to continue learning throughout a life-time. Finally, each student has a right to a safe, orderly educational climate that provides regular opportunities which not only promote and encourage success, but also which acknowledge that temporary setbacks are integral parts of the learning process. The District will strive to implement an educational program consistent with this philosophy.

**TO IMPLEMENT THE DISTRICT PHILOSOPHY, EACH STUDENT WILL BE ENCOURAGED THROUGHOUT DISTRICT PROGRAMS:**

- ... to participate actively and find success in a strong academic curriculum;
- ... to become involved in our multi-faceted culture;
- ... to develop responsibility, character, and citizenship;
- ... and to develop a love of learning, a knowledge of how to learn, and a desire to continue learning throughout a lifetime.

**GRADE-LEVEL EXPECTATIONS:**

The District has established "standards of expected pupil achievement at each grade level in each area of study." A District task force has written and/or refined the academic expectations for each area of study (K-12). This document is on file in every classroom in the District.

Adequate educational facilities are required for attainment of the goals and philosophies of the District. Accordingly this Plan provides for school facilities that support the instructional, developmental, program, technological and community needs of the District and its students.

**HISTORICAL ENROLLMENT:**

**FIGURE 1**, on the following page, lists historical enrollments and annual change amounts for the District. As shown, the District enrollment has increased by approximately 23% or 765 students over the last ten years. This equates to an average annual rate of growth of 2.12%. The causes of enrollment growth and enrollment projections are examined in the following sections.

FIGURE 1 – HISTORICAL ENROLLMENT FOR DIXON UNIFIED SCHOOL DISTRICT

| Year                    | 1996-97      | 1997-98      | 1998-99      | 1999-00      | 2000-01      | 2001-02      | 2002-03      | 2003-04      | 2004-05      | 2005-06      | 2006-07      |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Kindergarten            | 260          | 276          | 253          | 309          | 282          | 294          | 308          | 270          | 290          | 282          | 296          |
| First                   | 241          | 266          | 289          | 273          | 296          | 286          | 300          | 304          | 281          | 324          | 306          |
| Second                  | 289          | 257          | 267          | 302          | 289          | 295          | 297          | 296          | 299          | 286          | 303          |
| Third                   | 240          | 292          | 267          | 288          | 313          | 308          | 285          | 299          | 292          | 299          | 278          |
| Fourth                  | 257          | 253          | 300          | 279          | 292          | 321          | 300          | 286          | 306          | 309          | 303          |
| Fifth                   | 258          | 260          | 262          | 320          | 278          | 305          | 320          | 306          | 301          | 327          | 311          |
| Sixth                   | 265          | 263          | 263          | 271          | 314          | 317          | 294          | 334          | 301          | 308          | 337          |
| Seventh                 | 272          | 284          | 296          | 284          | 298          | 337          | 313          | 309          | 342          | 316          | 309          |
| Eighth                  | 269          | 279          | 294          | 300          | 313          | 308          | 331          | 319          | 311          | 343          | 320          |
| Ninth                   | 268          | 266          | 283          | 301          | 324          | 311          | 291          | 331          | 313          | 328          | 343          |
| Tenth                   | 250          | 268          | 261          | 281          | 330          | 324          | 295          | 299          | 331          | 328          | 314          |
| Eleventh                | 222          | 213          | 229          | 238          | 291          | 286          | 283          | 277          | 280          | 317          | 320          |
| Twelfth                 | 176          | 203          | 211          | 212          | 248          | 234          | 259          | 259          | 260          | 288          | 321          |
| <b>K through 6*</b>     | <b>1,810</b> | <b>1,867</b> | <b>1,901</b> | <b>2,042</b> | <b>2,064</b> | <b>2,126</b> | <b>2,104</b> | <b>2,095</b> | <b>2,070</b> | <b>2,135</b> | <b>2,134</b> |
| <b>7 through 8</b>      | <b>541</b>   | <b>563</b>   | <b>590</b>   | <b>584</b>   | <b>611</b>   | <b>645</b>   | <b>644</b>   | <b>628</b>   | <b>653</b>   | <b>659</b>   | <b>629</b>   |
| <b>9 through 12</b>     | <b>916</b>   | <b>950</b>   | <b>984</b>   | <b>1,032</b> | <b>1,193</b> | <b>1,155</b> | <b>1,128</b> | <b>1,166</b> | <b>1,184</b> | <b>1,261</b> | <b>1,298</b> |
| <b>Total Reg. Ed.</b>   | <b>3,267</b> | <b>3,380</b> | <b>3,475</b> | <b>3,658</b> | <b>3,868</b> | <b>3,926</b> | <b>3,876</b> | <b>3,889</b> | <b>3,907</b> | <b>4,055</b> | <b>4,061</b> |
| SDC Pupils (K-6)**      | 50           | 39           | 41           | 47           | 70           | 43           | 57           | 29           | 80           | 42           | 21           |
| <b>TOTAL ENROLLMENT</b> | <b>3,317</b> | <b>3,419</b> | <b>3,516</b> | <b>3,705</b> | <b>3,938</b> | <b>3,969</b> | <b>3,933</b> | <b>3,918</b> | <b>3,987</b> | <b>4,097</b> | <b>4,082</b> |
| <b>Annual Change</b>    |              | <b>102</b>   | <b>97</b>    | <b>189</b>   | <b>233</b>   | <b>31</b>    | <b>(36)</b>  | <b>(15)</b>  | <b>69</b>    | <b>110</b>   | <b>(15)</b>  |
| <b>Percent Change</b>   |              | <b>3.1%</b>  | <b>2.8%</b>  | <b>5.4%</b>  | <b>6.3%</b>  | <b>0.8%</b>  | <b>-0.9%</b> | <b>-0.4%</b> | <b>1.8%</b>  | <b>2.8%</b>  | <b>-0.4%</b> |

Source: California Basic Educational Data System (CBEDS)

\* K-6 enrollments include Dixon Montessori Charter School.

\*\* SDC enrollments are for grades K-6 with the exception of years 1994-95 and 1999-00 which are for grades K-8.

## SCHOOL CAPACITIES

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### EXISTING SCHOOL BUILDING CAPACITIES:

The regular education capacity of the District is displayed in **FIGURE 2** on the following page. As shown, excluding interim portables and State-leased portable classrooms, the District has capacity for 2,235 elementary students, 729 middle school students and 1,342 high school students. The classrooms have been loaded according to a loading standard of 40 students per classroom for double session kindergarten, 20 students per classroom for grades K-3, 25 students per classroom for grades 4-6, and 27 students per classroom for grades 7-12. Montessori Charter School classrooms are loaded at 20 students per classroom for grades K-4 and 28 students per classroom for grades 5-7.

It should be noted that the capacity presented in this section is based on the District's current loading standards and use of facilities. For the purposes of qualifying for State funding for school construction and reconstruction and for justifying developer fees, a different methodology, as pursuant to State law, is utilized.



**FIGURE 2 – CURRENT SCHOOL CAPACITIES**

|   | Grade Levels | Permanent Classrooms Used for Instruction [1] | Permanent Classrooms Used for Support [2] | Permanent Classrooms Used for Other Services [3] | Established Portable Classrooms Used for Instruction [4] | Established Portable Classrooms Used for Support [5] | Established Portable Classrooms Used for Other Services [6] | Leased Portable Classrooms Used for Instruction [7] | Leased Portable Classrooms Used for Support [8] | Leased Portable Classrooms Used for Other Services [9] | Total Reg. Ed. Classrooms | Total Capacity |
|---|--------------|---|---|--|--|--|---|---|---|--|---------------------------|----------------|
| <b>ELEMENTARY SCHOOLS</b>                             |              |   |   |  |  |  |   |   |   |  |                           |                |
| Silveyville Elementary                                | K-6          | 16  | 5   | 2  | 4  | 7  | 4   | 0   | 0   | 2  | 20                        | 430            |
| Anderson Elementary                                   | K-6          | 15  | 6   | 0  | 0  | 0  | 1   | 0   | 2   | 1  | 15                        | 415            |
| Montessori Charter School (Located at Anderson Elem.) | K-7          | 0   | 0   | 1  | 4  | 0  | 0   | 0   | 0   | 0  | 4                         | 100            |
| Tremont Elementary                                    | K-6          | 0   | 1   | 0  | 24   | 5  | 3   | 4   | 0   | 0  | 28                        | 665            |
| Gretchen Higgins Elementary                           | K-6          | 26  | 2   | 0  | 1  | 2  | 0   | 0   | 0   | 0  | 27                        | 625            |
| <b>Elementary Teaching Station Capacity</b>           |              | <b>57</b>                                     | <b>14</b>                                 | <b>3</b>   | <b>33</b>  | <b>14</b>  | <b>8</b>  | <b>4</b>  | <b>2</b>  | <b>3</b>   | <b>94</b>                 | <b>2,235</b>   |
| <b>INTERMEDIATE SCHOOLS</b>                           |              |   |   |  |  |  |   |   |   |  |                           |                |
| C.A. Jacobs Intermediate                              | 7-8          | 18  | 2   | 1  | 7  | 0  | 0   | 2   | 0   | 0  | 27                        | 729            |
| <b>Intermediate School Teaching Capacity</b>          |              | <b>18</b>                                     | <b>2</b>                                  | <b>1</b>   | <b>7</b>   | <b>0</b>   | <b>0</b>  | <b>2</b>  | <b>0</b>  | <b>0</b>   | <b>27</b>                 | <b>729</b>     |
| <b>HIGH SCHOOLS</b>                                   |              |   |   |  |  |  |   |   |   |  |                           |                |
| Dixon High  | 9-12         | 23  | 7   | 3  | 13   | 0  | 0   | 10  | 0   | 0  | 46                        | 1,242          |
| Maine Prairie   | 9-12         | 0   | 0   | 0  | 5  | 1  | 1   | 0   | 0   | 0  | 5                         | 100            |
| <b>High School Teaching Capacity</b>                  |              | <b>23</b>                                     | <b>7</b>                                  | <b>3</b>   | <b>18</b>  | <b>1</b>   | <b>1</b>  | <b>10</b>   | <b>0</b>  | <b>0</b>   | <b>51</b>                 | <b>1,342</b>   |
| <b>TOTAL CAPACITY</b>                                 |              | <b>98</b>                                     | <b>23</b>                                 | <b>7</b>   | <b>74</b>  | <b>17</b>  | <b>12</b>   | <b>16</b>   | <b>2</b>  | <b>3</b>   | <b>172</b>                | <b>4,306</b>   |

Notes:

[1] Includes one empty classroom at Silveyville Elementary, counted towards capacity, loaded at 25:1.

[2] Includes labs, staff room, libraries, MP (Maine Prairie) rooms and cafeteria, reading/intervention, RSP, resource rooms, Special Ed, ALC, and middle school gym, high school gyms, wood shop, and ag shop.

[3] Includes Head Start, Adult Education, County Day School, County Special Ed, computer labs, music, and computer labs.

[4] Portable classrooms that are installed on permanent foundations and are considered as part of the permanent classroom inventory for the school; included in capacity calculations if used for instruction.

[5] Includes special preschool services, band support, PE support, labs, RSP, libraries, and Maine Prairie office.

[6] Includes County Special Day School, Adult Education, and CDI/CDC.

[7] Temporary portable classrooms, leased from the State. These classrooms are not counted as part of the school's regular education capacity, unless they are used for instruction. The District may elect to purchase some or all portables at approximately \$15,000 each. These classrooms include Boys and Girls Club, Aspire 21st Century, and 4 classrooms used for instruction at Tremont Elementary, 2 classrooms used for instruction at CA Jacobs, and 10 classrooms used for instruction at Dixon High School.

[8] Includes reading/intervention and RSP at Anderson Elementary.

[9] Includes 2 classrooms used for Boys and Girls Club at Silveyville Elementary, and 1 classroom used for Aspire 21st Century at Anderson Elementary.

Portable classrooms added to each school on an interim basis. These classrooms are expected to be removed when new school facilities are constructed. These classrooms are excluded from school capacity.

School capacity calculated at 40 students per double session kindergarten classroom, 20 students for K-3 grade classrooms, 25 students for 4-6 grade classrooms and 27 students per classroom for grades 7 thru 12.

**PROJECTED SCHOOL CAPACITIES:**

The regular education capacity of the District, projected for future school years, is displayed on the following pages. **FIGURE 3** depicts expected capacities in the District after the new High School is constructed and opened for attendance (expected in the 2007-08 school year). Under this scenario, the District will have capacity for 2,405 elementary school students, 729 middle school students and 1,909 high school students, with the same loading standards used for the current school year.

The projected capacity of the District for the 2008-09 school year is shown in **FIGURE 4**. At that time, the current Dixon High School will be converted to a middle school, and four portable classrooms will be relocated from the current Dixon High School to Anderson Elementary for use at the Montessori School. If CA Jacobs Middle School is converted into an elementary school starting for the 2009-10 year, it will provide additional capacity at the elementary school level. In addition, 16 classrooms at the new Dixon High School that will not be used for instruction during the 2007-08 school year will be added as classrooms for instruction purposes in 2008-09. Under this scenario, the District will have capacity for 2,405 elementary school students, 1,134 middle school students and 1,909 high school students.

**FIGURE 5** displays District capacity for the 2009-10 school year, when the current CA Jacobs Middle School will be converted to an elementary school. This conversion will provide two kindergarten classrooms loaded at 40 students, 14 classrooms for grades 1-3 loaded at 20 students, and 8 classrooms for grades 4-6 loaded at 25 students. Total capacity for 2009-10 is projected at 2,965 elementary school students, 1,134 middle school students and 2,341 high school students, including Maine Prairie High School.

**FIGURE 3 – SCHOOL CAPACITIES, PROJECTED, 2007-08 SCHOOL YEAR**

|   | Grade Levels | Permanent Classrooms Used for Instruction [1] | Permanent Classrooms Used for Support [2] | Permanent Classrooms Used for Other Services [3] | Established Portable Classrooms Used for Instruction [4] | Established Portable Classrooms Used for Support [5] | Established Portable Classrooms Used for Other Services [6] | Leased Portable Classrooms Used for Instruction [7] | Leased Portable Classrooms Used for Support [8] | Leased Portable Classrooms Used for Other Services [9] | Total Reg. Ed. Classrooms | Total Capacity |
|---|--------------|---|---|--|--|--|---|---|---|--|---------------------------|----------------|
| <b>ELEMENTARY SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| Silveyville Elementary  | K-6          | 16  | 5   | 2  | 4  | 7  | 4   | 0   | 0   | 2  | 20                        | 430            |
| Anderson Elementary   | K-6          | 15  | 6   | 0  | 0  | 0  | 1   | 0   | 2   | 1  | 15                        | 415            |
| Montessori Charter School (Located at Anderson Elem.) <sup>10</sup> | K-7          | 0   | 0   | 1  | 4  | 0  | 0   | 7   | 0   | 0  | 11                        | 270            |
| Tremont Elementary  | K-6          | 0   | 1   | 0  | 24   | 5  | 3   | 4   | 0   | 0  | 28                        | 665            |
| Gretchen Higgins Elementary   | K-6          | 26  | 2   | 0  | 1  | 2  | 0   | 0   | 0   | 0  | 27                        | 625            |
| <b>Elementary Teaching Station Capacity</b>                         |              | <b>57</b>                                     | <b>14</b>                                 | <b>3</b>   | <b>33</b>  | <b>14</b>  | <b>8</b>  | <b>11</b>   | <b>2</b>  | <b>3</b>   | <b>101</b>                | <b>2,405</b>   |
| <b>INTERMEDIATE SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| C.A. Jacobs Intermediate  | 7-8          | 18  | 2   | 1  | 7  | 0  | 0   | 2   | 0   | 0  | 27                        | 729            |
| <b>Intermediate School Teaching Capacity</b>                        |              | <b>18</b>                                     | <b>2</b>                                  | <b>1</b>   | <b>7</b>   | <b>0</b>   | <b>0</b>  | <b>2</b>  | <b>0</b>  | <b>0</b>   | <b>27</b>                 | <b>729</b>     |
| <b>HIGH SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| New Dixon High  | 9-12         | 67  | 2   | 16   | 0  | 0  | 0   | 0   | 0   | 0  | 67                        | 1,809          |
| Maine Prairie   | 9-12         | 0   | 0   | 0  | 5  | 1  | 1   | 0   | 0   | 0  | 5                         | 100            |
| <b>High School Teaching Capacity</b>                                |              | <b>67</b>                                     | <b>2</b>                                  | <b>16</b>  | <b>5</b>   | <b>1</b>   | <b>1</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>72</b>                 | <b>1,909</b>   |
| <b>TOTAL CAPACITY</b>   |              | <b>142</b>                                    | <b>18</b>                                 | <b>20</b>  | <b>58</b>  | <b>17</b>  | <b>12</b>   | <b>13</b>   | <b>2</b>  | <b>3</b>   | <b>200</b>                | <b>5,043</b>   |

Notes:

- [1] Includes one empty classroom at Silveyville Elementary, counted towards capacity, loaded at 25:1.
- [2] Includes labs, staff room, libraries, MP (Maine Prairie) rooms and cafeteria, reading/intervention, RSP, resource rooms, Special Ed, ALC, and middle school gym, high school gyms, wood shop, and ag shop.
- [3] Includes Head Start, Adult Education, County Day School, County Special Ed, computer labs, music, and computer labs.
- [4] Portable classrooms that are installed on permanent foundations and are considered as part of the permanent classroom inventory for the school: included in capacity calculations if used for instruction.
- [5] Includes special preschool services, band support, PE support, labs, RSP, libraries, and Maine Prairie office.
- [6] Includes County Special Day School, Adult Education, and CDI/CDC.
- [7] Temporary portable classrooms, leased from the State. These classrooms are not counted as part of the school's regular education capacity, unless they are used for instruction. The District may elect to purchase some or all portables at approximately \$15,000 each. These classrooms include Boys and Girls Club, Aspire 21st Century, and 4 classrooms used for instruction at Tremont Elementary, 2 classrooms used for instruction at CA Jacobs, and 10 classrooms used for instruction at Dixon High School.
- [8] Includes reading/intervention and RSP at Anderson Elementary.
- [9] Includes 2 classrooms used for Boys and Girls Club at Silveyville Elementary, and 1 classroom used for Aspire 21st Century at Anderson Elementary.
- [10] Montessori Charter School classrooms are loaded 20:1 for grades K through 4 and 28:1 for 5 through 7.

Portable classrooms added to each school on an interim basis. These classrooms are expected to be removed when new school facilities are constructed. These classrooms are excluded from school capacity.

School capacity calculated at 40 students per double session kindergarten classroom, 20 students for K-3 grade classrooms, 25 students for 4-6 grade classrooms and 27 students per classroom for grades 7 thru 12.

**FIGURE 4 – SCHOOL CAPACITIES, PROJECTED, 2008-09 SCHOOLYEAR**

|   | Grade Levels | Permanent Classrooms Used for Instruction [1] | Permanent Classrooms Used for Support [2] | Permanent Classrooms Used for Other Services [3] | Established Portable Classrooms Used for Instruction [4] | Established Portable Classrooms Used for Support [5] | Established Portable Classrooms Used for Other Services [6] | Leased Portable Classrooms Used for Instruction [7] | Leased Portable Classrooms Used for Support [8] | Leased Portable Classrooms Used for Other Services [9] | Total Reg. Ed. Classrooms | Total Capacity |
|---|--------------|---|---|--|--|--|---|---|---|--|---------------------------|----------------|
| <b>ELEMENTARY SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| Silveyville Elementary  | K-6          | 16  | 5   | 2  | 4  | 7  | 4   | 0   | 0   | 2  | 20                        | 430            |
| Anderson Elementary   | K-6          | 15  | 6   | 0  | 0  | 0  | 1   | 0   | 2   | 1  | 15                        | 415            |
| Montessori Charter School (Located at Anderson Elem.) <sup>10</sup> | K-7          | 0   | 0   | 1  | 4  | 0  | 0   | 7   | 0   | 0  | 11                        | 270            |
| Tremont Elementary  | K-6          | 0   | 1   | 0  | 24   | 5  | 3   | 4   | 0   | 0  | 28                        | 665            |
| Gretchen Higgins Elementary   | K-6          | 26  | 2   | 0  | 1  | 2  | 0   | 0   | 0   | 0  | 27                        | 625            |
| <b>Elementary Teaching Station Capacity</b>                         |              | <b>57</b>                                     | <b>14</b>                                 | <b>3</b>   | <b>33</b>  | <b>14</b>  | <b>8</b>  | <b>11</b>   | <b>2</b>  | <b>3</b>   | <b>101</b>                | <b>2,405</b>   |
| <b>INTERMEDIATE SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| Dixon Intermediate  | 7-8          | 23  | 7   | 3  | 13   | 0  | 0   | 6   | 0   | 0  | 42                        | 1,134          |
| <b>Intermediate School Teaching Capacity</b>                        |              | <b>23</b>                                     | <b>7</b>                                  | <b>3</b>   | <b>13</b>  | <b>0</b>   | <b>0</b>  | <b>6</b>  | <b>0</b>  | <b>0</b>   | <b>42</b>                 | <b>1,134</b>   |
| <b>HIGH SCHOOLS</b>   |              |   |   |  |  |  |   |   |   |  |                           |                |
| New Dixon High  | 9-12         | 67  | 2   | 16   | 0  | 0  | 0   | 0   | 0   | 0  | 67                        | 1,809          |
| Maine Prairie   | 9-12         | 0   | 0   | 0  | 5  | 1  | 1   | 0   | 0   | 0  | 5                         | 100            |
| <b>High School Teaching Capacity</b>                                |              | <b>67</b>                                     | <b>2</b>                                  | <b>16</b>  | <b>5</b>   | <b>1</b>   | <b>1</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>72</b>                 | <b>1,909</b>   |
| <b>TOTAL CAPACITY</b>   |              | <b>147</b>                                    | <b>23</b>                                 | <b>22</b>  | <b>68</b>  | <b>17</b>  | <b>12</b>   | <b>17</b>   | <b>2</b>  | <b>3</b>   | <b>215</b>                | <b>5,448</b>   |

Notes:

- [1] Includes one empty classroom at Silveyville Elementary, counted towards capacity, loaded at 25:1.
- [2] Includes labs, staff room, libraries, MP (Maine Prairie) rooms and cafeteria, reading/intervention, RSP, resource rooms, Special Ed, ALC, and middle school gym, high school gyms, wood shop, and ag shop.
- [3] Includes Head Start, Adult Education, County Day School, County Special Ed, computer labs, music, and computer labs.
- [4] Portable classrooms that are installed on permanent foundations and are considered as part of the permanent classroom inventory for the school; included in capacity calculations if used for instruction.
- [5] Includes special preschool services, band support, PE support, labs, RSP, libraries, and Maine Prairie office.
- [6] Includes County Special Day School, Adult Education, and CDI/CDC.
- [7] Temporary portable classrooms, leased from the State. These classrooms are not counted as part of the school's regular education capacity, unless they are used for instruction. The District may elect to purchase some or all portables at approximately \$15,000 each. These classrooms include Boys and Girls Club, Aspire 21st Century, and 4 classrooms used for instruction at Tremont Elementary, 2 classrooms used for instruction at CA Jacobs, and 10 classrooms used for instruction at Dixon High School.
- [8] Includes reading/intervention and RSP at Anderson Elementary.
- [9] Includes 2 classrooms used for Boys and Girls Club at Silveyville Elementary, and 1 classroom used for Aspire 21st Century at Anderson Elementary.
- [10] Montessori Charter School classrooms are loaded 20:1 for grades K through 4 and 28:1 for 5 through 7.

Portable classrooms added to each school on an interim basis. These classrooms are expected to be removed when new school facilities are constructed. These classrooms are excluded from school capacity.

School capacity calculated at 40 students per double session kindergarten classroom, 20 students for K-3 grade classrooms, 25 students for 4-6 grade classrooms and 27 students per classroom for grades 7 thru 12.

**FIGURE 5 – SCHOOL CAPACITIES, PROJECTED, 2009-10 SCHOOL YEAR**

|   | Grade | Permanent<br>Classrooms<br>Used for<br>Instruction [1] | Permanent<br>Classrooms<br>Used for<br>Support [2] | Permanent<br>Classrooms<br>Used for<br>Other<br>Services [3] | Established<br>Portable<br>Classrooms<br>Used for<br>Instruction [4] | Established<br>Portable<br>Classrooms<br>Used for<br>Support [5] | Established<br>Portable<br>Classrooms<br>Used for<br>Other<br>Services [6] | Leased<br>Portable<br>Classrooms<br>Used for<br>Instruction [7] | Leased<br>Portable<br>Classrooms<br>Used for<br>Support [8] | Leased Portable<br>Classrooms<br>Used for<br>Other<br>Services [9] | Total<br>Reg. Ed.<br>Classrooms | Total<br>Capacity |
|---|-------|--|--|--|--|--|--|---|---|--|---------------------------------|-------------------|
| <b>ELEMENTARY SCHOOLS</b>   |       |  |  |  |  |  |  |   |   |  |                                 |                   |
| Silveyville Elementary  | K-6   | 16   | 5  | 2  | 4  | 7  | 4  | 0   | 0   | 2  | 20                              | 430               |
| Anderson Elementary   | K-6   | 15   | 6  | 0  | 0  | 0  | 1  | 0   | 2   | 1  | 15                              | 415               |
| Montessori Charter School (Located at Anderson Elem.) <sup>10</sup> | K-7   | 0  | 0  | 1  | 4  | 0  | 0  | 7   | 0   | 0  | 11                              | 270               |
| Tremont Elementary  | K-6   | 0  | 1  | 0  | 24   | 5  | 3  | 4   | 0   | 0  | 28                              | 665               |
| Gretchen Higgins Elementary   | K-6   | 26   | 2  | 0  | 1  | 2  | 0  | 0   | 0   | 0  | 27                              | 625               |
| CA Jacobs Elementary  | K-6   | 24   | 0  | 0  | 0  | 0  | 0  | 0   | 0   | 0  | 24                              | 560               |
| <b>Elementary Teaching Station Capacity</b>                         |       | <b>57</b>  | <b>14</b>  | <b>3</b>   | <b>33</b>  | <b>14</b>  | <b>8</b>   | <b>11</b>   | <b>2</b>  | <b>3</b>   | <b>101</b>                      | <b>2,965</b>      |
| <b>INTERMEDIATE SCHOOLS</b>   |       |  |  |  |  |  |  |   |   |  |                                 |                   |
| Dixon Intermediate  | 7-8   | 23   | 7  | 3  | 13   | 0  | 0  | 6   | 0   | 0  | 42                              | 1,134             |
| <b>Intermediate School Teaching Capacity</b>                        |       | <b>23</b>  | <b>7</b>   | <b>3</b>   | <b>13</b>  | <b>0</b>   | <b>0</b>   | <b>6</b>  | <b>0</b>  | <b>0</b>   | <b>42</b>                       | <b>1,134</b>      |
| <b>HIGH SCHOOLS</b>   |       |  |  |  |  |  |  |   |   |  |                                 |                   |
| New Dixon High  | 9-12  | 83   | 2  | 0  | 0  | 0  | 0  | 0   | 0   | 0  | 83                              | 2,241             |
| Maine Prairie   | 9-12  | 0  | 0  | 0  | 5  | 1  | 1  | 0   | 0   | 0  | 5                               | 100               |
| <b>High School Teaching Capacity</b>                                |       | <b>83</b>  | <b>2</b>   | <b>0</b>   | <b>5</b>   | <b>1</b>   | <b>1</b>   | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>88</b>                       | <b>2,341</b>      |
| <b>TOTAL CAPACITY</b>   |       | <b>163</b>   | <b>23</b>  | <b>6</b>   | <b>68</b>  | <b>17</b>  | <b>12</b>  | <b>17</b>   | <b>2</b>  | <b>3</b>   | <b>231</b>                      | <b>6,440</b>      |

Notes:

- [1] Includes one empty classroom at Silveyville Elementary, counted towards capacity, loaded at 25:1.
- [2] Includes labs, staff room, libraries, MP (Maine Prairie) rooms and cafeteria, reading/intervention, RSP, resource rooms, Special Ed, ALC, and middle school gym, high school gyms, wood shop, and ag shop.
- [3] Includes Head Start, Adult Education, County Day School, County Special Ed, computer labs, music, and computer labs.
- [4] Portable classrooms that are installed on permanent foundations and are considered as part of the permanent classroom inventory for the school; included in capacity calculations if used for instruction. Includes 4 portable classrooms moved from previous Dixon High School to Anderson Elementary for Montessori School, loaded at 30 students each.
- [5] Includes special preschool services, band support, PE support, labs, RSP, libraries, and Maine Prairie office.
- [6] Includes County Special Day School, Adult Education, and CDI/CDC.
- [7] Temporary portable classrooms, leased from the State. These classrooms are not counted as part of the school's regular education capacity, unless they are used for instruction. The District may elect to purchase some or all portables at approximately \$15,000 each. These classrooms include Boys and Girls Club, Aspire 21st Century, and 4 classrooms used for instruction at Tremont Elementary, 2 classrooms used for instruction at CA Jacobs, and 10 classrooms used for instruction at Dixon High School.
- [8] Includes reading/intervention and RSP at Anderson Elementary.
- [9] Includes 2 classrooms used for Boys and Girls Club at Silveyville Elementary, and 1 classroom used for Aspire 21st Century at Anderson Elementary.
- [10] Montessori Charter School classrooms are loaded 20:1 for grades K through 4 and 28:1 for 5 through 7.

Portable classrooms added to each school on an interim basis. These classrooms are expected to be removed when new school facilities are constructed. These classrooms are excluded from school capacity.

School capacity calculated at 40 students per double session kindergarten classroom, 20 students for K-3 grade classrooms, 25 students for 4-6 grade classrooms and 27 students per classroom for grades 7 thru 12.

The following tables compare District school capacity with current enrollments. As indicated in **FIGURE 6**, all District schools are currently at or under capacity. It should be noted that all classrooms at Tremont Elementary are portable classrooms, 28 of which are on permanent foundations and four of which are leased portables that do not count for calculating capacity. Excess enrollments at Dixon High are currently being accommodated with leased portable classrooms.

**FIGURE 6 – CAPACITY VS. ENROLLMENT, 2006-07 SCHOOL YEAR**

|                             | Total<br>Reg. Ed.<br>Capacity | Oct-06<br>Reg. Ed.<br>Enrollment | Excess<br>Capacity |
|-----------------------------|-------------------------------|----------------------------------|--------------------|
| Silveyville Elementary      | 430                           | 397                              | 33                 |
| Anderson Elementary         | 415                           | 357                              | 58                 |
| Dixon Montessori Charter    | 100                           | 98                               | 2                  |
| Tremont Elementary          | 665                           | 666                              | -1                 |
| Gretchen Higgins Elementary | 625                           | 616                              | 9                  |
| C.A. Jacobs Middle          | 729                           | 629                              | 100                |
| Dixon High School           | 1,242                         | 1,220                            | 22                 |
| Maine Prairie Continuation  | 100                           | 78                               | 22                 |
| <b>Total K - 12</b>         | <b>4,306</b>                  | <b>4,061</b>                     | <b>245</b>         |

**FIGURE 7** projects District school capacity in the 2007-08 school year, based on October 2006 enrollments. The capacities and enrollments are the same as those in **FIGURE 6**, with the exception of Dixon High School, which includes projected enrollments for the new campus. As shown, with the exception of Tremont Elementary (which will continue to house all enrollments in portable classrooms), the elementary schools are expected to be under capacity in 2007-08. The Montessori Charter School will gain additional capacity due to acquiring approximately nine portable classrooms from the former High School, which will be used for instruction purposes at the Montessori School. Since the conversion of CA Jacobs to an elementary school will add to the capacity of the District, the District should determine how to assign students to the most appropriate attendance areas.

**FIGURE 7 – CAPACITY VS. ENROLLMENT, 2007-08 SCHOOL YEAR**

|                             | Total<br>Reg. Ed.<br>Capacity | Oct-06<br>Reg. Ed.<br>Enrollment | Excess<br>Capacity |
|-----------------------------|-------------------------------|----------------------------------|--------------------|
| Silveyville Elementary      | 430                           | 397                              | 33                 |
| Anderson Elementary         | 415                           | 357                              | 58                 |
| Dixon Montessori Charter    | 270                           | 98                               | 172                |
| Tremont Elementary          | 665                           | 666                              | -1                 |
| Gretchen Higgins Elementary | 625                           | 616                              | 9                  |
| C.A. Jacobs Middle          | 729                           | 629                              | 100                |
| Dixon High School           | 1,809                         | 1,220                            | 589                |
| Maine Prairie Continuation  | 100                           | 78                               | 22                 |
| <b>Total K - 12</b>         | <b>5,043</b>                  | <b>4,061</b>                     | <b>982</b>         |

**FIGURE 8** projects District school capacity in the 2008-09 school year, based on October 2006 enrollments. As shown, the middle school has relocated to the former high school campus, reflecting excess capacity at the middle school grade levels. The new Dixon High School capacities reflect the additional 16 classrooms that will be used for instruction purposes beginning in 2008-09. Tremont enrollments will continue to be housed in portable classrooms. As this table indicates, the conversion of CA Jacobs to an elementary school will add to the capacity of the District, so the District will need to determine new attendance areas for this new school. Based on the findings from a previous attendance boundary study, it is anticipated that the buildout enrollments in the current Silveyville attendance area should generally provide enough enrollments for both Silveyville and the future CA Jacobs Elementary, so the other current elementary school attendance areas may not need to be revised to any significant extent.

**FIGURE 8 – CAPACITY VS. ENROLLMENT, 2008-09 SCHOOL YEAR**

|                             | Total<br>Reg. Ed.<br>Capacity | Oct-06<br>Reg. Ed.<br>Enrollment | Excess<br>Capacity |
|-----------------------------|-------------------------------|----------------------------------|--------------------|
| Silveyville Elementary      | 430                           | 397                              | 33                 |
| Anderson Elementary         | 415                           | 357                              | 58                 |
| Dixon Montessori Charter    | 270                           | 98                               | 172                |
| Tremont Elementary          | 665                           | 666                              | -1                 |
| Gretchen Higgins Elementary | 625                           | 616                              | 9                  |
| Dixon Intermediate School   | 1,134                         | 629                              | 505                |
| Dixon High School           | 1,809                         | 1,220                            | 589                |
| Maine Prairie Continuation  | 100                           | 78                               | 22                 |
| <b>Total K - 12</b>         | <b>5,448</b>                  | <b>4,061</b>                     | <b>1,387</b>       |



**FIGURE 9** projects District school capacity in the 2009-10 school year, based on October 2006 enrollments. This table reflects capacities and projected enrollments at the C.A. Jacobs Elementary School which will be created upon conversion of the former middle school.

**FIGURE 9 – CAPACITY VS. ENROLLMENT, 2009-10 SCHOOL YEAR**

|                             | Total<br>Reg. Ed.<br>Capacity | Oct-06<br>Reg. Ed.<br>Enrollment | Excess<br>Capacity |
|-----------------------------|-------------------------------|----------------------------------|--------------------|
| Silveyville Elementary      | 430                           | 397                              | 33                 |
| Anderson Elementary         | 415                           | 357                              | 58                 |
| Dixon Montessori Charter    | 270                           | 98                               | 172                |
| Tremont Elementary          | 665                           | 666                              | -1                 |
| Gretchen Higgins Elementary | 625                           | 616                              | 9                  |
| C.A. Jacobs Elementary      | 560                           | 0                                | 560                |
| Dixon Intermediate School   | 1,134                         | 629                              | 505                |
| Dixon High School           | 2,241                         | 1,220                            | 1,021              |
| Maine Prairie Continuation  | 100                           | 78                               | 22                 |
| <b>Total K - 12</b>         | <b>6,440</b>                  | <b>4,061</b>                     | <b>2,379</b>       |

## GROWTH PROJECTIONS AND OTHER DEMOGRAPHIC FACTORS

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Following is an overview of factors which are influencing enrollments and new development in the District. Projections for new residential development and an analysis of the average number of regular education students generated by new and existing homes will be discussed in the following sections.

### HOUSING AND POPULATION DATA:

**FIGURE 10** and **FIGURE 11**, on the following pages, present total population and annual percentage change for the City of Dixon and Solano County. Annual growth in housing units has averaged approximately 2.2%. This overall rate of growth is an indication of the general rate of growth for the District because new housing units are the primary determinate of enrollment growth. (In comparison, the annual rate of housing growth in the County has been 1.21%.)

The City has imposed on new development growth limits of 3% based on Measure B, so the future rate of change in housing units should not exceed 3% over time. The allocation for housing permits in a given year is open for negotiation between developers through development agreements with the City, whereby developers may "front load" their expected development by obtaining a larger number of permits in an early development phase, or may "reserve" permits for future years, while still maintaining the average 3% annual limit on development.

However, the 3% limit is used only to determine the allocation of housing units to developers. Once entitlements are awarded, actual development may exceed 3% over two consecutive years but may not exceed 15% in a five year period, according to Measure B. Once housing units are entitled, if a developer does not build their allocated units in a given year, they may build those homes in the subsequent year, in addition to the next year's allocated units. Thus, the actual allocation of units is based on the Measure B formula, but development agreements and implementation of the allocations do not necessarily follow a 3% pattern each year. In fact, as noted previously, actual development in the City of Dixon has averaged less than 3% per year.

Currently the City expects a larger "bubble" of development beginning in 2008. In order to provide consistent yearly projections for the Dixon Unified School District to use for planning purposes, this Master Plan attempts to project future enrollments based on a 3% annual average, without regard to actual development trends.

**FIGURE 10 – HOUSING DATA FOR THE CITY OF DIXON**

**CITY OF DIXON**

| Year | ----- POPULATION ----- |           |            | Total<br>Units | SFR   | 2 to 4 | MFR | Mobile | Occupied | % Vacant | Persons per<br>Household |
|------|------------------------|-----------|------------|----------------|-------|--------|-----|--------|----------|----------|--------------------------|
|      | TOTAL                  | Household | Group Qtr. |                |       |        |     |        |          |          |                          |
| 1997 | 13,665                 | 13,609    | 56         | 4,670          | 3,910 | 305    | 417 | 38     | 4,472    | 4.24     | 3.043                    |
| 1998 | 14,441                 | 14,385    | 56         | 4,902          | 4,142 | 305    | 417 | 38     | 4,694    | 4.24     | 3.065                    |
| 1999 | 15,110                 | 15,054    | 56         | 5,091          | 4,331 | 305    | 417 | 38     | 4,875    | 4.24     | 3.088                    |
| 2000 | 16,103                 | 16,062    | 41         | 5,172          | 4,463 | 374    | 249 | 86     | 5,073    | 1.91     | 3.166                    |
| 2001 | 16,214                 | 16,173    | 41         | 5,167          | 4,464 | 368    | 249 | 86     | 5,068    | 1.92     | 3.191                    |
| 2002 | 16,267                 | 16,226    | 41         | 5,180          | 4,477 | 368    | 249 | 86     | 5,081    | 1.91     | 3.193                    |
| 2003 | 16,247                 | 16,206    | 41         | 5,192          | 4,493 | 364    | 249 | 86     | 5,093    | 1.91     | 3.182                    |
| 2004 | 16,366                 | 16,325    | 41         | 5,254          | 4,551 | 368    | 249 | 86     | 5,154    | 1.90     | 3.167                    |
| 2005 | 17,179                 | 17,138    | 41         | 5,561          | 4,841 | 378    | 256 | 86     | 5,455    | 1.91     | 3.142                    |
| 2006 | 17,574                 | 17,533    | 41         | 5,761          | 4,859 | 378    | 438 | 86     | 5,651    | 1.91     | 3.103                    |

Source: California Department of Finance

It should be noted that the housing counts prepared by the Department of Finance are as of January 1 of the given year. This housing data is based on 1990 Census data and information gathered by DOF. The DOF counts units as they are completed; whereas the City counts units at building permit issuance. In addition, the DOF methodology of data collection results in slight differences as compared to City building permit records.

**FIGURE 11 – HOUSING DATA FOR SOLANO COUNTY**

Solano County

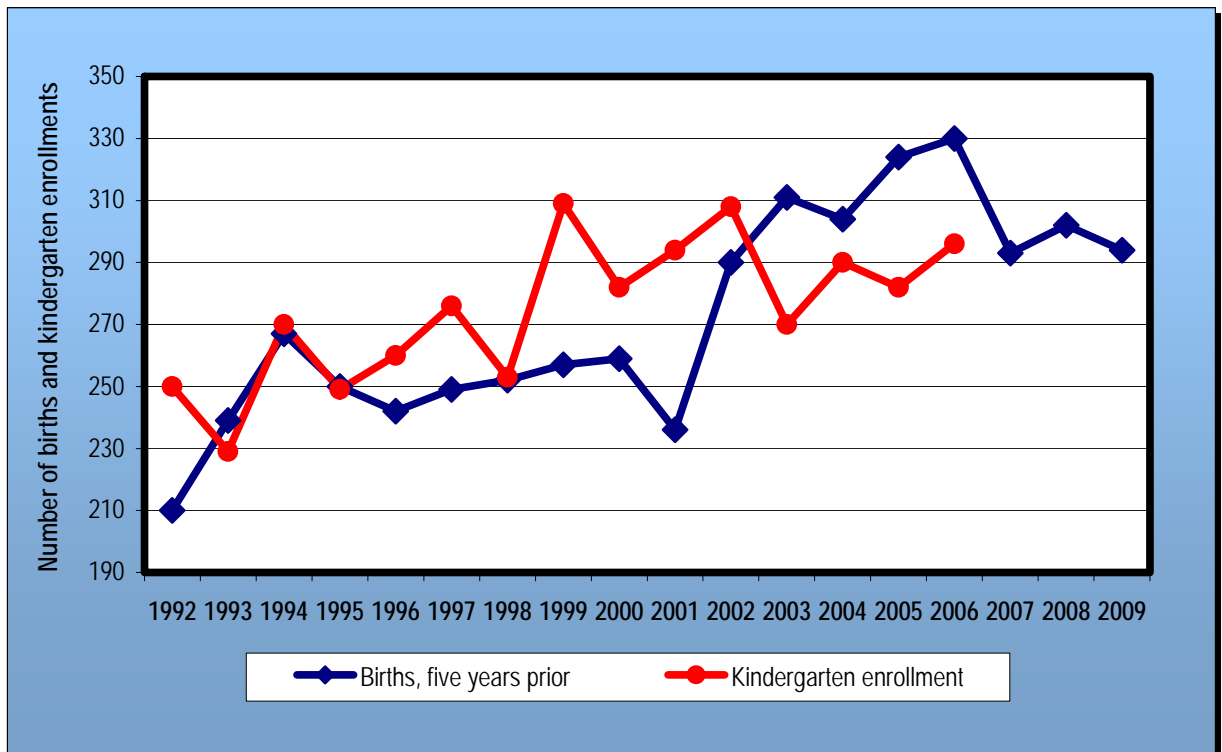
| Year | ----- POPULATION ----- |           |              | Total<br>Units | SFR     | 2 to 4 | MFR    | Mobile | Occupied | % Vacant | Persons per<br>Household |
|------|------------------------|-----------|--------------|----------------|---------|--------|--------|--------|----------|----------|--------------------------|
|      | TOTAL                  | Household | group quart. |                |         |        |        |        |          |          |                          |
| 1997 | 375,512                | 363,766   | 11,746       | 131,017        | 96,869  | 9,983  | 19,532 | 4,633  | 124,125  | 5.26     | 2.931                    |
| 1998 | 383,620                | 371,273   | 12,347       | 132,840        | 98,381  | 10,118 | 19,698 | 4,643  | 125,803  | 5.30     | 2.951                    |
| 1999 | 390,112                | 377,856   | 12,256       | 134,294        | 99,932  | 10,106 | 19,652 | 4,604  | 127,129  | 5.34     | 2.972                    |
| 2000 | 394,930                | 378,568   | 16,362       | 134,513        | 101,974 | 10,217 | 17,696 | 4,626  | 130,403  | 3.06     | 2.903                    |
| 2001 | 401,720                | 385,349   | 16,371       | 136,035        | 102,844 | 10,266 | 18,321 | 4,604  | 131,741  | 3.16     | 2.925                    |
| 2002 | 409,060                | 392,454   | 16,606       | 138,604        | 105,236 | 10,275 | 18,489 | 4,604  | 134,078  | 3.27     | 2.927                    |
| 2003 | 413,694                | 397,104   | 16,590       | 141,153        | 107,047 | 10,301 | 19,202 | 4,603  | 136,233  | 3.49     | 2.915                    |
| 2004 | 417,447                | 400,810   | 16,637       | 143,189        | 108,595 | 10,365 | 19,604 | 4,625  | 138,181  | 3.50     | 2.901                    |
| 2005 | 421,657                | 405,113   | 16,544       | 146,251        | 110,753 | 10,517 | 20,355 | 4,626  | 140,877  | 3.67     | 2.876                    |
| 2006 | 422,848                | 406,572   | 16,276       | 149,193        | 113,335 | 10,624 | 20,596 | 4,638  | 143,194  | 4.02     | 2.839                    |

Source: California Department of Finance

**KINDERGARTEN ENROLLMENT AND BIRTHS CORRELATION:**

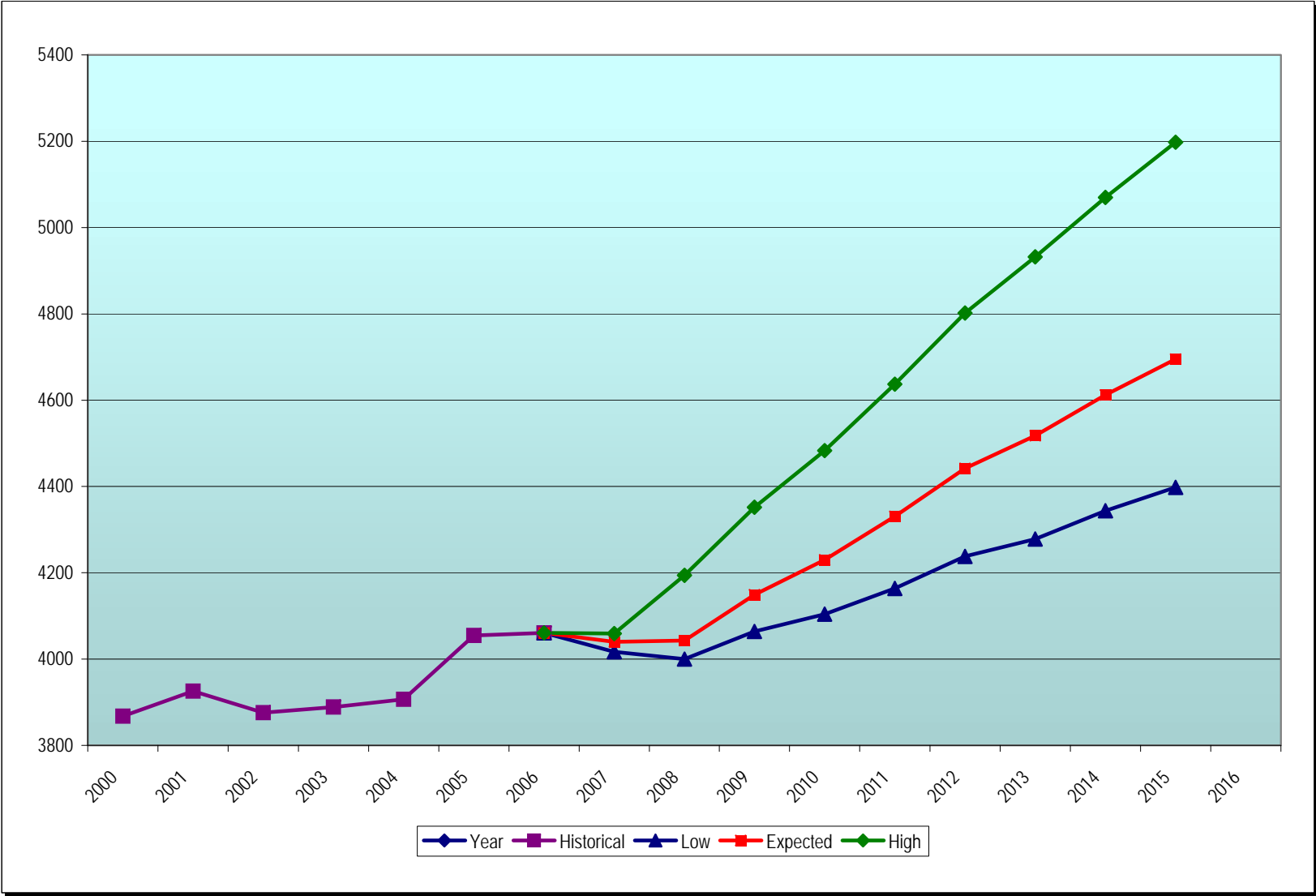
**FIGURE 12** summarizes the annual number of births for the District and kindergarten enrollments in the given birth year. For example, the number of births in 2006 is matched and displayed with the number of kindergarten students attending District schools in 2001 - because those children born in 2001 generally attend kindergarten in 2006. As shown, kindergarten enrollments historically correlated closely with live birth data through 2002, at which time enrollments began declining. Enrollments between 1999 and 2002 had outpaced birth rates from five years prior, which would be primarily attributable to new families moving into newly constructed homes during that time frame. However, since 2003 there has been a trend of declining kindergarten enrollments relative to births five years prior, which may indicate that more mature families with older children are now moving into newly constructed homes as they migrate from the Bay Area. This factor is likely temporary, and as shown in **FIGURE 13**, SCI projects that enrollments will continue to grow over the next ten years, particularly if new residential development returns to historical growth rates as projected.

**FIGURE 12 – LIVE BIRTHS, MATCHED WITH CORRESPONDING KINDERGARTEN ENROLLMENT**



Source: California Department of Health

FIGURE 13 – PROJECTED ENROLLMENT SCENARIOS



**HISTORICAL RESIDENTIAL DEVELOPMENT:**

**FIGURE 14** lists the annual number of new single family homes (“SFR”) and multi-family units (“MFR”) constructed within the District. As shown, new residential development has ranged between 3 and 375 units annually. Since the number of new homes in the City of Dixon is constrained by a growth control limit of 3%, the average future number of new homes should not exceed approximately 225 homes per year.

**FIGURE 14 – HISTORICAL NUMBER OF NEW HOMES**

|      | <i>SFR</i> | <i>MFR</i> | <i>Total<br/>New Units</i> |
|------|------------|------------|----------------------------|
| 1996 | 305        | 0          | 305                        |
| 1997 | 99         | 0          | 99                         |
| 1998 | 136        | 0          | 136                        |
| 1999 | 84         | 4          | 88                         |
| 2000 | 3          | 0          | 3                          |
| 2001 | 26         | 4          | 30                         |
| 2002 | 55         | 3          | 58                         |
| 2003 | 361        | 14         | 375                        |
| 2004 | 41         | 187        | 228                        |
| 2005 | 17         | 182        | 199                        |
| 2006 | 45         | 3          | 48                         |

Source: City of Dixon Building Department

**FIGURE 15** on the following page depicts the current residential building inventory for the City of Dixon. As shown in the table, approximately 2,144 single family and multi-family residences are currently proposed or projected.

The Southwest development, the largest development approved for construction, is expected to begin building in 2008. Due to a backlog of 267 allocated units, combined with 266 units allocated for 2008, construction in Southwest could include up to 533 single family residences in 2008. According to the City of Dixon Building Department, remaining allocated units will be built in subsequent years up to the total allocation of 1,008 single family residences and 131 multi-family residences.

FIGURE 15 –BUILDING PROJECTS AND RESIDENTIAL LOT INVENTORY, CITY OF DIXON

| Subdivision                                       | Status                 | Area               | Approved SFR | Approved MFR | SFR Units Built | MFR Units Built | Buildable SFR | Buildable MFR |
|---|------------------------|--------------------|--------------|--------------|-----------------|-----------------|---------------|---------------|
| Infill  |                        |                    | 15           | 0            | 0               | 0               | 15            | 0             |
| Alameda (Gomez) Apartments                        | completed              | Higgins            | 0            | 10           | 0               | 10              | 0             | 0             |
| Brookfield <sup>1</sup>                           | tentative map approved | Anderson           | 400          | 120          | 0               | 0               | 400           | 120           |
| Casas Broadway                                    | approved               | Anderson           | 4            | 0            | 0               | 0               | 4             | 0             |
| Clark Ranch Estates (Southwest)                   | pending                | Silveyville/Jacobs | 53           | 0            | 0               | 0               | 53            | 0             |
| Country Faire Unit 2                              | in plan check          | Anderson           | 14           | 0            | 0               | 0               | 14            | 0             |
| Dickson Heritage Homes                            | in plan check          | Silveyville/Jacobs | 8            | 0            | 0               | 0               | 8             | 0             |
| Dixon Gateway (Evans Ranch)-Southwest             | pending                | Silveyville/Jacobs | 263          | 100          | 0               | 0               | 263           | 100           |
| Kett Duplexes                                     | completed              | Anderson           | 4            | 0            | 4               | 0               | 0             | 0             |
| North Jackson Square                              | pre-design             | Silveyville/Jacobs | 0            | 58           | 0               | 0               | 0             | 58            |
| Orchard Estates (Garcia Property)-Southwest       | map approval stage     | Silveyville/Jacobs | 57           | 0            | 0               | 0               | 57            | 0             |
| Orchard Estates (Sanders Property)-Southwest      | map approval stage     | Silveyville/Jacobs | 89           | 0            | 0               | 0               | 89            | 0             |
| Pheasant Run, Unit 1                              | completed              | Silveyville/Jacobs | 86           | 0            | 86              | 0               | 0             | 0             |
| Pheasant Run, Unit 6                              | completed              | Silveyville/Jacobs | 38           | 0            | 38              | 0               | 0             | 0             |
| Pheasant Run, Unit 7                              | completed              | Silveyville/Jacobs | 108          | 0            | 108             | 0               | 0             | 0             |
| Rodriguez Duplex                                  | completed              | Anderson           | 2            | 0            | 2               | 0               | 0             | 0             |
| Sahota Triplex                                    | under construction     | Anderson           | 3            | 0            | 0               | 0               | 3             | 0             |
| Sandalwood (Southwest)                            | map approval stage     | Silveyville/Jacobs | 216          | 0            | 0               | 0               | 216           | 0             |
| Second St. Senior Apts. <sup>2</sup>              | completed              | Anderson           | 0            | 81           | 0               | 81              | 0             | 0             |
| Somerset (Rivendale)                              | completed              | Higgins            | 38           | 0            | 38              | 0               | 0             | 0             |
| Southwest, Other                                  | pending                | Silveyville/Jacobs | 100          | 31           | 0               | 0               | 100           | 31            |
| St. Anton Apartments (Lincoln Creek) <sup>3</sup> | completed              | Higgins            | 0            | 172          | 0               | 172             | 0             | 0             |
| Valley Glen <sup>4</sup> (includes Bristol Apts.) | Under construction     | Silveyville/Jacobs | 676          | 161          | 360             | 102             | 316           | 59            |
| Weyand Ranch (Southwest)                          | pending                | Silveyville/Jacobs | 230          | 0            | 0               | 0               | 230           | 0             |
| Williams Townhouses                               | pending                | Anderson           | 0            | 8            | 0               | 0               | 0             | 8             |
| <b>TOTAL</b>                                      |                        |                    | <b>2,404</b> | <b>741</b>   | <b>636</b>      | <b>365</b>      | <b>1,768</b>  | <b>376</b>    |
| <b>Grand Total - Additional Buildable Units</b>   |                        |                    |              |              |                 |                 |               | <b>2,144</b>  |

<sup>1</sup>Scheduled to begin construction in 2008 (25 units in 2008 plus 75 units maximum in following years)

<sup>2</sup>Will not contribute to enrollments-seniors only

<sup>3</sup>48 units will not contribute to enrollments-seniors only

<sup>4</sup>360 SFRs built as of 1/07; 138 additional SFRs and MFRs to be built in 2008; 152 SFRs in 2009 and 85 SFRs in 2010

\*NOTE: Southwest construction not scheduled to commence until 2008; at that time, due to a backlog there will likely be 500 or more units built per year. Total at buildout for Southwest is 1008 SFRs and 131 MFRs.

\*Projects exempt from Measure B allocations. Approximately 2 infill lots are expected to be built each year



**PROJECTED RESIDENTIAL DEVELOPMENT:**

Three alternative development projections were developed. The baseline or expected alternative is the level of growth that is considered most likely, based on an analysis of current demographic and market factors. It equates to an average growth rate of 2.40%. The high growth scenario is based on the upper limit of housing growth of 3.0%. The low growth scenario is based on an annual growth rate of approximately 1.7% per year.

**FIGURE 16 – PROJECTED RESIDENTIAL DEVELOPMENT BY YEAR**

| <i>Year</i> | <i>Low</i> |            |              | <i>Expected</i> |            |              | <i>High</i> |            |              |
|-------------|------------|------------|--------------|-----------------|------------|--------------|-------------|------------|--------------|
|             | <i>SFR</i> | <i>MFR</i> | <i>Total</i> | <i>SFR</i>      | <i>MFR</i> | <i>Total</i> | <i>SFR</i>  | <i>MFR</i> | <i>Total</i> |
| 2007        | 10         | 0          | 10           | 15              | 0          | 15           | 20          | 0          | 20           |
| 2008        | 120        | 30         | 150          | 165             | 40         | 205          | 210         | 50         | 260          |
| 2009        | 120        | 30         | 150          | 165             | 40         | 205          | 210         | 50         | 260          |
| 2010        | 120        | 30         | 150          | 165             | 40         | 205          | 210         | 50         | 260          |
| 2011        | 120        | 30         | 150          | 165             | 40         | 205          | 210         | 50         | 260          |
| 2012        | 110        | 30         | 140          | 160             | 40         | 200          | 200         | 50         | 250          |
| 2013        | 110        | 30         | 140          | 155             | 40         | 195          | 190         | 50         | 240          |
| 2014        | 90         | 30         | 120          | 130             | 40         | 170          | 160         | 50         | 210          |
| 2015        | 80         | 20         | 100          | 120             | 30         | 150          | 150         | 40         | 190          |
| 2016        | 80         | 20         | 100          | 120             | 30         | 150          | 150         | 40         | 190          |
| Totals      | 960        | 250        | 1,210        | 1,360           | 340        | 1,700        | 1,710       | 430        | 2,140        |

**STUDENT YIELD FACTORS:**

A yield factor (otherwise known as a student generation rate) is the average number of students residing in a home. It is also an indicator of the number of students generated from new housing units. An analysis of current enrollments and new housing units within the District found that each new single family home generates an average of 0.71 K-12 students and each new multifamily dwelling unit generates an average of 0.37 K-12 students. These yield factors will be used to project enrollments from new housing.

**FIGURE 17 – YIELD FACTORS FOR NEW HOMES**

| <u>Housing Type</u>           | <u>K-6</u> | <u>7 - 8</u> | <u>9-12</u> | <u>K - 12</u> |
|-------------------------------|------------|--------------|-------------|---------------|
| New Single Family Residential | 0.38       | 0.12         | 0.21        | <b>0.71</b>   |
| Multi-Family Residential      | 0.25       | 0.04         | 0.08        | <b>0.37</b>   |

**ENROLLMENTS FROM THE EXISTING HOUSING STOCK:**

In order to evaluate the enrollment impact of new development, enrollments are first projected from the existing housing stock only. This method isolates new development impact on enrollments from enrollment changes generated by the existing housing stock.

The projection of enrollments from the existing housing stock is based on a modified cohort survival methodology in which cohorts (historical enrollments by grade level) are assumed to pass on to the next grade level after adjustments for historical attrition, private school enrollments and net migration patterns. The cohorts were further modified to exclude the growth component from historical residential development. In addition, kindergarten projections were developed, in part, from live birth data and birth rate forecasts.

Enrollments from the existing housing stock are projected to decrease by approximately 64 students over the next ten years. As mentioned earlier, this is likely due to more mature families with older children moving into the District from the Bay Area. However, as is also shown in **FIGURE 18**, growth from new homes will generate approximately 802 additional students over the next ten years, accounting for an overall steady upswing in projected enrollments.

**TOTAL PROJECTED ENROLLMENT:**

**FIGURE 18** describes total projected ten-year enrollments in the District for the three levels of growth presented in this Plan. As shown under the expected projections, the District can anticipate total enrollment growth of approximately 738 students over ten years if housing growth is consistent with the baseline projections and birth rates are consistent with recent averages.

FIGURE 18 – TOTAL PROJECTED ENROLLMENTS: BASELINE, HIGH AND LOW SCENARIOS

| Year                          | Actual Projected -----> |              |              |              |              |              |              |              |              |              |              | Ten Yr.<br>Change |
|-------------------------------|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|
|                               | 06-07                   | 07-08E       | 08-09E       | 09-10E       | 10-11E       | 11-12E       | 12-13E       | 13-14E       | 14-15E       | 15-16E       | 16-17E       |                   |
| <b>Baseline Projection</b>    |                         |              |              |              |              |              |              |              |              |              |              |                   |
| K thru 6                      | 2,134                   | 2,109        | 2,117        | 2,179        | 2,263        | 2,321        | 2,373        | 2,413        | 2,467        | 2,504        | 2,544        | 410               |
| 7 thru 8                      | 629                     | 653          | 663          | 651          | 645          | 666          | 711          | 739          | 742          | 745          | 764          | 135               |
| 9 thru 12                     | 1,298                   | 1,278        | 1,263        | 1,319        | 1,322        | 1,344        | 1,358        | 1,366        | 1,403        | 1,446        | 1,491        | 193               |
| <b>Total K thru 12</b>        | <b>4,061</b>            | <b>4,040</b> | <b>4,043</b> | <b>4,149</b> | <b>4,230</b> | <b>4,331</b> | <b>4,442</b> | <b>4,518</b> | <b>4,612</b> | <b>4,695</b> | <b>4,799</b> | <b>738</b>        |
| Percent Change                |                         | -0.5%        | 0.1%         | 2.6%         | 2.0%         | 2.4%         | 2.6%         | 1.7%         | 2.1%         | 1.8%         | 2.2%         | 1.7%              |
| <b>Low Growth Projection</b>  |                         |              |              |              |              |              |              |              |              |              |              |                   |
| K thru 6                      | 2,134                   | 2,096        | 2,093        | 2,127        | 2,185        | 2,218        | 2,251        | 2,275        | 2,321        | 2,350        | 2,375        | 241               |
| 7 thru 8                      | 629                     | 651          | 659          | 645          | 635          | 648          | 684          | 701          | 695          | 692          | 709          | 80                |
| 9 thru 12                     | 1,298                   | 1,270        | 1,248        | 1,292        | 1,284        | 1,298        | 1,303        | 1,302        | 1,328        | 1,356        | 1,381        | 83                |
| <b>Total K thru 12</b>        | <b>4,061</b>            | <b>4,017</b> | <b>4,000</b> | <b>4,064</b> | <b>4,104</b> | <b>4,164</b> | <b>4,238</b> | <b>4,278</b> | <b>4,344</b> | <b>4,398</b> | <b>4,465</b> | <b>404</b>        |
| Percent Change                |                         | -1.1%        | -0.4%        | 1.6%         | 1.0%         | 1.5%         | 1.8%         | 0.9%         | 1.5%         | 1.2%         | 1.5%         | 1.0%              |
| <b>High Growth Projection</b> |                         |              |              |              |              |              |              |              |              |              |              |                   |
| K thru 6                      | 2,134                   | 2,121        | 2,221        | 2,319        | 2,436        | 2,524        | 2,602        | 2,666        | 2,736        | 2,788        | 2,841        | 707               |
| 7 thru 8                      | 629                     | 653          | 679          | 675          | 680          | 713          | 769          | 807          | 818          | 829          | 856          | 227               |
| 9 thru 12                     | 1,298                   | 1,285        | 1,294        | 1,358        | 1,367        | 1,400        | 1,431        | 1,459        | 1,516        | 1,581        | 1,644        | 346               |
| <b>Total K thru 12</b>        | <b>4,061</b>            | <b>4,059</b> | <b>4,194</b> | <b>4,352</b> | <b>4,483</b> | <b>4,637</b> | <b>4,802</b> | <b>4,932</b> | <b>5,070</b> | <b>5,198</b> | <b>5,341</b> | <b>1,280</b>      |
| Percent Change                |                         | 0.0%         | 3.3%         | 3.8%         | 3.0%         | 3.4%         | 3.6%         | 2.7%         | 2.8%         | 2.5%         | 2.8%         | 2.8%              |

## Summary of ten year growth from Existing Housing Stock

|                        | 06-07        | 16-17E       | Ten Yr. Chg. |
|------------------------|--------------|--------------|--------------|
| K thru 6               | 2,134        | 2,078        | (56)         |
| 7 thru 8               | 629          | 636          | 7            |
| 9 thru 12              | 1,298        | 1,283        | (15)         |
| <b>Total K thru 12</b> | <b>4,061</b> | <b>3,997</b> | <b>-64</b>   |

## Summary of ten year growth from New Homes

|                   | 06-07        | 16-17E       | Ten Yr. Chg. |
|-------------------|--------------|--------------|--------------|
| K thru 6          | 2,134        | 2,600        | 466          |
| 7 thru 8          | 629          | 757          | 128          |
| 9 thru 12         | 1,298        | 1,506        | 208          |
| <b>Total K-12</b> | <b>4,061</b> | <b>4,863</b> | <b>802</b>   |

**UNHOUSED ENROLLMENT:**

A comparison of the total projected enrollment with the capacities of the District's existing schools reveals the number of students for which the District must provide new facilities (unhoused enrollments). (A negative unhoused enrollment number means that the District has additional capacity in excess of projected enrollments. A positive number means that projected enrollments exceed capacity.) **FIGURE 19** lists the projected unhoused enrollments for each rate of growth. As previously noted, excess capacity at Dixon High is currently housed in portable classrooms, but excess enrollments will all be housed in the new Dixon High School. According to this scenario, over the next ten years, the District should plan to provide additional facilities for approximately 493 K-12 students.

By contrast, **Figures 20-22** depict projected unhoused enrollments for baseline, low and high growth projections in future years, accounting for capacity changes at all school levels due to conversion of the middle school to an elementary school, the current high school to a middle school, and the opening of the new high school. As this projection indicates, the District will have adequate housing at all grade levels by 2016 and will have room to accommodate additional growth that may occur.

FIGURE 19 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CURRENT CAPACITY)

| Year                          | Actual       | Projected -----> |              |              |              |              |             |             |            |            |              |
|-------------------------------|--------------|------------------|--------------|--------------|--------------|--------------|-------------|-------------|------------|------------|--------------|
|                               | 06-07        | 07-08E           | 08-09E       | 09-10E       | 10-11E       | 11-12E       | 12-13E      | 13-14E      | 14-15E     | 15-16E     | 16-17E       |
| <b>Baseline Projection</b>    |              |                  |              |              |              |              |             |             |            |            |              |
| K thru 6                      | (101)        | (126)            | (118)        | (56)         | 28           | 86           | 138         | 178         | 232        | 269        | 309          |
| 7 thru 8                      | (100)        | (76)             | (66)         | (78)         | (84)         | (63)         | (18)        | 10          | 13         | 16         | 35           |
| 9 thru 12                     | (44)         | (64)             | (79)         | (23)         | (20)         | 2            | 16          | 24          | 61         | 104        | 149          |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(266)</b>     | <b>(263)</b> | <b>(157)</b> | <b>(76)</b>  | <b>25</b>    | <b>136</b>  | <b>212</b>  | <b>306</b> | <b>389</b> | <b>493</b>   |
| <b>Low Growth Projection</b>  |              |                  |              |              |              |              |             |             |            |            |              |
| K thru 6                      | (101)        | (139)            | (142)        | (108)        | (50)         | (17)         | 16          | 40          | 86         | 115        | 140          |
| 7 thru 8                      | (100)        | (78)             | (70)         | (84)         | (94)         | (81)         | (45)        | (28)        | (34)       | (37)       | (20)         |
| 9 thru 12                     | (44)         | (72)             | (94)         | (50)         | (58)         | (44)         | (39)        | (40)        | (14)       | 14         | 39           |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(289)</b>     | <b>(306)</b> | <b>(242)</b> | <b>(202)</b> | <b>(142)</b> | <b>(68)</b> | <b>(28)</b> | <b>38</b>  | <b>92</b>  | <b>159</b>   |
| <b>High Growth Projection</b> |              |                  |              |              |              |              |             |             |            |            |              |
| K thru 6                      | (101)        | (114)            | (14)         | 84           | 201          | 289          | 367         | 431         | 501        | 553        | 606          |
| 7 thru 8                      | (100)        | (76)             | (50)         | (54)         | (49)         | (16)         | 40          | 78          | 89         | 100        | 127          |
| 9 thru 12                     | (44)         | (57)             | (48)         | 16           | 25           | 58           | 89          | 117         | 174        | 239        | 302          |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(247)</b>     | <b>(112)</b> | <b>46</b>    | <b>177</b>   | <b>331</b>   | <b>496</b>  | <b>626</b>  | <b>764</b> | <b>892</b> | <b>1,035</b> |

FIGURE 20 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2007-08

| Year                          | Actual       | Projected -----> |                |              |              |              |              |              |              |              |              |
|-------------------------------|--------------|------------------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                               | 06-07        | 07-08E           | 08-09E         | 09-10E       | 10-11E       | 11-12E       | 12-13E       | 13-14E       | 14-15E       | 15-16E       | 16-17E       |
| <b>Baseline Projection</b>    |              |                  |                |              |              |              |              |              |              |              |              |
| K thru 6                      | (271)        | (296)            | (288)          | (226)        | (142)        | (84)         | (32)         | 8            | 62           | 99           | 139          |
| 7 thru 8                      | (100)        | (76)             | (66)           | (78)         | (84)         | (63)         | (18)         | 10           | 13           | 16           | 35           |
| 9 thru 12                     | (611)        | (631)            | (646)          | (590)        | (587)        | (565)        | (551)        | (543)        | (506)        | (463)        | (418)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(1,003)</b>   | <b>(1,000)</b> | <b>(894)</b> | <b>(813)</b> | <b>(712)</b> | <b>(601)</b> | <b>(525)</b> | <b>(431)</b> | <b>(348)</b> | <b>(244)</b> |
| <b>Low Growth Projection</b>  |              |                  |                |              |              |              |              |              |              |              |              |
| K thru 6                      | (271)        | (309)            | (312)          | (278)        | (220)        | (187)        | (154)        | (130)        | (84)         | (55)         | (30)         |
| 7 thru 8                      | (100)        | (78)             | (70)           | (84)         | (94)         | (81)         | (45)         | (28)         | (34)         | (37)         | (20)         |
| 9 thru 12                     | (611)        | (639)            | (661)          | (617)        | (625)        | (611)        | (606)        | (607)        | (581)        | (553)        | (528)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(1,026)</b>   | <b>(1,043)</b> | <b>(979)</b> | <b>(939)</b> | <b>(879)</b> | <b>(805)</b> | <b>(765)</b> | <b>(699)</b> | <b>(645)</b> | <b>(578)</b> |
| <b>High Growth Projection</b> |              |                  |                |              |              |              |              |              |              |              |              |
| K thru 6                      | (271)        | (284)            | (184)          | (86)         | 31           | 119          | 197          | 261          | 331          | 383          | 436          |
| 7 thru 8                      | (100)        | (76)             | (50)           | (54)         | (49)         | (16)         | 40           | 78           | 89           | 100          | 127          |
| 9 thru 12                     | (611)        | (624)            | (615)          | (551)        | (542)        | (509)        | (478)        | (450)        | (393)        | (328)        | (265)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(984)</b>     | <b>(849)</b>   | <b>(691)</b> | <b>(560)</b> | <b>(406)</b> | <b>(241)</b> | <b>(111)</b> | <b>27</b>    | <b>155</b>   | <b>298</b>   |

FIGURE 21 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2008-09

| Year                          | Actual       | Projected -----> |                |                |                |                |                |                |                |                |              |
|-------------------------------|--------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
|                               | 06-07        | 07-08E           | 08-09E         | 09-10E         | 10-11E         | 11-12E         | 12-13E         | 13-14E         | 14-15E         | 15-16E         | 16-17E       |
| <b>Baseline Projection</b>    |              |                  |                |                |                |                |                |                |                |                |              |
| K thru 6                      | (271)        | (296)            | (288)          | (226)          | (142)          | (84)           | (32)           | 8              | 62             | 99             | 139          |
| 7 thru 8                      | (505)        | (481)            | (471)          | (483)          | (489)          | (468)          | (423)          | (395)          | (392)          | (389)          | (370)        |
| 9 thru 12                     | (611)        | (631)            | (646)          | (590)          | (587)          | (565)          | (551)          | (543)          | (506)          | (463)          | (418)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(1,408)</b>   | <b>(1,405)</b> | <b>(1,299)</b> | <b>(1,218)</b> | <b>(1,117)</b> | <b>(1,006)</b> | <b>(930)</b>   | <b>(836)</b>   | <b>(753)</b>   | <b>(649)</b> |
| <b>Low Growth Projection</b>  |              |                  |                |                |                |                |                |                |                |                |              |
| K thru 6                      | (271)        | (309)            | (312)          | (278)          | (220)          | (187)          | (154)          | (130)          | (84)           | (55)           | (30)         |
| 7 thru 8                      | (505)        | (483)            | (475)          | (489)          | (499)          | (486)          | (450)          | (433)          | (439)          | (442)          | (425)        |
| 9 thru 12                     | (611)        | (639)            | (661)          | (617)          | (625)          | (611)          | (606)          | (607)          | (581)          | (553)          | (528)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(1,431)</b>   | <b>(1,448)</b> | <b>(1,384)</b> | <b>(1,344)</b> | <b>(1,284)</b> | <b>(1,210)</b> | <b>(1,170)</b> | <b>(1,104)</b> | <b>(1,050)</b> | <b>(983)</b> |
| <b>High Growth Projection</b> |              |                  |                |                |                |                |                |                |                |                |              |
| K thru 6                      | (271)        | (284)            | (184)          | (86)           | 31             | 119            | 197            | 261            | 331            | 383            | 436          |
| 7 thru 8                      | (505)        | (481)            | (455)          | (459)          | (454)          | (421)          | (365)          | (327)          | (316)          | (305)          | (278)        |
| 9 thru 12                     | (611)        | (624)            | (615)          | (551)          | (542)          | (509)          | (478)          | (450)          | (393)          | (328)          | (265)        |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(1,389)</b>   | <b>(1,254)</b> | <b>(1,096)</b> | <b>(965)</b>   | <b>(811)</b>   | <b>(646)</b>   | <b>(516)</b>   | <b>(378)</b>   | <b>(250)</b>   | <b>(107)</b> |



FIGURE 22 – UNHOUSED ENROLLMENTS (ENROLLMENT LESS CAPACITY) – 2009-10

| Year                          | Actual       | Projected      | ----->         |                |                |                |                |                |                |                |                |
|-------------------------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                               | 06-07        | 07-08E         | 08-09E         | 09-10E         | 10-11E         | 11-12E         | 12-13E         | 13-14E         | 14-15E         | 15-16E         | 16-17E         |
| <b>Baseline Projection</b>    |              |                |                |                |                |                |                |                |                |                |                |
| K thru 6                      | (831)        | (856)          | (848)          | (786)          | (702)          | (644)          | (592)          | (552)          | (498)          | (461)          | (421)          |
| 7 thru 8                      | (505)        | (481)          | (471)          | (483)          | (489)          | (468)          | (423)          | (395)          | (392)          | (389)          | (370)          |
| 9 thru 12                     | (1,043)      | (1,063)        | (1,078)        | (1,022)        | (1,019)        | (997)          | (983)          | (975)          | (938)          | (895)          | (850)          |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(2,400)</b> | <b>(2,397)</b> | <b>(2,291)</b> | <b>(2,210)</b> | <b>(2,109)</b> | <b>(1,998)</b> | <b>(1,922)</b> | <b>(1,828)</b> | <b>(1,745)</b> | <b>(1,641)</b> |
| <b>Low Growth Projection</b>  |              |                |                |                |                |                |                |                |                |                |                |
| K thru 6                      | (831)        | (869)          | (872)          | (838)          | (780)          | (747)          | (714)          | (690)          | (644)          | (615)          | (590)          |
| 7 thru 8                      | (505)        | (483)          | (475)          | (489)          | (499)          | (486)          | (450)          | (433)          | (439)          | (442)          | (425)          |
| 9 thru 12                     | (1,043)      | (1,071)        | (1,093)        | (1,049)        | (1,057)        | (1,043)        | (1,038)        | (1,039)        | (1,013)        | (985)          | (960)          |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(2,423)</b> | <b>(2,440)</b> | <b>(2,376)</b> | <b>(2,336)</b> | <b>(2,276)</b> | <b>(2,202)</b> | <b>(2,162)</b> | <b>(2,096)</b> | <b>(2,042)</b> | <b>(1,975)</b> |
| <b>High Growth Projection</b> |              |                |                |                |                |                |                |                |                |                |                |
| K thru 6                      | (831)        | (844)          | (744)          | (646)          | (529)          | (441)          | (363)          | (299)          | (229)          | (177)          | (124)          |
| 7 thru 8                      | (505)        | (481)          | (455)          | (459)          | (454)          | (421)          | (365)          | (327)          | (316)          | (305)          | (278)          |
| 9 thru 12                     | (1,043)      | (1,056)        | (1,047)        | (983)          | (974)          | (941)          | (910)          | (882)          | (825)          | (760)          | (697)          |
| <b>Total K thru 12</b>        | <b>(245)</b> | <b>(2,381)</b> | <b>(2,246)</b> | <b>(2,088)</b> | <b>(1,957)</b> | <b>(1,803)</b> | <b>(1,638)</b> | <b>(1,508)</b> | <b>(1,370)</b> | <b>(1,242)</b> | <b>(1,099)</b> |

## SCHOOL FACILITY NEEDS

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This Section evaluates the facility needs created by the projected ten-year enrollment growth. Enrollment is used to determine facility needs instead of the average daily attendance because the District must provide capacity for total enrollment and not just the ADA.

### **PROPOSED HOUSING PLAN:**

Without any changes to current District facilities, over the next ten years, the District would need to provide additional school facilities for approximately 493 students. However, as was shown in **FIGURE 22**, with new school openings and conversion of existing schools, enrollments may be fully housed by 2016. The following tables present a plan for accommodating growth which is based on the recommendations from the Facilities Task Force, which recently completed an evaluation of the benefits from various facility alternatives. This plan anticipates the opening of the new Dixon High School, which will be constructed to meet future enrollment needs and to provide a new facility that is designed to enhance the educational program with support for the latest technology, science, arts and other educational needs. Additionally, the current Dixon High School will be converted into a middle school facility and CA Jacobs Middle School will be converted into an elementary school.

For the 2007-08 school year, the Montessori Charter School will continue to be located at Anderson Elementary. However, as the school's enrollments continue to grow, the District should consider an alternate site for the school. Anderson Elementary does not have enough classroom capacity to continue to house its own enrollments in addition to the Montessori enrollments while accounting for growth.

The District also needs to consider the cost of providing food services at Anderson Elementary. This may necessitate the construction of a cafeteria at the school.

The following tables present the proposed housing plans for elementary, middle school, and high school grade levels.

FIGURE 23 – HOUSING PLAN, ELEMENTARY SCHOOLS

| <i>Year [1]</i> | <i>Projected Enrollment [2] K thru 6</i> | <i>Housing Plan [4]</i>  | <i>Capacity Added [5]</i> | <i>K thru 6 Capacity [6] (after plan)</i> | <i>Capacity in Excess of Projected Enrollments [3]</i> |
|-----------------|--|--|---------------------------|---|--|
| 2006-07         | 2,134                                    |  |                           | 2,235                                     | 101  |
|                 |  | Relocate 4 leased portables from Dixon High School to Anderson Elementary School to increase capacity + 3 leased portables to increase Montessori capacity | 165                       | 2,405                                     | 296  |
| 2007-08         | 2,109                                    |  |                           | 2,405                                     | 288  |
| 2008-09         | 2,117                                    |  |                           | 2,405                                     | 288  |
| 2009-10         | 2,179                                    | Convert CA Jacobs to grades K-6  | 560                       | 2,965                                     | 786  |
| 2010-11         | 2,263                                    |  |                           | 2,965                                     | 702  |
| 2011-12         | 2,321                                    |  |                           | 2,965                                     | 644  |
| 2012-13         | 2,373                                    |  |                           | 2,965                                     | 592  |
| 2013-14         | 2,413                                    |  |                           | 2,965                                     | 552  |
| 2014-15         | 2,467                                    |  |                           | 2,965                                     | 498  |
| 2015-16         | 2,504                                    |  |                           | 2,965                                     | 461  |
| 2016-17         | 2,544                                    |  |                           | 2,965                                     | 421  |

[1] Projected year in which new facilities are needed is contingent on the rate of construction and occupancy of new residential homes in the District and the use of modular classrooms for interim housing. This projection is based on the baseline growth scenario.

[2] Total projected K-6 enrollment, baseline growth projection.

[3] Capacity after plan, less projected enrollments

[4] The proposed classroom housing plan for accommodating unhoused enrollment. Attendance boundaries would require adjustment as new schools are opened. This housing plan proposes that CA Jacobs would be converted into an elementary school for grades K-6.

[5] Incremental capacity added by housing plan.

[6] New K-6 school capacity with additional facilities as proposed.

As shown in **FIGURE 24**, the District plans to convert CA Jacobs to an elementary school after the current High School is converted to a middle school.

**FIGURE 24 – HOUSING PLAN, MIDDLE SCHOOL**

| <i>Year [1]</i> | <i>Projected Enrollment [2] 7 thru 8</i> | <i>Housing Plan [4]</i>                                   | <i>Capacity Added [5]</i> | <i>7 thru 8 Capacity [6] (after plan)</i> | <i>Capacity in Excess of Projected Enrollments [3]</i> |
|-----------------|--|---|---------------------------|---|--|
| 2006-07         | 629                                      |   |                           | 729                                       | 100  |
| 2007-08         | 653                                      |   |                           | 729                                       | 76   |
| 2008-09         | 663                                      | Convert Dixon High into middle school and close CA Jacobs | 405                       | 1,134                                     | 471  |
| 2009-10         | 651                                      | Convert CA Jacobs into elementary school                  |                           | 1,134                                     | 483  |
| 2010-11         | 645                                      |   |                           | 1,134                                     | 489  |
| 2011-12         | 666                                      |   |                           | 1,134                                     | 468  |
| 2012-13         | 711                                      |   |                           | 1,134                                     | 423  |
| 2013-14         | 739                                      |   |                           | 1,134                                     | 395  |
| 2014-15         | 742                                      |   |                           | 1,134                                     | 392  |
| 2015-16         | 745                                      |   |                           | 1,134                                     | 389  |
| 2016-17         | 764                                      |   |                           | 1,134                                     | 370  |

[1] Projected year in which new facilities are needed is contingent on the rate of construction and occupancy of new residential homes in the District and the use of modular classrooms for interim housing. This projection is based on the baseline growth scenario.

[2] Total projected 7-8 enrollment, baseline growth projection.

[3] Capacity after plan, less projected enrollments

[4] The proposed classroom housing plan for accommodating unhoused enrollment. This housing plan proposes that middle school facility needs would be accommodated through the conversion of Dixon High into a middle school. In addition, CA Jacobs would be converted into an elementary school.

[5] Incremental capacity added by housing plan.

[6] New 7-8 school capacity with additional facilities as proposed.

The current Dixon High School will be converted to a middle school in 2008-09. The facility, in its current condition, contains several substandard classrooms that will need to be upgraded for use by the Middle School upon the conversion.

**FIGURE 25 – HOUSING PLAN, HIGH SCHOOL**

| <i>Year [1]</i> | <i>Projected Enrollment [2] 9 thru 12</i> | <i>Housing Plan [4]</i>               | <i>Capacity Added [5]</i> | <i>Capacity 9 thru 12 (after plan) [6]</i> | <i>Capacity in Excess of Projected Enrollments [3]</i> |
|-----------------|---|---------------------------------------|---------------------------|--|--|
| 2006-07         | 1,298                                     |                                       |                           | 1,242                                      | (56)   |
| 2007-08         | 1,278                                     | Open new high school                  | 567                       | 1,809                                      | 531  |
| 2008-09         | 1,263                                     | Convert Dixon High into middle school |                           | 1,809                                      | 546  |
| 2009-10         | 1,319                                     | Open classrooms in Bldg. C3 and D3    | 432                       | 2,241                                      | 922  |
| 2010-11         | 1,322                                     |                                       |                           | 2,241                                      | 919  |
| 2011-12         | 1,344                                     |                                       |                           | 2,241                                      | 897  |
| 2012-13         | 1,358                                     |                                       |                           | 2,241                                      | 883  |
| 2013-14         | 1,366                                     |                                       |                           | 2,241                                      | 875  |
| 2014-15         | 1,403                                     |                                       |                           | 2,241                                      | 838  |
| 2015-16         | 1,446                                     |                                       |                           | 2,241                                      | 795  |
| 2016-17         | 1,491                                     |                                       |                           | 2,241                                      | 750  |

[1] Projected year in which new facilities are needed is contingent on the rate of construction and occupancy of new residential homes in the District and the use of modular classrooms for interim housing. This projection is based on the baseline growth scenario.

[2] Total projected 9-12 enrollment, baseline growth projection.

[3] Capacity after plan, less projected enrollments

[4] This housing plan provides that excess enrollments currently accommodated by portable classrooms at the existing Dixon High School would be fully accommodated at the new High School.

[5] Incremental capacity added by housing plan.

[6] New 9-12 school capacity with additional facilities as proposed.

**COSTS OF FACILITY PLANS:**

Using the housing plans from above, **FIGURE 26** summarizes the estimated cost of providing new school facilities for the projected baseline enrollment growth under each housing plan alternative.

As shown, the District should relocate Maine Prairie High School to a new location, preferably near or adjacent to the new High School, in order to meet mandated facility requirements. Maine Prairie High School may be located in temporary buildings that originally are not slated for occupancy at the new High School. This will allow the students to have facilities for P.E. classes on site, classrooms for art, and a mini lab for science, as well as providing a more conducive educational environment in a permanent location. When the school is relocated, the space currently occupied by continuation school students can be converted for other educational purposes, i.e. Montessori Charter School and/or Adult School.

FIGURE 26 – COST OF FACILITIES

| <i>Facility</i>   | <i>Capacity</i> | <i>Estimated<br/>Year<br/>Needed</i> | <i>Estimated<br/>Cost<br/>2007\$</i> | <i>Estimated<br/>Cost<br/>Infl. Adj. \$</i> |
|---|-----------------|--------------------------------------|--------------------------------------|---|
| Open new High School <sup>1</sup>   | 1,809           | 2007-08                              | \$72,500,000                         | \$72,500,000                                |
| Convert Dixon High into middle school   | 1,134           | 2008-09                              | \$800,000                            | \$840,000                                   |
| Maine Prairie High School Relocation <sup>2</sup>                                       | 100             | 2008-09                              | \$3,000,000                          | \$3,150,000                                 |
| Prep Kitchen at Anderson Elementary <sup>3</sup>  | 0               | 2008-09                              | \$700,000                            | \$735,000                                   |
| Library at Tremont Elementary <sup>4</sup>  | 0               | 2008-09                              | \$750,000                            | \$788,000                                   |
| Convert CA Jacobs to grades K-6 <sup>5</sup>  | 560             | 2009-10                              | \$500,000                            | \$551,000                                   |
| Relocate Montessori Charter School to<br>current Maine Prairie High School <sup>6</sup> | 270             | 2009-10                              | \$1,000,000                          | \$1,103,000                                 |
| <b>Total</b>  | <b>3,873</b>    |                                      | <b>\$79,250,000</b>                  | <b>\$79,667,000</b>                         |

<sup>1</sup> New Dixon High School constructed to ultimately house 2,101 students, will open in 2007-08 with 1,200 students, and classrooms to house approximately 1,800 students. The remaining classrooms will house other programs, possibly Alternate Education programs, a school within a school, and other programs to be determined.

<sup>2</sup> Maine Prairie High School could be relocated to the extra classrooms at the new Dixon High School and plan to build a Continuation School after 2010.

<sup>3</sup> Minimum essential facilities: 5.3 square feet per pupil for food services, to include prep and service areas.

<sup>4</sup> Minimum essential facilities: library/media center: 2.3 square feet per pupil plus 500 square feet.

<sup>5</sup> Costs include classroom modifications, and enhancements to bus drop off and pick up area.

<sup>6</sup> Relocation of Montessori Charter School to Maine Prairie High School and additional classrooms are needed to accommodate Montessori total capacity of 270 students in grades K-7.

**REHABILITATION/MODERNIZATION NEEDS:**

As schools age, they begin to experience major maintenance needs with roofs, heating and cooling systems and electrical systems, etc. In addition, program changes create needs not originally anticipated, making demands on space that require changes to the facility. For these reasons, the State adopted a program to assist in funding the costs of modernizing and rehabilitating older schools. With the passing of SB 50, the modernization program now defines eligibility at 25 years of age for classrooms, and 20 years of age for portables. School Districts must file an application with the Office of Public School Construction for approval by the State Allocation Board (form SAB 50-03) in order to determine eligibility for modernization funds appropriated by Proposition 1A.

The District has completed modernization plans for Anderson and Silveyville Elementary schools, CA Jacobs Middle School, and Dixon High School, and will qualify for State modernization funding for partial modernization at Tremont Elementary. The estimated cost and timing for modernization at Tremont Elementary is listed in the following table. Revenue sources for this work will be examined in the following section.

**FIGURE 27 – MODERNIZATION/RECONSTRUCTION COSTS BY SCHOOL**

| <b>School</b>                   | <i>Year(s)<br/>Constructed<br/>(Permanent)</i> | <i>Estimated<br/>Year of<br/>Modernization</i> | <i>Estimated<br/>Modernization<br/>Eligibility/Cost</i> | <i>Estimated<br/>Cost<br/>Infl. Adj. \$</i> |
|---------------------------------|--|--|---|---|
| Tremont Elementary <sup>1</sup> | 1991-1998                                      | 2011   | \$2,300,000   | \$2,796,000                                 |
| <b>Total</b>                    |  |  | <b>\$2,300,000</b>                                      | <b>\$2,796,000</b>                          |

<sup>1</sup> Tremont Elementary qualifies for modernization in 2011. Matching grant per student is \$3,262 for modernization in 2007.



**SUPPORT FACILITIES:**

As the District grows, additional demands will be made on support services. Following is a summary of facility needs in this area.

**WAREHOUSING/MAINTENANCE FACILITIES**

The warehousing and maintenance facilities are located in a shed on the Dixon High School campus. Current warehouse facilities are inadequate to serve current enrollments and to allow for pricing discounts that are typically available for bulk purchasing of supplies and materials. Therefore, a new warehouse facility will be needed in order to serve current and future enrollments. An initial estimate of the cost of a new 9,000 square foot facility on a two-acre site is \$2 million.

The District may consider the following options to alleviate the warehousing/maintenance facility issue:

- Convert shop areas at the current High School to maintenance and warehouse facilities.
- Locate a funding source for a new facility.

The District is currently under contract with Laidlaw for bus transportation of students.

The estimated costs of new maintenance and warehouse facilities are listed in **FIGURE 28** below.

**FIGURE 28 – SUPPORT FACILITY NEEDS AND COST ESTIMATES**

| <i>Support Facility</i>                      | <i>Estimated<br/>Year<br/>Needed</i> | <i>Estimated<br/>Cost<br/>2007\$</i> | <i>Estimated<br/>Cost<br/>Infl. Adj. \$</i> |
|--|--------------------------------------|--------------------------------------|---|
| Additional Warehouse Facilities <sup>1</sup> | 2007-08                              | \$2,000,000                          | \$2,000,000                                 |
| <b><i>Total Support Facilities</i></b>       |                                      | <b><i>\$2,000,000</i></b>            | <b><i>\$2,000,000</i></b>                   |

<sup>1</sup> The District may opt to use the shop areas at the current high school and avoid the cost of building a new warehousing facility. The cost to convert the shops would be approximately \$100,000.

**TOTAL COST OF SCHOOL FACILITIES:**

**FIGURE 29** summarizes the total projected cost of facilities over the ten-year period covered by this Plan. As shown, the estimated current cost of facilities is \$83.6 million. In inflation-adjusted dollars, the cost is estimated to be \$85 million.

**FIGURE 29 – TOTAL COST OF SCHOOL FACILITIES**

| <i>Facilities</i>                    | <i>Costs (Yr. 2007)</i>    | <i>Costs (Infl. Adj.)</i>  |
|--------------------------------------|----------------------------|----------------------------|
| New School Facilities <sup>1</sup>   | \$77,800,000               | \$78,144,000               |
| Prep Kitchen at Anderson Elementary* | \$700,000                  | \$735,000                  |
| Library at Tremont Elementary*       | \$750,000                  | \$788,000                  |
| Modernization (Tremont Elementary)   | \$2,300,000                | \$2,796,000                |
| Support Facilities                   | \$2,000,000                | \$2,000,000                |
| <b><i>Total Facilities</i></b>       | <b><i>\$83,550,000</i></b> | <b><i>\$84,463,000</i></b> |

<sup>1</sup> New high school is completed as of 2007.

\*Minimum and essential facilities.

## REVENUE SOURCES FOR FACILITY FINANCING

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This Section evaluates the primary funding sources for capital facility needs.

### HISTORY OF SCHOOL FACILITY FINANCING:

Prior to Proposition 13, new school facilities were financed by bond measures approved by local voters. Any tax rate increase needed to pay off the bonds also required voter approval. Districts that had growing student enrollments, but were unable to obtain voter approval of school bonds, could "borrow" funds from the State School Building Aid Program.

Proposition 13 took away the ability and authority of the local voters to approve funding for new school construction at the 50% threshold. Subsequent legislation, SB 201, instituted a Bedroom Tax or Impaction Fee at the rate of \$200 per bedroom, paid to the local agency at the time of building permit. The legality of SB 201 was challenged and the fees were impounded until the State Supreme Court decided the Candide Case on the constitutionality of the fee under Proposition 13. In 1982, the fee was declared constitutional; however, it was limited to use for interim housing (limited to portables and trailers).

Enrollment growth and the increased demand for school facilities statewide caused school districts to lobby for legislation that would help growing districts meet their needs for new facilities. As a result of these efforts by school districts, State bond measures were placed on the ballot to provide funds for the Leroy F. Greene Program (State School Construction Bond Program). State bond measures continue to be the only significant source of funding for this program. School districts were also given the constitutional authority to go to the voters for a two-thirds approval of General Obligation Bonds or two-thirds approval of a special tax under the Mello-Roos Community Facilities District Act. Moreover, in 1987 AB 2926 moved the authority for the institution and collection of a "developer fee" for schools from local agencies to the school district. Developer fees typically finance approximately 30% of the cost of new school facilities needed for growth.

As enrollments continued to grow, the statewide need for new school construction significantly surpassed funding available through the School Construction Bond Program and from developer fees. Consequently, additional capital revenue sources were needed, so school districts began working with their local agencies and developers to establish mitigation fees to more fully offset the impact of development.

### SCHOOL MITIGATION FEES:

Court opinions in 1991 granted cities and counties the authority to charge fees for school facilities in excess of the AB 2926 limits in order to mitigate the impact of new development on school facility needs when approving general plan amendments and zone changes. These decisions also allowed cities and counties to deny general plan amendments and zone changes if school facility needs are not adequately mitigated.

#### MIRA, HART AND MURRIETA DECISIONS

In 1991, in the *Mira Development Corp. v. City of San Diego* (the "Mira" decision) the court of appeal upheld the City of San Diego's decision to deny a requested zone change, in part, on the basis of the inadequacy of school facilities. Moreover, in the *William S. Hart Union High School District v. Regional Planning Commission of the County of Los Angeles* (1991) the court, as in the Mira decision, held that a city or county can condition the approval of land use changes and other legislative actions involving land use on the adequate mitigation of the impact on school districts. On March 26, 1991 in the *Murrieta Valley Unified School District v. County of Riverside*, the court again supported the Hart and Mira decisions and also held that the city or county had an obligation, under the California Environmental Quality Act (CEQA), to consider the impact on the school district of any general plan amendment.

However, with the passing of Proposition 1A on November 4, 1998, the ability to use these decisions to collect fees in excess of the current maximum level 1 developer fee rate of \$2.63 per square foot of new residential development has been restricted. (This rate is adjusted biannually by an amount equal to the change in the Class B Construction Cost Index.)

Several districts have been successful in garnering "voluntary" mitigation agreements from the development community that provide for higher school fees in return for school district commitments for educational facilities to serve enrollments from new development projects. Therefore, the ability to offset the impact of new development has not been eliminated by SB50.

**STATE FUNDING:**

**FIGURE 30** is a summary of State School Bond measures approved by the electorate. Most recently, Proposition 1D was approved by the voters in November 2007.

**FIGURE 30 – HISTORICAL PROPOSITIONS PASSED**

| <u>Date Approved</u> | <u>Prop. No.</u> | <u>Funded Amount</u> |
|----------------------|------------------|----------------------|
| June, 1990           | 123              | \$800,000,000        |
| November, 1990       | 146              | \$800,000,000        |
| June, 1992           | 152              | \$1,900,000,000      |
| November, 1992       | 155              | \$900,000,000        |
| March, 1996          | 203              | \$3,025,000,000      |
| November, 1998       | 1A               | \$9,200,000,000      |
| November, 2002       | 47               | \$13,050,000,000     |
| March, 2004          | 55               | \$12,300,000,000     |
| November, 2006       | 1D               | \$10,416,000,000     |

## Notes:

1. Proposition 203: Of the total funded amount, \$2.025 million was available for grades K-12.
2. Proposition 1A: Of the total funded amount, \$6.7 million was available for grades K-12.
3. Proposition 47: Of the total funded amount, \$11.4 billion was available for grades K-12.
4. Proposition 55: Of the total funded amount, \$10 billion was available for grades K-12.
5. Proposition 1D: Of the total funded amount, \$7.3 billion was available for grades K-12.

**K-12 SCHOOL FACILITIES**

In November 2002, voters passed Measure J, which provides \$29.2 million in General Obligation bond funds for to offset the cost of construction of the new Dixon High School, which is expected to total \$72.5 million. The financing plan calls for the remainder of construction costs to be covered by \$28.5 million in state funding, \$4.5 million in developer fees, \$700,000 in interest on earnings from sale of the bonds, \$5 million from future developer fees, and \$4.7 million from joint venture revenue. Ground was broken on the new facility in December, 2005 and the school is expected to be open for classes in fall of 2007.

The enactment of Senate Bill 50 made significant reforms in the state school building program that will streamline the approval process for construction projects and initiate cost saving measures. These reforms include adoption of a fixed matching grant per pupil for growth (based on 50% of the statewide average new construction cost) and a fixed grant per existing pupil for eligible modernization (based on 20% of the statewide average). The new program also contains school district eligibility requirements that ensure districts maintain their facilities and require districts to increase their local contribution for facilities maintenance. Also, the program contains a hardship provision to provide funds for districts that have exceptional needs and are unable to fully meet matching requirements.

Proposition 47 provides \$11.4 billion in General Obligation bond funds for K-12 school construction, to be allocated as follows: \$6.35 billion for new construction; \$3.3 billion for modernization; \$1.7 billion for critically overcrowded schools; \$50 million for joint use projects.

Proposition 55 provides \$12.3 billion, to be allocated as follows: \$5.26 billion for land acquisition and new construction; \$25.25 billion for modernization; \$2.44 billion for critically overcrowded schools; \$50 million for joint use projects.

Proposition 1B provides \$10.4 billion, to be allocated as follows: \$7.3 billion for K-12 schools, most of which would require local matching funds and \$3.1 billion for community colleges and public universities.

#### GENERAL OBLIGATION BOND

The voters in Solano County have generally been supportive of previous statewide school bond issues or other tax measures that require voter approval. Previously, 62% of Solano County voters supported Proposition 1A. In addition, voters in the District recently approved Measure J, a G.O. bond which will provide approximately \$29.2 million for school construction.

Although the 2/3rds super-majority voter support can be a difficult threshold, a bond measure may be successful if appropriate educational outreach methods are engaged, the benefits are presented to voters and an organized campaign is conducted to identify supporters and make certain that they vote.

**DEVELOPER FEES ~ LEVEL 1 AND LEVEL 2 FEES:**

In 1986, the State Legislature, by means of AB 2926, adopted what became known as the School Financing Plan of 1986. Prior to the adoption of AB 2926, financing for the construction of new schools varied widely throughout the State; some school districts had no means of financing needed facilities while others were charging in excess of \$10,000 per new home. In essence, AB 2926 established the parameters for levying fees and created the opportunity for school districts to develop a partnership with local agencies to provide the necessary financing for the new school facilities needed for students generated by new development.

Initially, AB 2926 authorized school districts to impose School Facility Fees (developer fees), as a condition of the issuance of building permits, in order to finance certain school facility costs at the maximum rates of \$1.50 for residential development and \$0.25 for commercial/industrial development. Since then, fees have increased every other year in January, and are currently can be collected at the maximum rate of \$2.63 per square foot for residential development and \$0.42 per square foot for commercial/industrial development. These fees are commonly described as Level 1 fees.

As noted, with the passage of the School Facilities Act of 1998 (SB 50), the rules for levying additional fees in excess of Level 1 fees have changed. In effect, SB 50 suspends local government's Mira/Hart/Murrieta powers related to school facility needs until the year 2006. Districts must now comply with the following provisions in order to obtain developer fees in excess of the maximum rate for Level 1 fees:

1. Conduct a Needs Analysis as specified.
2. Have State Allocation Board ("SAB") approval of eligibility for state funding.
3. Demonstrate reasonable efforts to raise the 50% matching funds from other sources.

Until January 1, 2000, Districts need to meet only one of the following conditions; after that date, two of the following conditions must be met:

1. Attempt to pass a local bond at least once within the past four years, receiving approval from the voters of 50% plus one.
2. Have at least 30% of K-6 enrollment on multi-track year-round education or in high school districts, 30% or 40%, as specified.
3. Have passed local bonds equal to 15% or 30%, as specified, of the district's local bonding capacity.
4. Have 20% of the teaching stations in the district in relocatable classrooms.

A district that meets the requirements may impose Level 2 SB50 fees, which are equal to approximately 50% of the cost of new school construction. The state's 50% share may be provided from future state bond funds.

The District meets the requirements for Level 2 fees and is currently levying such fees at the rate of \$6.25 per square foot of residential construction. The District proposes to increase these fees in 2007 to \$6.69 per square foot of residential construction. In year 2007 constant dollars, if 1,360 single family and 340 multifamily units are constructed over the next ten years, these fees should generate approximately \$18.4 million. (This estimate of revenue is based on projections of housing size and fees for the next ten year period.)

If no state school bonds are available to apportion, school districts may levy a fee equal to 100% of school construction, site acquisition and development costs (Level 3 fees). However, if the District levies Level 3 fees and later receives any state funding, any amounts collected in excess of Level 2 fees would have to be refunded to the property owners from whom it was collected. (If such reimbursement were to occur, the District could deduct from the reimbursable amount its expenditures for interim housing for students from new residential development.)

**FIGURE 31** below details the projected Level 2 fees the District is expected to collect through buildout, based on a mid level projection for development. Actual buildout totals may be higher than those projected.



**FIGURE 31 – PROJECTED LEVEL 2 FEES**

|  |                        |
|--|------------------------|
| <b>Projected New Homes</b>                       |                        |
| Single Family                                    | 1,360                  |
| Multi Family                                     | 340                    |
| <b>Average Square Feet, New Homes</b>            |                        |
| Single Family                                    | 1,850                  |
| Multi Family                                     | 700                    |
| <b>Total Square Feet</b>                         | <b>2,754,000</b>       |
| <b>Level 2 Fee (Yr. 2007 Rate)</b>               | <b>\$6.69</b>          |
| <b>Projected Level 2 Fees (Yr. 2007 Dollars)</b> | <b>\$18,424,260.00</b> |
| <b>Developer Fees On Hand</b>                    | <b>\$4,500,000.00</b>  |
| <b>Total Level 2 Fees (Yr. 2007 Dollars)</b>     | <b>\$22,924,260.00</b> |

**MELLO-ROOS COMMUNITY FACILITIES DISTRICTS:**

In 1989 the District formed a landowner Community Facilities District (“CFD”) encompassing approximately 900 acres with the potential for approximately 1,200 new homes and commercial/industrial development. The areas in CFD #1 included all parcels that were planned for development at that time. (The areas included are not contiguous.) The tax rate within the CFD, which paid in lieu of developer fees, was established at the initial rate of \$0.25 per square foot for new residential construction and \$0.03 per square foot for commercial or industrial development. These tax rates escalate at the annual rate of 3%. (The annual special tax rates for fiscal year 2006-07 are \$0.3945 and \$0.0473 respectively.)

As of June 2006, 1,672 building permits for residential homes had been issued within CFD #1 and 36 commercial parcels were developed. Approximately 1,700 additional homes will be constructed in the District, while CFD #1 is almost totally built out. The remaining parcels available for development in the CFD are scheduled to pay developer fees in addition to Mello-Roos fees when building permits are issued, through fiscal year 2007-08.

Currently, the Mello-Roos special tax is primarily used to repay bonds that funded Tremont and Gretchen Higgins Elementary School. In 2001-02 a citizens' committee worked to encourage the District to adopt an accelerated repayment schedule of the CFD bonds. Formerly the obligation to repay the Mello-Roos bonds for owners of new homes continued for 30 years from the date the building permit for the property was issued. In response to the community's requests and suggestions, the District has adopted a revised repayment schedule which will allow the bonds to retire in Fiscal Year 2007-08. As a result of the decision by the District Board of Education, the Mello-Roos charges for new school construction will not be continued after the 2007-08 fiscal year, regardless of when the building was constructed. The construction costs of the new school should still be met with the new repayment schedule.

#### **OTHER LOCAL FUNDS:**

There are several other sources of local funding for construction, although they are not considered viable sources. These are as follows:

##### **GENERAL FUND**

The source of the District's General Fund revenue is state and local taxes, federal funds, and lottery payments. This is the revenue source for the District's educational program, covering both salary and operational costs. Approximately three-fourths of the District's General Fund revenue is general purpose, or revenue limit, income appropriated to the District by the State of California. The total revenue limit income received by a school district depends on its average daily attendance (ADA) and its own calculated revenue limit per ADA. In recent years, annual increases in the District's revenue limits have not kept pace with inflation and Cost of Living Adjustments (COLAs) as well as the growth in student enrollments. The average funding per student is now well below the national average. Clearly there are no general fund revenues available for facilities construction.

##### **STATE LOTTERY FUNDS**

The District receives less than 2% of its operating budget from funds raised by the Lottery. The State Constitution prohibits the use of Lottery funds for school construction.

## FINANCING PLAN

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The District needs to explore and make use of every viable revenue source if it is to be able to provide facilities on a timely basis for enrollment increases. Following is a summary of potential revenue sources.

### STATE FUNDING:

As noted, the State school construction-financing program is anticipated to provide funding for approximately 80% of modernization expenses, approximately 40% of the new elementary school and roughly 25% of a new high school. This anticipated funding is outlined in **FIGURE 32**.

### CFD REVENUES:

The properties in CFD No. 1 are nearing buildout. Consequently, additional revenues from new development will be limited. However, the annual special tax proceeds can grow by 3% per year. Since the District elected in 2002 to adopt an accelerated payoff schedule of CFD bond debt and has agreed to retire the bond in 2007-08, the District no longer has the opportunity to issue COPs against the CFD revenues, which could otherwise generate funds for capital facilities.

However, if a general obligation bond were approved by voters, this bond would provide funding for the District's facility needs, including any new facilities that could be financed with COPs from the CFD. Therefore, this Plan assumes that no additional COPs will be issued against the CFD, and that a G.O. bond will be the primary funding source of new facilities.

### LEVEL 2 FEES:

As discussed, 1,360 new single-family homes and 340 new multi-family homes are projected over the next ten years. At the projected Level 2 fee rate of \$6.69 which is proposed to be adopted in 2007, these new homes should generate approximately \$18.4 million. The District is currently in the process of updating their Level 2 developer fees that may be collected beginning in 2007.

### CAPITAL FUND BALANCES:

The District has collected developer fees and funds from other sources that are being expended on current modernization projects. The available developer fees for capital

improvements are approximately \$4.5 million, which have been allocated for expenditure on the construction of the new Dixon High School.

**TOTAL FUNDS FROM CURRENT SOURCES:**

The total projected funding from the sources listed above is approximately \$87.9 million. Given the costs as presented in this Plan, the net funding shortfall is estimated to be approximately \$1.6 million, plus the additional costs for financing future developer fee collections. (Since all costs are expected to be incurred by 2009-10 and developer revenues will come in more slowly over a ten year period, the District may need to consider some form of financing, secured by future developer fee proceeds (and the general fund as backup security) to provide the funds needed to meet the facility timeline goals outlined in this Plan.)

**FUNDING SHORTFALL:**

It should be noted that the projected funding shortfall could possibly be funded, if residential development occurs at a rate higher than the baseline projection. Alternatively, the funding shortfall will be greater if development occurs more slowly. As noted, the District could consider future COP or financing issuance(s) to also cover this shortfall, and to provide the up-front funding needed in advance of developer fee collections.

FIGURE 32 – PROJECTED REVENUE SOURCES AND USES

| <i>Project/Source</i>                 | <i>Projected<br/>Costs</i> | <i>State</i>        | <i>Mello-Roos</i> | <i>Level 2<br/>Fees<sup>1</sup></i> | <i>Other<br/>Funds<sup>2</sup></i> | <i>Capital<br/>Fund<br/>Balances</i> | <i>Total<br/>Funding<br/>Sources</i> | <i>Funding<br/>Shortfall</i> |
|---------------------------------------|----------------------------|---------------------|-------------------|-------------------------------------|------------------------------------|--------------------------------------|--------------------------------------|------------------------------|
| New Schools                           |                            |                     |                   |                                     |                                    |                                      |                                      |                              |
| New High School                       | \$72,500,000               | \$28,400,000        | \$0               | \$9,500,000                         | \$5,400,000                        | \$29,200,000                         | \$72,500,000                         | \$0                          |
| Maine Prairie Relocation              | \$3,150,000                |                     |                   |                                     |                                    |                                      | \$0                                  | -\$3,150,000                 |
| Modernization/New Construction        |                            |                     |                   |                                     |                                    |                                      |                                      |                              |
| Tremont Elementary                    | \$2,796,000                | \$2,000,000         |                   |                                     |                                    |                                      | \$2,000,000                          | -\$796,000                   |
| Prep Kitchen at Anderson Elementary   | \$735,000                  |                     |                   |                                     |                                    |                                      | \$0                                  | -\$735,000                   |
| Library at Tremont Elementary         | \$788,000                  |                     |                   |                                     |                                    |                                      | \$0                                  | -\$788,000                   |
| Conversion of Facilities              |                            |                     |                   |                                     |                                    |                                      |                                      |                              |
| Convert CA Jacobs to grades K-6       | \$551,000                  |                     |                   |                                     |                                    |                                      | \$0                                  | -\$551,000                   |
| Convert Dixon High into middle school | \$840,000                  |                     |                   |                                     |                                    |                                      | \$0                                  | -\$840,000                   |
| Relocate Montessori Charter School    | \$1,103,000                |                     |                   |                                     |                                    |                                      | \$0                                  | -\$1,103,000                 |
| Support Facilities                    | \$2,000,000                |                     |                   |                                     |                                    |                                      | \$0                                  | -\$2,000,000                 |
| Retirement of 2001 COPs               | \$5,100,000                |                     |                   |                                     |                                    |                                      | \$0                                  | -\$5,100,000                 |
| Financing Costs <sup>3</sup>          | TBD                        |                     |                   |                                     |                                    |                                      | \$0                                  | TBD                          |
| (Level 2 Developer Fees) <sup>4</sup> |                            |                     |                   | \$13,424,260                        |                                    |                                      | \$13,424,260                         | \$13,424,260                 |
| <b>Totals</b>                         | <b>\$89,563,000</b>        | <b>\$30,400,000</b> | <b>\$0</b>        | <b>\$22,924,260</b>                 | <b>\$5,400,000</b>                 | <b>\$29,200,000</b>                  | <b>\$87,924,260</b>                  | <b>-\$1,638,740</b>          |

## Notes:

1. Projected level 2 developer fees in 2007 constant dollars. From projected number of new homes and apartments over the next 10 years. It is important to note that these developer fees will be generated over a longer time period than when the project costs will be incurred.
2. Includes partnerships with City of Dixon, developers, etc.
3. The District will need to issue financing, such as a COP to provide up-front funds in advance of its level 2 fee collections. The cost of this financing is not included.
4. Projected developer fees, less fees on hand and additional fees needed for the new high school.