

Fife School District No. 417

Capital Facilities Plan

2015-2021



Adopted:

June 29, 2015

**FIFE SCHOOL DISTRICT NO. 417
5802 20 STREET EAST
TACOMA WA 98424-2000**

School Board Members

Bruce Burnside
Doug Fagundes
Sally Finlayson
Marisa Michaud
Bob Scheidt

Kevin Alfano, Superintendent

Ben Ramirez, Assistant Superintendent

Jeff Nelson, Executive Director, Teaching, Learning & Innovation

Kari Harris, Director of Business Services

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Ron Ness

Assistant Principal: Val Palumbo

Assistant Principal: Joe Keller

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Mark Robinson

Assistant Principal: Mark Beddes

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Jim Snider

Assistant Principal: Amy Mittelstaedt

Endeavour Intermediate School, 1304 17th Ave, Milton WA 98354

Principal: Josh Goodman

Dean: Brian Neufeld

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Teresa Sinay

Dean: *To be Filled*

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Julie Bartlett

Dean: Mary Mahoney

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FIFE SCHOOL DISTRICT NO. 417

FIFE SCHOOL DISTRICT NO. 417
 #903 23 Street East Tacoma, WA 98424-2335 Phone 253-577-0032 www.fifecds.com

CODE - ■
 ADMINISTRATION BUILDING
 5372 25 5th Tacoma F-5

CODE - ●
 DISCOVERY PRIMARY SCHOOL
 1235 19 Ave. Milton E-7
 LUEDEN ELEMENTARY SCHOOL
 1731 16 St. Edgewood E-10
 ENDEAVOUR INTERMEDIATE SCHOOL
 1304 17 Ave. Milton E-7

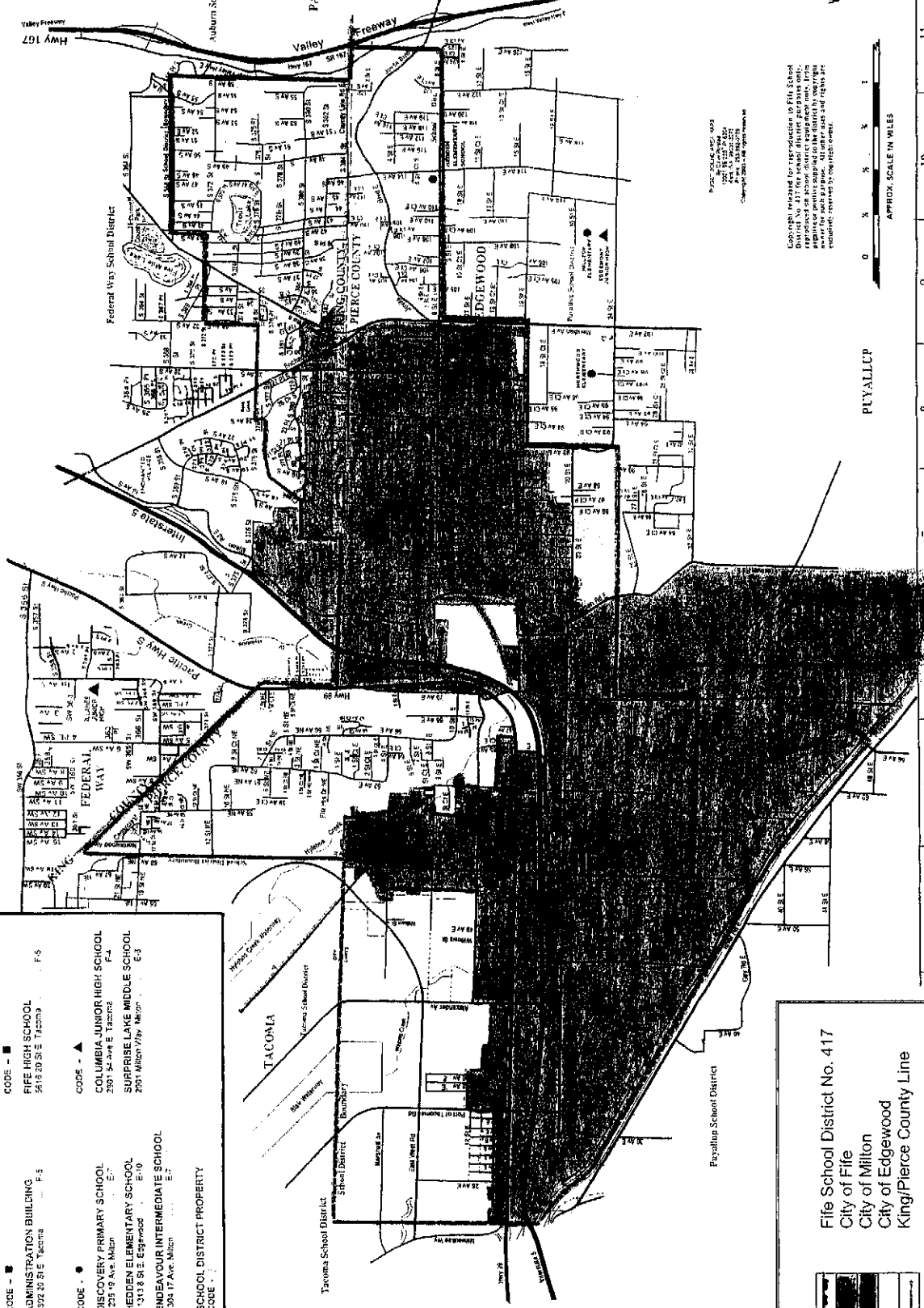
SCHOOL DISTRICT PROPERTY
 CODE - ■

CODE - ▲
 COLUMBIA JUNIOR HIGH SCHOOL
 2901 54 Ave E Tacoma F-4
 SUPRIE LAKE MIDDLE SCHOOL
 2001 Milton Way Milton E-3

CODE - ■
 FIFE HIGH SCHOOL
 2515 20 St E Tacoma F-5

Legend:

- File School District No. 417
- City of Fife
- City of Milton
- City of Edgewood
- King/Pierce County Line



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INTRODUCTION

This Six-Year Capital Facilities Plan is Fife School District's planning document prepared in compliance with the requirements of the Growth Management Act (GMA), King County and Pierce County, and cities of Fife, Milton, and Edgewood. It is designed to support the collection of school impact fees and consists of:

- (a) An inventory of existing school facilities;
- (b) An enrollment base and projection;
- (c) A standard of service;
- (c) A summary of school facility capacity and projected need for space;
- (d) A forecast of future school facility needs, financing, and impact fee formula.

Fife School District serves a population of over 15,000, and is located off Interstate 5, east of Tacoma, north of the Puyallup River, about ten square miles in area, and falling in both Pierce and King Counties. It includes the cities of Fife, Milton, and Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights, and a portion of the Port of Tacoma.

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must approve the District's Capital Facilities Plan as a component of their comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

Existing District Facilities

Discovery Primary School	(grades K-1 and preschool)	Built new and opened in 1992.
Alice V. Hedden Elementary School	(grades 2-5)	Built new and opened in 2001.
Endeavour Intermediate School	(grades 2-5)	Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.
Surprise Lake Middle School	(grades 6-7)	Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.
Columbia Junior High School	(grades 8-9)	Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.
Fife High School	(grades 10-12)	Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. Alternative High School modernized in 1997.
Transportation Center		Built new in 1996.
Educational Services Center	Located in a portion of the old Fife Elementary School.	Modernized in 1997.

INVENTORY OF EXISTING SCHOOL FACILITIES

School	Capacity	Site Size (est.acres)				Facility	Portable	Portable	Portable
			(sq. ft)	(sq. ft)	(sq. ft)	Size (sq.ft.)	Number (9/2014)	Capacity	Size (sq. ft.)
			(D-7)	(D-7)	(D-7)				
			New	Mod	Total				
Fife High School	705	28.86				140,193	5	110	4,480
IV Classroom			325	34,925	35,250				
V Annex			8,065	13,843	21,908				
VI Gym			22,089	20,564	42,653				
VII Cafeteria			1,952	14,045	15,997				
VIII Shop			104	9,780	9,884				
IX Science			2,882	4,169	7,051				
Alternative School				7,450	7,450				
					140,193				
Columbia Jr. High School	600	34.4				92,000	4	88	3,544
Classroom/Office/Gym			92,000		92,000				
Surprise Lake Middle School	530	17.23				72,176	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
Endeavour Intermediate	530	7.045				54,058	2	44	1,792
Classroom				3,020	3,020				
Classroom/Office			12,444	6,901	19,345				
Classroom/Gym			28,700	2,993	31,693				
					54,058				
Playshed			2,800		2,800				
Alice V. Hedden Elementary	485	14.89				51,673	4	88	3,564
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
Discovery Primary	485	7.045			57,047	57,047	10	220	8,960
Playshed			2,776		2,776				
TOTAL	3,335	109.47				467,147	29	638	25,927
TOTAL CORE AND PORTABLE CAPACITY	3,973								

ENROLLMENT BASE AND PROJECTION

The District uses the enrollment projections provided by Washington State Office of Superintendent of Public Instruction (OSPI) as a base. The projections are based on the "Cohort Survival Method" which computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, it does not account for anticipated growth due to new residential construction in the Fife/Milton area. For example, there are over 120 planned single family housing starts within our school district's boundary, expected to generate approximately 40 new students. Despite a downturn in the economy, resulting in a decrease in fiscal year's 09-10 and 10-11 enrollment, we are anticipating continued growth as evidenced by the table below. Actual enrollment growth over the past ten years was approximately 8.61%, and 3.42% over the past five years. More importantly, over the next six years the Cohort Survival Method predicts an increase of 9.86% as shown below.

ENROLLMENT*	10-11	11-12	12-13	13-14	14-15**	15-16	16-17	17-18	18-19	19-20	20-21
FHS											
10	246	264	253	282	247	306	261	269	294	283	265
11	284	235	253	238	250	233	288	246	253	277	266
12	286	285	254	258	228	254	236	292	250	257	281
Total	#	816	784	760	778	725	792	785	807	797	812
COLUMBIA											
8	270	279	248	310	268	276	302	290	272	295	326
9	269	264	275	245	311	266	274	299	288	270	293
Total	#	539	543	523	555	579	542	576	589	565	619
SLMS											
6	251	289	249	262	290	279	262	284	313	285	328
7	281	246	320	254	272	297	286	268	291	321	292
Total	#	532	535	569	516	562	576	548	552	604	620
ENDEAVOUR											
2	145	160	145	153	155	142	164	162	165	168	169
3	139	143	155	141	141	156	142	164	163	165	167
4	132	134	161	151	136	146	161	147	168	168	170
5	153	124	147	158	146	135	146	161	147	168	168
Total	#	569	561	608	603	578	579	613	634	643	674
HEDDEN											
2	119	124	118	125	142	131	150	151	152	153	156
3	113	134	127	116	131	145	132	151	151	153	155
4	108	132	131	123	123	135	148	135	156	155	157
5	125	119	120	129	134	124	135	148	135	156	155
Total	#	465	509	496	493	530	535	565	585	594	623
DISCOVERY											
PS sections	4	4	4	4							
K	236	289	284	256	301	300	304	308	312	315	319
1	269	249	277	297	268	308	307	311	315	319	323
Total K-1	#	505	538	561	553	569	608	611	619	627	642
Total K-12	#	3426	3470	3517	3498	3543	3632	3698	3786	3825	3908
FTE						3358.40					
% Increase		-1.50%	1.28%	1.35%	-0.54%	1.29	2.51	1.82	2.38	1.03	2.17
				5 Year Actual Growth		3.42%				6 Year Projected Growth	9.86

* Headcount (rather than FTE) is used as a more appropriate indicator for enrollment and capacity needs. Part-time students (less than 1 full FTE) require seating space and program resources as though full-time. Beginning in the 14-15 school year, all kindergarten students attend full-time.

** Actual enrollment based on October student headcount through the 13-14 school year.

STANDARD OF SERVICE

Fife School District, as written in its mission statement, is committed to providing a safe and caring environment, which ensures that all students will learn. And, as a Standard Bearer District, Fife is a leader in school reform and committed to providing our students highly engaging, meaningful, challenging, and satisfying work. The District is also committed to achieving a high standard of learning for our students, as detailed in each of the six school building's School Improvement Plans. Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, the District is able to set this standard at approximately 19-25 students per class, with first priority at the primary grade levels (K – 4). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. In addition there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations. These special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

CAPACITY AND SPACE NEEDS

Washington Administrative Code (WAC) sets factors determining a school's eligibility to receive state-matching funds for school construction. One factor is "square feet per student" set at 90 in grades K-6, 117 in grades 7 and 8, and 130 in grades 9-12. These space allocations are part of a funds allocation model and do not reflect the true space needed to carry out the instructional program. Fife's actual K-12 average square feet per student is 131.85.

Fife School District has chosen to determine **actual program capacity** by surveying each school, reviewing with each school principal how the teaching spaces are being used, and the number of teaching staff assigned. Projections of space needs are based on the assumption of adding a teacher and classroom space for approximately each additional 19 to 25 students dependent upon grade level. *This does not account for additional space needed for special programs as discussed above, and support services such as library, gym, athletics, kitchen, bathrooms, storage, etc.*

Previous and current survey information used to determine current and future capacity for each school is summarized on the following charts by buildings. The charts include:

1. Enrollment by grade level headcount from the 2010-11 school year through the 2020-21 year.
Preschool information is by sections rather than headcount.
2. Planned capacity when the building was designed.
3. Teachers currently assigned and projected to be assigned under the District's standard of service.
4. Permanent rooms, including special program areas.
5. Portable classrooms (including the number of additional classrooms needed).

Because space needs are driven, in part, by the number of teachers available, future projections can be significantly impacted by availability of state and local funds. A levy failure or other severe budget impact may temporarily reduce the number of teachers, thus increasing class sizes and reducing the need for additional classrooms. When funding levels are restored, teachers will be re-hired to return class sizes to District standards. However, in the absence of budget set-backs, the number of teachers needed (and the number of classrooms required) will increase as District enrollment continues to grow.

Capacity and Space Needs

FIFE HIGH SCHOOL		(based on District-adjusted 14/15 OSPI enrollment projections)										
Enrollment*		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
10		246	264	253	282	247	306	261	269	294	283	265
11		284	235	253	238	250	233	288	246	253	277	266
12		286	285	254	258	228	254	236	292	250	257	281
total 10-12	#	816	784	760	778	725	792	785	807	797	817	812
FTE						693.68						
Plan Capacity	705											
Teachers						38	40	39	40	40	41	41
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
400 Building:												
Upstairs	7					7	7	7	7	7	7	7
Downstairs	1					1	1	1	1	1	1	1
Special Ed	2					2	2	2	2	2	2	2
Home Ec.	1					1	1	1	1	1	1	1
Library Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
500 Building:												
Upstairs	1					1	1	1	1	1	1	1
Downstairs	9					9	9	9	9	9	9	9
600 Building:												
Upstairs	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrest/Weight	1					1	1	1	1	1	1	1
700 Building:												
Music	1					1	1	1	1	1	1	1
800 Building:												
Art	1					1	1	1	1	1	1	1
Wood	1					1	1	1	1	1	1	1
Metal	1					1	1	1	1	1	1	1
900 Building:												
Science/Ag	3					3	3	3	3	3	3	3
East Campus	3					3	3	3	3	3	3	3
total	37					37	37	37	37	37	37	37
Classrooms Needed						1	3	2	3	3	4	4
Portables	5					1	3	2	3	3	4	4
Future						0	0	0	0	0	0	0
Total	42					38	40	39	40	40	41	41
note: 6 period day/1 teacher prep period												

*Headcount

Capacity and Space Needs

COLUMBIA JUNIOR HIGH SCHOOL		(based on District-adjusted 14/15 OSPI enrollment projections)										
Enrollment*		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
8		270	279	248	310	268	276	302	290	272	295	326
9		269	264	275	245	311	266	274	299	288	270	293
Total 8-9	#	539	543	523	555	579	542	576	589	560	565	619
FTE						579.00						
Plan Capacity**	600											
Teachers						28	27	27	28	28	28	30
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Special Ed	3					3	3	3	3	3	3	3
Science	4					4	4	4	4	4	4	4
Chorus	1					1	1	1	1	1	1	1
Band	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Technology	1					1	1	1	1	1	1	1
Computer	1					1	1	1	1	1	1	1
Classrooms	15					13	12	12	13	13	13	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
Total	30					28	27	27	28	28	28	30
Classrooms Needed						0	0	0	0	0	0	0
Portables	4					0	0	0	0	0	0	0
Future						0	0	0	0	0	0	0
Total	34					28	27	27	28	28	28	30

Note: 6 period day/1 teacher prep period

*Headcount

**Even though the Plan Capacity of Columbia Junior High is listed at 600, the actual regular capacity of the facility is less than 600 due to the programming needs at the school and the actual use of classroom spaces. As such, the District analyzes capacity needs at this school each year during the six year planning period.

Capacity and Space Needs

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 14/15 OSPI enrollment projections)										
Enrollment*		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
6		251	289	249	262	290	279	262	284	313	285	328
7		281	246	320	254	272	297	286	268	291	321	292
Total 6-7	#	532	535	569	516	562	576	548	552	604	606	620
FTE						558.04						
Plan Capacity	530											
Teachers						26	26	25	25	27	28	28
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
ELL/ELA	8					8	8	8	8	8	8	8
Science	4					4	4	4	4	4	4	4
Art	1					1	1	1	1	1	1	1
Choir/Band	1					1	1	1	1	1	1	1
Library lab	1					1	1	1	1	1	1	1
Computer Lab	1					1	1	1	1	1	1	1
Gym/Weights	2					2	2	2	2	2	2	2
Classrooms	8					6	6	5	5	7	8	8
Sp. Ed.	2					2	2	2	2	2	2	2
total	28					26	26	25	25	27	28	28
Classrooms Needed						0	0	0	0	0	0	0
Portables	4					0	0	0	0	0	0	0
Future						0	0	0	0	0	0	0
Total	32					26	26	25	25	27	28	28
Note: 7 period day/1 teacher prep period												

*Headcount

Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 14/15 OSPI enrollment projections)										
Enrollment*		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
2		145	160	145	153	155	142	164	162	165	168	169
3		139	143	155	141	141	156	142	164	163	165	167
4		132	134	161	151	136	146	161	147	168	168	170
5		153	124	147	158	146	135	146	161	147	168	168
Total 2-5	#	569	561	608	603	578	579	613	634	643	669	674
FTE						576.06						
Plan Capacity	530											
Teachers						26	26	28	29	29	30	30
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Art	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	21					21	21	21	21	21	21	21
total	24					24	24	24	24	24	24	24
Classrooms Needed						2	2	4	5	5	6	6
Portables*	2					2	2	2	2	2	2	2
Future						0	0	2	3	3	4	4
Total	26					26	26	28	29	29	30	30
*Share Discovery Portables												

*Headcount

Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY		(based on District-adjusted 14/15 OSPI enrollment projections)										
Enrollment*		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
2		119	124	118	125	142	131	150	151	152	153	156
3		113	134	127	116	131	145	132	151	151	153	155
4		108	132	131	123	123	135	148	135	156	155	157
5		125	119	120	129	134	124	135	148	135	156	155
Total 2-5	#	465	509	496	493	530	535	565	585	594	617	623
FTE						529.12						
Plan Capacity**	485											
Teachers						25	25	27	28	28	29	30
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	1					1	1	1	1	1	1	1
Computer Lab	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	18					18	18	18	18	18	18	18
total	23					23	23	23	23	23	23	23
Classrooms Needed						2	2	4	5	5	6	7
Portables	4					2	2	4	4	4	4	4
Future						0	0	0	1	1	2	3
Total	27					25	25	27	28	28	29	30

*Headcount

**Even though the Plan Capacity of Alice V. Hedden Elementary is listed at 485, the actual regular capacity of the facility is less due to the programming needs at the school and the actual use of classroom spaces. As such, the District analyzes capacity needs at this school each year during the six year planning period.

Capacity and Space Needs

DISCOVERY PRIMARY		(based on District-adjusted 14/15 OSPI enrollment projections)										
		10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
Enrollment*												
Pre-School Sections		4	4	4	4	4	4	4	6	6	6	6
K		236	289	284	256	301	300	304	308	312	315	319
1		269	249	277	297	268	308	307	311	315	319	323
Total K-1		505	538	561	553	569	608	611	619	627	634	642
FTE						423.00						
Plan Capacity	485	(Includes Preschool)										
Teachers												
Teachers						31	34	34	34	35	35	36
Pre-School						2	2	2	3	3	3	3
total						33	36	36	37	38	38	39
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	2					2	2	2	2	2	2	2
Library	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	23					23	23	23	23	23	23	23
total	28					28	28	28	28	28	28	28
Classrooms Needed						5	8	8	9	10	10	11
Portables**	9					5	8	8	9	9	9	9
Future						0	0	0	0	1	1	2
Total	37					33	36	36	38	38	38	39
**Share Endeavour Portables												

*Headcount

SCHOOL FACILITIES SUMMARY AND FUTURE NEEDS / FINANCING

A survey and study was completed in July 1997, and revised April 2000. Based on those projections, the District received voter authorization to build 2 new schools (elementary and junior high schools) to meet projected enrollment growth. The Alice V. Hedden Elementary School was built and occupied in September 2001, adding capacity for 485 students. However, there were still approximately 350 secondary students occupying portables on sites throughout the District. Existing core facilities and support space at the secondary grade levels (bathrooms, cafeteria, gym, special programs, etc) remained over capacity as a result. The Columbia Junior High School was opened in September 2003 as planned, adding additional capacity for 600 students. The balance of the project (entry road and parking lot) was completed during the fall of 2006. The grade configuration at the high school was changed to grade levels 10-12, eliminating the need to build a new high school. Primary grade levels remain as grades K-5. The middle and junior high schools now serve grades 6-9. As a result of these two new schools, and the use of portable classrooms, the District has been able to meet the current capacity needs, and enable the Fife School District to maintain a high Standard of Service and commitment to our students and community.

Both Pierce and King County showed a short-term birth rate decline which slightly affected our fiscal year 2011 and 2014 enrollments. County records now indicate birth rates on the rise again which aids in forecasting our student enrollment projections. Enrollment is expected to increase by approximately 447 students within the next six years. As core facilities become overcrowded, the District will continue to utilize portable classrooms and consider grade re-configuration to accommodate student growth on a temporary basis until enrollment is sufficient to occupy a new school. The need for space is based on the practical capacity of existing facilities and true space needed to carry out a full instructional program. This differs from the space allocation used in the State's funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 97.07 square feet per student compared to 90 in the state formula. The National average is 110.

Study and Survey/Needs Assessment – The District completed a study and survey in 2009. The results at that time included adding classroom capacity and addressing much needed facility repairs. Because of an unfavorable economy the past few years, the certainty of passing a capital bond issue was unlikely. With the turn-around in the economy, the district has decided to re-address the district-wide capacity and facility needs with an updated study and survey set to begin August 2015. In preparation for the study and survey, the district has applied for and received grant funding from OSPI in May 2015 to pay for the costs of the study. The district has also conducted a preliminary needs assessment of our schools to address building conditions and capacity needs district-wide. Results of this include the following:

Discovery Primary School – To address enrollment growth, the district plans to add 5 additional classrooms to the existing school within the next six years. This would provide capacity for an additional 85-95 students. The estimated cost for these additional classrooms is \$3,178,548.

Surprise Lake Middle School – The district plans to add 12 new classrooms to the school within the next six years. This would provide capacity for an additional 240 students. By expanding Surprise Lake Middle School, the district would then address grade level reconfiguration across the district to balance capacity at all of the schools. The estimated cost for these additional classrooms is \$7,718,976.

Additional Capacity Projects – Any additional capacity projects will be addressed through the results of the upcoming study and survey and detailed in the next update to the capital facilities plan document.

Future Classroom Needs

District-wide projected classrooms needed, (including those for preschool), are shown below. In addition to classrooms, there is additional space needed for support services such as special programs, gym, cafeteria, storage, bathrooms, etc. These projections for future classrooms are based on past enrollment statistics through the 2014-15 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
FHS	3	0	0	1	1	3	2	3	3	4	4
COLUMBIA	0	0	0	0	0	0	0	0	0	0	0
SLMS	1	1	2	0	0	0	0	0	0	0	0
ENDEAVOUR	0	0	0	2	2	2	4	5	5	6	6
HEDDEN	0	0	0	0	2	2	4	5	5	6	7
DISCOVERY	1	2	4	6	5	8	8	9	10	10	11
Classrooms Needed	5	3	6	9	10	15	18	22	23	26	28

New Construction

Current Building Conditions

Since modernization began in 1992, all District facilities have been completely modernized and/or built new. This includes the new Columbia Junior High and Alice V. Hedden Elementary Schools, Discovery Primary, Fife Transportation Center as well as remodels/additions to Endeavour Intermediate, Surprise Lake Middle School, Fife High School, and the District Administration Office. Recently added modular classrooms are also outlined below.

School Construction Plans

1996-1997	Study and Survey
1998-1999	Planned for schools
1999-2000	Planned and requested bond issue for schools (approved February 2000)
2000-2001	Built/occupied Hedden Elementary (completed 2001)
2001-2003	Built/occupied Columbia Junior High (occupied 2003)
2007-2008	Added modular classrooms at Hedden and Columbia
2007-2009	Study and Survey
2015-2016	Study and Survey-updated
2016-2017	Plan for additions at Discovery Primary School & Surprise Lake Middle School. Request bond issue February 2017
2017-2018	Build new additions
2018-2019	Occupy new additions September 2018

Project Costs

Alice V. Hedden Elementary & Modular Classrooms - Alice V. Hedden Elementary School was constructed on a 14.89 acre site located in Edgewood and opened in September 2001 with a capacity of 485 students. Final cost was \$11,100,000. Due to continued enrollment growth and special program needs, new portable classrooms were added for use during the 2007-08 and 2011-12 school years. Final cost was \$671,918 or about \$167,980 per classroom.

Columbia Junior High & Modular Classrooms - Columbia Junior High School was constructed in Fife as part of a joint cooperative effort with the City of Fife. The total site encompasses 34.4 acres, with the City of Fife providing 27.1 acres and the District providing an additional 7.3 acres. In return for receiving the 27.1 acres valued at approximately \$1.85 million, the District built additional park and athletic facilities. Usage, operations, and maintenance expenses will be shared according to interlocal agreements signed by the two agencies. The school has a capacity for 600 students and opened in September 2003, with final project completion during the fall of 2006. Final construction costs were \$25,398,269. Due to continued enrollment growth four new modular classrooms were added for use during the 2007-08 school year. Final cost was \$638,184 or about \$159,546 per classroom.

Proposed Additions at Discovery Primary & Surprise Lake Middle Schools – As a result of enrollment growth and implementation of full-time kindergarten, additional capacity will be added to Discovery Primary School (5 classrooms) and Surprise Lake Middle School (12 classrooms). These new classrooms will provide space for approximately 335 students. Estimated costs for these two projects are \$10,897,524.

Project Funding

Alice V. Hedden Elementary, Columbia Junior High, & Modular Classrooms - The District's last bond issue for \$35 million was approved by the voters on February 29, 2000 to construct the two new schools Alice V. Hedden Elementary, and Columbia Junior High. Impact fees were also collected and applied to these projects. The primary funding source for the modular classrooms for these two schools added during the 2007-08 and 2011-12 school years, were school impact fees.

Proposed Additions at Discovery Primary & Surprise Lake Middle Schools - The primary funding source for the additions at these two schools will be Voted General Obligation Bonds, with impact fees providing an additional funding source. If either of these two projects are eligible for state funding assistance, it will be addressed and calculated through the study and survey taking place in the 2015-16 school year.

Impact Fees

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. Impact fees for Fife School District are shown on page 16. Student Generation Rates (SGR) were updated in 2014, based on an analysis of all single and multiple-family new residential development projects constructed in the five years from 2009 – 2013 within Fife School District boundaries. The results were updated with 2014 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$3,216. The multiple-family rate is calculated at \$6,875. This updated analysis clearly shows a change from previous years. The proportion of students coming from multifamily units is now higher than students coming from single family units.

New Capacity Needs and Financing Summary

As demonstrated in the tables on pages 6-11, the District currently has capacity to serve 1,500 students at the elementary (preschool – 5th grade) level, 1,130 students at the middle/junior high school level (grades 6-9), and 705 students at the high school (grades 10-12) level. Current and projected enrollments at each grade level are identified in the tables on pages 6-11. The District is currently over capacity at the elementary level by 177 students, over capacity at the middle/junior high school level by 11 students, and over capacity at the high school level by 20 students.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

- Construction of new capacity at Discovery Primary and Surprise Lake Middle Schools.

Based on the District's student generation rates, the District expects that .289 students will be generated from each new single family home in the District and that .563 students will be generated from each new multi-family dwelling unit.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit), and then reduces that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted by 50%. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

School Impact Fee Calculation

District: FIFE

School Site Acquisition Cost:

$((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Facility Acreage	Cost/ Acre	Facility Size	Student Factor SFR	Student Factor MFR	Calculated	
						Cost/ SFR	Cost/ MFR
Elementary	0:00		485	0.185	0.312	\$ -	\$ -
Mid/Jr. High	0:00		600	0.104	0.188	\$ -	\$ -
Sr. High	0:00		320	0.000	0.063	\$ -	\$ -
					TOTAL	\$ -	\$ -

School Construction Cost:

$((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Generation Factor}) \times (\text{permanent} / \text{Total Sq Ft})$

	%Perm/ Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	94.74%	\$3,178,548	95	0.185	0.312	\$ 5,864.22	\$ 9,889.93
Mid/Jr. High	94.74%	\$7,718,976	240	0.104	0.188	\$ 3,168.95	\$ 5,728.48
Sr. High	94.74%		320	0.000	0.063	\$ -	\$ -
					TOTAL	\$ 9,033.17	\$ 15,618.41

Temporary Facility Cost:

$((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Generation Factor}) \times (\text{Temporary} / \text{Total Square Feet})$

	%Portable/ Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	5.26%	\$0	44	0.185	0.312	\$ -	\$ -
Mid/Jr. High	5.26%	\$0	88	0.104	0.188	\$ -	\$ -
Sr. High	5.26%	\$0	22	0.000	0.063	\$ -	\$ -
					TOTAL	\$ -	\$ -

State Matching Credit:

$\text{Boeckh Index} \times \text{SPI Square Footage} \times \text{State Match \%} \times \text{Student Factor}$

	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	200.40	90:0	0.00%	0.185	0.312	\$ -	\$ -
Mid/Jr. High	200.40	108:0	0.00%	0.104	0.188	\$ -	\$ -
Sr. High	200.40	130:0	0.00%	0.000	0.063	\$ -	\$ -
					TOTAL	\$ -	\$ -

Tax Payment Credit:

Average Assessed Value	\$ 258,475.00	\$ 185,735.00
Capital Bond Interest Rate	4.47%	4.47%
Net Present Value of Average Dwelling	\$ 2,048,259.98	\$ 1,471,838.93
Years Amortized	10	10
Property Tax Levy Rate	\$ 1.27	\$ 1.27
Present Value of Revenue Stream	\$ 2,601.29	\$ 1,869.24

Fee Summary:

	Single - Family	Multiple - Family
Site Acquisition Costs	\$ -	\$ -
Permanent Facility Cost	\$ 9,033.17	\$ 15,618.41
Temporary Facility Cost	\$ -	\$ -
State Match Credit	\$ -	\$ -
Tax Payment Credit	\$ (2,601.29)	\$ (1,869.24)
Sub-total	\$ 6,431.88	\$ 13,749.18
Local Share	\$ 3,215.94	\$ 6,874.59
District Discount	\$ -	\$ -
FEE	\$ 3,216	\$ 6,875

YEAR 2015

Appendix Table 1

Fife School District
Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

Name	Capacity* (Number of Students)	Location
FIFE		
<u>Elementary</u>		
Discovery Primary	485	1205 – 19 th Avenue, Milton WA 98354
Hedden Elementary	485	11313 8 th Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17th Avenue, Milton WA 98354
<u>Middle/Junior</u>		
Surprise Lake Middle School	530	2001 Milton Way, Milton WA 98354
Columbia Jr. High School	600	2901 54 th Avenue East, Tacoma, WA 98424
<u>Senior</u>		
Fife High School	<u>705</u>	5616 - 20 Street East, Tacoma, WA 98424
TOTAL	3,335	

* These capacity numbers exclude portable classroom facilities.

Appendix Table 2
Public School Facilities
(Square Feet per Actual Student Headcount)

District Name FIFE	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	97.07	143.89	177.01

(1) Includes Discovery @ 100.26, Hedden @ 97.50 and Endeavour @ 93.53.

(2) Includes Surprise Lake Middle School @ 128.43 and Columbia @ 158.90.

Appendix Table 3
Public School Facilities
Individual Capacity Projects

Name	Capacity
Discovery Primary Addition	95
Surprise Lake Middle School Addition	240

Appendix Table 4
Public School Facilities
CFP Projects and Financing Plan
Sources and Uses of Funds

Sources/Uses	2011-2021
Sources of Funds:	
Existing Revenue:	44,825
New Revenue:	
Bonds, Not approved	12,000,000
Impact Fees	324,823
Total Sources:	12,369,648
Use of Funds:	
Capacity Projects:	
Elementary Addition	3,178,548
Middle School Addition	7,718,976
Sub Total:	10,897,524
Non-Capacity Projects:	1,472,124
Sub Total:	1,472,124
Total Costs/Use of Funds:	12,369,648
Balance: Surplus or (Deficit)	0

Appendix Table 5

Public School Facilities
Capital Facility Requirements to 2020-21

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2014-15 Actual	3,543	3,335	-208	-\$ 6,824,480*
2014-15 to 2020-21 Growth	3,990	3,670	-320	-\$ 10,499,200*

* Calculated using cost per student (Table 6) avg. \$32,810 X deficiency.

Appendix Table 6

Public School Facilities
School District Cost per Student Headcount

District Name	Elementary School	Middle/Junior High School	Senior High School
Fife	\$33,458	\$32,162	\$0

Elementary School: calculated using Discovery Primary School estimated construction costs stated in this plan of \$3,178,548 ÷ 95 (projected increased capacity).

Middle/Jr. High School: calculated using Surprise Lake Middle School estimated construction costs stated in this plan of \$7,718,976 ÷ 240 (projected increased capacity).

Appendix Table 7

PROJECTS CAPACITY TO HOUSE STUDENTS

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
New Additions					+335		
Core Capacity	3335	3335	3335	3335	3670	3670	3670
Portable # Change	+2	0	0	0	-4*	0	0
Portable Capacity Change	44	0	0	0	-88	0	0
Portable Capacity	638	638	638	638	550	550	550
Core + Portable Capacity	3973	3973	3973	3973	4220	4220	4220
Projected Enrollment (Headcount)	3543	3632	3698	3786	3825	3908	3990
Surplus Capacity with Portables	430	297	275	187	395	312	230
Surplus Capacity w/o Portables	-208	-297	-363	-451	-155	-238	-320

* Removal of 4 portable classrooms from Discovery Primary School, replaced by permanent addition.

Appendix Table 8

SIX YEAR FINANCE PLAN (\$ in 1,000's)

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Local Bond	State	Impact Fees/Other
New Capacity								\$10,573	\$0	\$325
# Portables Purchased										
Cost of Portables Purchased								\$0	\$0	\$0
Totals								\$10,573	\$0	\$325

**Appendix Table 9
2015 Fife School District Student Generation Rates***

	Total Pierce and King County SGR	King County SGR	Pierce County SGR
SINGLE FAMILY			
Elementary -- K through 5	0.185	0.235	0.154
Middle School -- 6 through 9	0.104	0.157	0.072
High School -- 10 through 12	0.000	0.000	0.000
Total	0.289	.392	0.226
MULTIPLE FAMILY			
Elementary -- K through 5	0.312	0.000	0.312
Middle School -- 6 through 9	0.188	0.000	0.188
High School -- 10 through 12	0.063	0.000	0.063
Total	0.563	0.000	0.563

Grade	SF Combined	MF Combined
K	5	2
1	5	1
2	0	0
3	7	1
4	4	1
5	4	0
6	4	1
7	4	1
8	4	0
9	2	1
10	0	0
11	0	1
12	0	0
Total Students	39	9
Total Units	135	16

*Note: These student generation rates are based on new residential development for the five year period 2009 through 2013.