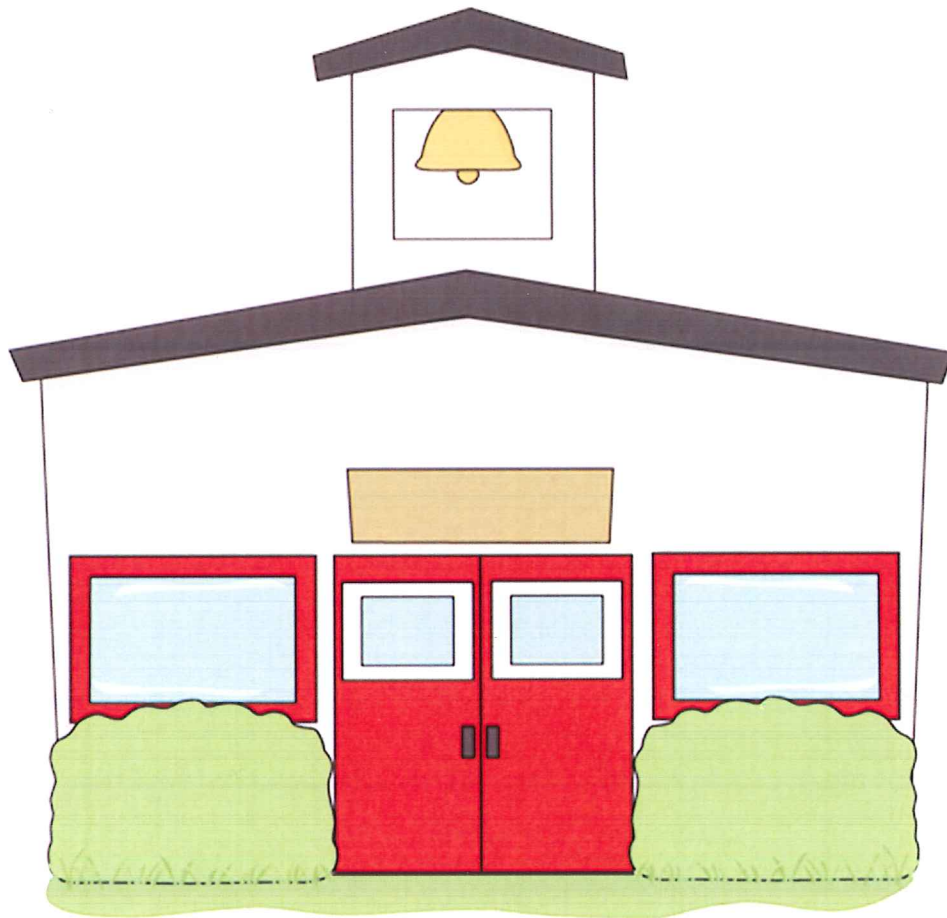


# Fife School District No. 417 Capital Facilities Plan 2014-2020



Adopted:  
June 30, 2014

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

**School Board Members**

Bob Scheidt  
Bruce Burnside  
Doug Fagundes  
Sally Finlayson  
Marisa Michaud

John McCrossin, Superintendent

Kevin Alfano, Assistant Superintendent, Elementary

Ben Ramirez, Assistant Superintendent, Secondary

Kari Harris, Director of Business Services

**Fife High School**, 5616 20<sup>th</sup> St E, Tacoma WA 98424

Principal: Amanda Fox

Assistant Principal: Brian Neufeld

Assistant Principal: Joe Keller

**Columbia Junior High School**, 2901 54<sup>th</sup> Ave E, Tacoma WA 98424

Principal: Jeff Nelson

Assistant Principal: Mark Robinson

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

Principal: Jim Snider

Assistant Principal: Amy Mittelstaedt

**Endeavour Intermediate School**, 1304 17<sup>th</sup> Ave, Milton WA 98354

Principal: Paula McPhee

Dean: Mark Beddes

**Alice V. Hedden Elementary School**, 11313 8<sup>th</sup> Street East, Edgewood WA 98372

Principal: Teresa Sinay

Dean: *To Be Filled*

**Discovery Primary School**, 1205 19<sup>th</sup> Ave, Milton WA 98354

Principal: Julie Bartlett

Dean: Mary Mahoney

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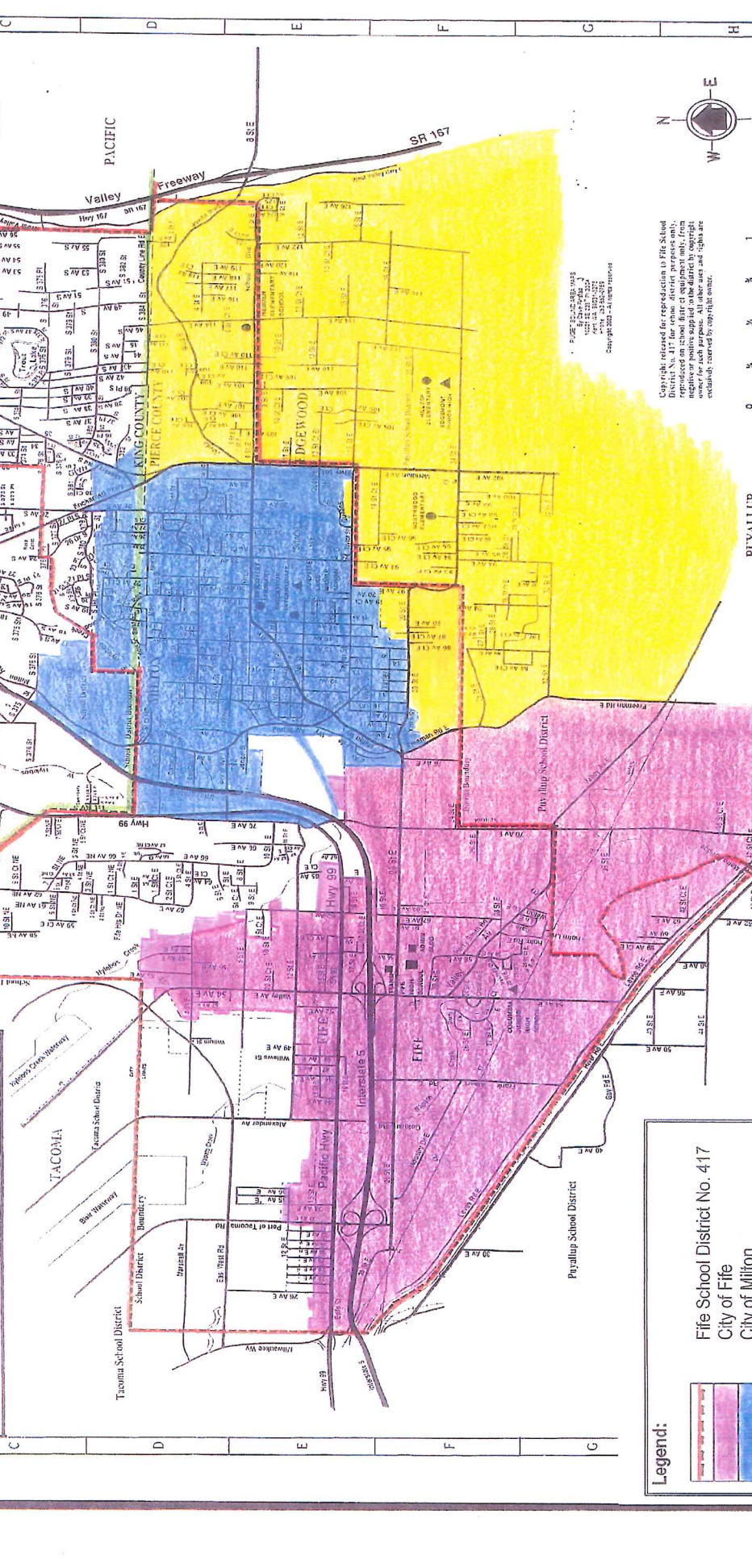
# FIFE SCHOOL DISTRICT NO. 417

FIFE SCHOOL DISTRICT NO. 417  
 5502 23 Street East Tacoma WA 98404-2000 Phone: 253-577-1600 Fax: 253-577-1600

- |                                  |                                       |
|----------------------------------|---------------------------------------|
| CODE - ■                         | CODE - ■                              |
| ADMINISTRATION BUILDING          | FIFE HIGH SCHOOL                      |
| 5302 23 St E Tacoma WA 98404 F-5 | 50 S 23 St E Tacoma WA 98404 F-5      |
| CODE - ●                         | CODE - ▲                              |
| DISCOVERY PRIMARY SCHOOL         | COLUMBIA JUNIOR HIGH SCHOOL           |
| 1205 19 Ave Milton WA 98460 E-7  | 2801 54 Ave E Tacoma WA 98404 F-4     |
| HEDDEN ELEMENTARY SCHOOL         | SURPRISE LAKE MIDDLE SCHOOL           |
| 11313 SE Edgewood WA 98404 E-10  | 2007 Milton Way Edgewood WA 98404 E-9 |
| ENDENAVOUR INTERMEDIATE SCHOOL   |                                       |
| 1324 17 Ave Milton WA 98460 E-7  |                                       |
| SCHOOL DISTRICT PROPERTY         |                                       |
| CODE -                           |                                       |

- |   |   |   |   |   |
|---|---|---|---|---|
| ■ | ■ | ■ | ■ | ■ |
| ■ | ■ | ■ | ■ | ■ |
| ■ | ■ | ■ | ■ | ■ |
| ■ | ■ | ■ | ■ | ■ |
| ■ | ■ | ■ | ■ | ■ |

Legend:  
 Fife School District No. 417  
 City of Fife  
 City of Milton  
 City of Edgewood  
 King/Pierce County Line



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APPROX SCALE IN MILES  
 0 1/4 1/2 3/4 1

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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

<b>Discovery Primary School</b>	(grades K-1 and preschool)	Built new and opened in 1992.
<b>Alice V. Hedden Elementary School</b>	(grades 2-5)	Built new and opened in 2001.
<b>Endeavour Intermediate School</b>	(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.
<b>Surprise Lake Middle School</b>	(grades 6-7)	Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.
<b>Columbia Junior High School</b>	(grades 8-9)	Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.
<b>Fife High School</b>	(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.
<b>Transportation Center</b>		Built new in 1996.
<b>Educational Services Center</b>		Located in a portion of the old Fife Elementary School. Modernized in 1997.

**INVENTORY OF EXISTING SCHOOL FACILITIES**

<b>School</b>	<b>Capacity</b>	<b>Site Size</b> (est.acres)	(sq. ft)	(sq. ft)	(sq. ft)	<b>Facility</b> <b>Size</b> (sq.ft.)	<b>Portable</b> <b>Number</b> (3/2012)	<b>Portable</b> <b>Capacity</b>	<b>Portable</b> <b>Size</b> (sq. ft.)
			(D-7)	(D-7)	(D-7)				
			<b>New</b>	<b>Mod</b>	<b>Total</b>				
<b>Fife High School</b>	705	28.86				<b>140,193</b>	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				
<b>Columbia Jr. High School</b>	600	34.4				<b>92,000</b>	4	88	3,544
Classroom/Office/Gym			92,000		92,000				
<b>Surprise Lake Middle School</b>	530	17.23				<b>72,176</b>	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
<b>Endeavour Intermediate</b>	530	7.045				<b>54,058</b>	4	88	3,584
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				
<b>Alice V. Hedden Elementary</b>	485	14.89				<b>51,673</b>	4	88	3,564
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
<b>Discovery Primary</b>	485	7.045			57,047	<b>57,047</b>	6	132	5,376
Playshed			2,776		2,776				
<b>TOTAL</b>	<b>3,335</b>	<b>109.47</b>				<b>467,147</b>	<b>27</b>	<b>594</b>	<b>24,132</b>
<b>TOTAL CORE AND PORTABLE CAPACITY</b>	<b>3,929</b>								

## 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 60 planned single family housing starts and over 30 planned multifamily units within our school district's boundary, expected to generate approximately 40 new students. Despite a down-turn 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 .81%, and .55% over the past five years. More importantly, for the next six years the Cohort Survival Method predicts an increased average growth rate of 1.61% per year as shown below.

ENROLLMENT*		09-10	10-11	11-12	12-13	13-14**	14-15	15-16	16-17	17-18	18-19	19-20
<b>FHS</b>												
	10	294	246	264	253	<b>282</b>	239	303	253	264	295	284
	11	283	284	235	253	<b>238</b>	270	229	290	242	253	282
	12	283	286	285	254	<b>257</b>	244	276	235	297	248	259
<b>Total</b>	<b>#</b>	<b>860</b>	<b>816</b>	<b>784</b>	<b>760</b>	<b>777</b>	<b>753</b>	<b>808</b>	<b>778</b>	<b>803</b>	<b>796</b>	<b>825</b>
<b>COLUMBIA</b>												
	8	268	270	279	248	<b>310</b>	259	270	302	291	281	302
	9	262	269	264	275	<b>245</b>	310	259	270	302	291	281
<b>Total</b>	<b>#</b>	<b>530</b>	<b>539</b>	<b>543</b>	<b>523</b>	<b>555</b>	<b>569</b>	<b>529</b>	<b>572</b>	<b>593</b>	<b>572</b>	<b>583</b>
<b>SLMS</b>												
	6	288	251	289	249	<b>262</b>	293	282	272	293	319	277
	7	257	281	246	320	<b>254</b>	266	297	286	276	297	323
<b>Total</b>	<b>#</b>	<b>545</b>	<b>532</b>	<b>535</b>	<b>569</b>	<b>516</b>	<b>559</b>	<b>579</b>	<b>558</b>	<b>569</b>	<b>616</b>	<b>600</b>
<b>ENDEAVOUR</b>												
	2	137	145	160	145	<b>153</b>	166	145	162	164	167	169
	3	125	139	143	155	<b>141</b>	152	166	144	162	164	167
	4	154	132	134	161	<b>151</b>	146	157	171	149	167	169
	5	138	153	124	147	<b>158</b>	151	146	158	172	149	168
<b>Total</b>	<b>#</b>	<b>554</b>	<b>569</b>	<b>561</b>	<b>608</b>	<b>603</b>	<b>615</b>	<b>614</b>	<b>635</b>	<b>647</b>	<b>647</b>	<b>673</b>
<b>HEDDEN</b>												
	2	112	119	124	118	<b>125</b>	136	118	133	135	137	139
	3	103	113	134	127	<b>116</b>	125	135	118	132	134	136
	4	126	108	132	131	<b>123</b>	119	129	140	122	136	138
	5	112	125	119	120	<b>129</b>	124	120	129	140	122	137
<b>Total</b>	<b>#</b>	<b>453</b>	<b>465</b>	<b>509</b>	<b>496</b>	<b>493</b>	<b>504</b>	<b>502</b>	<b>520</b>	<b>529</b>	<b>529</b>	<b>550</b>
<b>DISCOVERY</b>												
	PS sections	3	4	4	4	<b>4</b>	5	5	5	5	6	6
	K	265	236	289	284	<b>256</b>	288	292	297	301	305	309
	1	271	269	249	277	<b>297</b>	259	291	295	300	304	308
<b>Total K-1</b>	<b>#</b>	<b>536</b>	<b>505</b>	<b>538</b>	<b>561</b>	<b>553</b>	<b>547</b>	<b>583</b>	<b>592</b>	<b>601</b>	<b>609</b>	<b>617</b>
<b>Total K-12</b>	<b>#</b>	<b>3478</b>	<b>3426</b>	<b>3470</b>	<b>3517</b>	<b>3497</b>	<b>3547</b>	<b>3615</b>	<b>3655</b>	<b>3742</b>	<b>3769</b>	<b>3848</b>
<b>FTE</b>						<b>3347.88</b>						
<b>% Increase</b>		<b>-.54%</b>	<b>-1.50%</b>	<b>1.28%</b>	<b>1.36%</b>	<b>-0.56</b>	<b>1.43%</b>	<b>1.92%</b>	<b>1.11%</b>	<b>2.38%</b>	<b>.72%</b>	<b>2.10%</b>
					5 Year Growth	<b>.55%</b>					10 Year Average Growth	<b>1.61%</b>

\* 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. Many kindergarten students attend full-time as well and thus require full-time seating space. Beginning in the 14-15 school year, all students will be attending 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 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 133.59.

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 24 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 2009-10 school year through the 2019-20 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 13/14 OSPI enrollment projections)										
Enrollment*		09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
10		294	246	264	253	<b>282</b>	239	303	253	264	295	284
11		283	284	235	253	<b>238</b>	270	229	290	242	253	282
12		283	286	285	254	<b>257</b>	244	276	235	297	248	259
<b>total 10-12</b>	<b>#</b>	860	816	784	760	<b>777</b>	753	808	778	803	796	825
<b>FTE</b>						<b>759.12</b>						
<b>Plan Capacity</b>	705											
<b>Teachers</b>						<b>40</b>	40	41	40	40	40	41
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
IV Classrm												
Up Clsrm	7					<b>7</b>	7	7	7	7	7	7
Down	1					<b>1</b>	1	1	1	1	1	1
Clsrcm												
Sp. Ed.	2					<b>2</b>	2	2	2	2	2	2
Home Ec.	1					<b>1</b>	1	1	1	1	1	1
Lib. Comp	1					<b>1</b>	1	1	1	1	1	1
Lab												
Basic Lab	1					<b>1</b>	1	1	1	1	1	1
V Annex												
Up Clsrm	1					<b>1</b>	1	1	1	1	1	1
Down	9					<b>9</b>	9	9	9	9	9	9
Clsrcm												
VI Gym												
Clsrm	1					<b>1</b>	1	1	1	1	1	1
Gym	2					<b>2</b>	2	2	2	2	2	2
Wrest/Weight	1					<b>1</b>	1	1	1	1	1	1
VII Café												
Music	1					<b>1</b>	1	1	1	1	1	1
VIII Shop												
Art	1					<b>1</b>	1	1	1	1	1	1
Wood	1					<b>1</b>	1	1	1	1	1	1
Metal	1					<b>1</b>	1	1	1	1	1	1
IX Science/Ag	3					<b>3</b>	3	3	3	3	3	3
Alt H.S.	1					<b>1</b>	1	1	1	1	1	1
(East)	4					<b>4</b>	4	3	4	4	4	4
Classroom												
total	39					<b>39</b>	39	39	39	39	39	39
<b>Classrooms Needed</b>						<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Portables</b>	5					<b>1</b>	1	2	1	1	1	2
Future						<b>0</b>	0	0	0	0	0	0
<b>Total</b>	<b>44</b>					<b>40</b>	40	41	40	40	40	41
note: 6 period day/1 teacher prep period												

\*Headcount

**Capacity and Space Needs**

<b>COLUMBIA JUNIOR HIGH SCHOOL</b>		<b>(based on District-adjusted 13/14 OSPI enrollment projections)</b>										
<b>Enrollment*</b>		<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>
8		268	270	279	248	<b>310</b>	259	270	302	291	281	302
9		262	269	264	275	<b>245</b>	310	259	270	302	291	281
<b>Total 8-9</b>	<b>#</b>	530	539	543	523	<b>555</b>	569	529	572	593	572	583
<b>FTE</b>						<b>553.64</b>						
<b>Plan Capacity**</b>	600											
<b>Teachers</b>						<b>28</b>	29	27	29	30	29	30
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Special Ed	3					<b>3</b>	3	3	3	3	3	3
Science	4					<b>4</b>	4	4	4	4	4	4
Chorus	1					<b>1</b>	1	1	1	1	1	1
Band	1					<b>1</b>	1	1	1	1	1	1
Drama	0					<b>0</b>	0	0	0	0	0	0
Art	1					<b>1</b>	1	1	1	1	1	1
Technology	1					<b>1</b>	1	1	1	1	1	1
Auditorium	0					<b>0</b>	0	0	0	0	0	0
Computer	1					<b>1</b>	1	1	1	1	1	1
Library	0					<b>0</b>	0	0	0	0	0	0
Classrooms	15					<b>13</b>	14	12	14	15	14	15
Gym	2					<b>2</b>	2	2	2	2	2	2
Weight Room	1					<b>1</b>	1	1	1	1	1	1
<b>Total</b>	<b>30</b>					<b>28</b>	29	27	29	30	29	30
<b>Classrooms Needed</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Portables</b>	4					<b>0</b>	0	0	0	0	0	0
<b>Future</b>						<b>0</b>	0	0	0	0	0	0
<b>Total</b>	<b>34</b>					<b>28</b>	29	27	29	30	29	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**

<b>SURPRISE LAKE MIDDLE SCHOOL</b>		<b>(based on District-adjusted 13/14 OSPI enrollment projections)</b>										
<b>Enrollment*</b>		<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>
6		288	251	289	249	<b>262</b>	293	282	272	293	319	277
7		257	281	246	320	<b>254</b>	266	297	286	276	297	323
<b>Total 6-7</b>	<b>#</b>	545	532	535	569	<b>516</b>	559	579	558	569	616	600
<b>FTE</b>						<b>516.00</b>						
<b>Plan Capacity</b>	530											
<b>Teachers</b>						<b>26</b>	28	29	28	29	31	30
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
ESL	1					<b>1</b>	1	1	1	1	1	1
Science	3					<b>3</b>	3	3	3	3	3	3
Drama												
Shop	1					<b>1</b>	1	1	1	1	1	1
Art	1					<b>1</b>	1	1	1	1	1	1
Choir/Band	1					<b>1</b>	1	1	1	1	1	1
Library lab	1					<b>1</b>	1	1	1	1	1	1
Gym	2					<b>2</b>	2	2	2	2	2	2
Wrestling	0											
Classrooms	15					<b>15</b>	15	15	15	15	15	15
Sp. Ed.	1					<b>1</b>	1	1	1	1	1	1
LAP	0											
	total	26				<b>26</b>	26	26	26	26	26	26
<b>Classrooms Needed</b>						<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>4</b>
<b>Portables</b>	4					<b>0</b>	2	3	2	3	4	4
<b>Future</b>						<b>0</b>	0	0	0	0	1	0
<b>Total</b>	<b>30</b>					<b>26</b>	28	29	28	29	31	30
Note: 7 period day/1 teacher prep period												

\*Headcount

Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 13/14 OSPI enrollment projections)										
Enrollment*		09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
2		137	145	160	145	153	166	145	162	164	167	169
3		125	139	143	155	141	152	166	144	162	164	167
4		154	132	134	161	151	146	157	171	149	167	169
5		138	153	124	147	158	151	146	158	172	149	168
<b>Total 2-5</b>	#	554	569	561	608	603	615	614	635	647	647	673
<b>FTE</b>						602.00						
<b>Plan Capacity</b>	530											
<b>Teachers</b>						32	32	32	33	34	34	35
<b>Rooms</b>	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	2					2	2	2	2	2	2	2
Lab	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Title I/LAP	2					2	2	2	2	2	2	2
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	30					30	30	30	30	30	30	30
<b>Classrooms Needed</b>						2	2	2	3	4	4	5
<b>Portables*</b>	4					2	2	2	3	4	4	4
Future						0	0	0	0	0	0	1
<b>Total</b>	34					32	32	32	33	34	34	35
*Share Discovery Portables												

\*Headcount

**Capacity and Space Needs**

<b>ALICE V. HEDDEN ELEMENTARY</b>		<b>(based on District-adjusted 13/14 OSPI enrollment projections)</b>										
<b>Enrollment*</b>		<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>
2		112	119	124	118	<b>125</b>	136	118	133	135	137	139
3		103	113	134	127	<b>116</b>	125	135	118	132	134	136
4		126	108	132	131	<b>123</b>	119	129	140	122	136	138
5		112	125	119	120	<b>129</b>	124	120	129	140	122	137
<b>Total 2-5</b>	<b>#</b>	453	465	509	496	<b>493</b>	504	502	520	529	529	550
<b>FTE</b>						<b>492.12</b>						
<b>Plan Capacity**</b>	485											
<b>Teachers</b>						<b>26</b>	27	27	27	28	28	29
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Sp. Ed.	1					<b>1</b>	1	1	1	1	1	1
ESL	1					<b>1</b>	1	1	1	1	1	1
LAP	2					<b>2</b>	2	2	2	2	2	2
Comp. Lab	1					<b>1</b>	1	1	1	1	1	1
Music	1					<b>1</b>	1	1	1	1	1	1
Art	1					<b>1</b>	1	1	1	1	1	1
Gym	1					<b>1</b>	1	1	1	1	1	1
Classrooms	18					<b>18</b>	18	18	18	18	18	18
total	26					<b>26</b>	26	26	26	26	26	26
<b>Classrooms Needed</b>						<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>
<b>Portables</b>	4					<b>0</b>	1	1	1	2	2	3
Future						<b>0</b>	0	0	0	0	0	0
<b>Total</b>	30					<b>26</b>	27	27	27	28	28	29

\*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 13/14 OSPI enrollment projections)										
Enrollment*		09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
Pre-School Sections		3	4	4	4	4	5	5	5	6	6	6
K		265	236	289	284	<b>256</b>	288	292	297	301	305	309
1		271	269	249	277	<b>297</b>	259	291	295	300	304	308
<b>Total K-1</b>		<b>536</b>	<b>505</b>	<b>538</b>	<b>561</b>	<b>553</b>	<b>547</b>	<b>583</b>	<b>592</b>	<b>601</b>	<b>609</b>	<b>617</b>
<b>FTE</b>						<b>425.00</b>						
<b>Plan Capacity</b>	485	(Includes Preschool)										
<b>Teachers</b>												
Teachers						<b>31</b>	31	32	33	33	34	34
Pre-School						<b>4</b>	5	5	5	6	6	6
total						<b>35</b>	36	37	38	39	40	40
<b>Rooms</b>												
	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Pre-Sch	3					<b>3</b>	3	3	3	3	3	3
Sp. Ed.	2					<b>2</b>	2	2	2	2	2	2
Title I	2					<b>2</b>	2	2	2	2	2	2
Music	1					<b>1</b>	1	1	1	1	1	1
ESL / LAP	1					<b>1</b>	1	1	1	1	1	1
Gym	1					<b>1</b>	1	1	1	1	1	1
Classrooms	19					<b>19</b>	19	19	19	19	19	19
total	29					<b>29</b>	29	29	29	29	29	29
<b>Classrooms Needed</b>						<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>11</b>
<b>Portables**</b>												
	6					<b>6</b>	6	6	6	6	6	6
Future						<b>0</b>	1	2	3	4	5	5
<b>Total</b>	<b>35</b>					<b>35</b>	36	37	38	39	40	40
**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 2009-2014 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 350 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 98.71 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. As a result, the district has decided to re-address the district-wide capacity and facility needs and update the study and survey this year. In preparation for the study and survey, the district has conducted a needs assessment of our schools to address building conditions and capacity needs district-wide. Results of this include the following:

**Discovery Primary School** – Beginning with the 2014-15 school year, the district will no longer be providing part time kindergarten to students, and will be moving to a full time instructional model. To address the additional classroom needs as a result of this model, as well as enrollment projections, 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 \$2,605,350.

**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 \$6,326,987.

**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 2013-14 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
<b>FHS</b>	5	3	0	0	<b>1</b>	1	2	1	1	1	2
<b>COLUMBIA</b>	0	0	0	0	<b>0</b>	0	0	0	0	0	0
<b>SLMS</b>	1	1	1	2	<b>0</b>	2	3	2	3	5	4
<b>ENDEAVOUR</b>	0	0	0	0	<b>2</b>	2	2	3	4	4	5
<b>HEDDEN</b>	0	0	0	0	<b>0</b>	1	1	1	2	2	3
<b>DISCOVERY</b>	2	1	2	4	<b>6</b>	7	8	9	10	11	11
<b>Classrooms Needed</b>	8	5	3	6	<b>9</b>	13	16	16	20	23	25

*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
2014-2015	Study and Survey
2015-2016	Plan for additions at Discovery Primary School & Surprise Lake Middle School. Request bond issue
2017-2019	Build/occupy new addition



## 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 \$8,932,337.

## 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 2014-15 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 \$2,640. The multiple-family rate is calculated at \$5,664. 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 – 5<sup>th</sup> 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 149 students, under capacity at the middle/junior high school level by 59 students, and over capacity at the high school level by 72 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

<b>School Site Acquisition Cost:</b>									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Calculated			
	Acreage	Acre	Size	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	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	\$ -	\$ -		
					<b>TOTAL</b>	\$ -	\$ -		
<b>School Construction Cost:</b>									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	95.09%	\$2,605,350	95	0.185	0.312	\$ 4,824.46	\$ 8,136.39		
Mid/Jr. High	95.09%	\$6,326,987	240	0.104	0.188	\$ 2,607.08	\$ 4,712.79		
Sr. High	95.09%		320	0.000	0.063	\$ -	\$ -		
					<b>TOTAL</b>	\$ 7,431.54	\$ 12,849.19		
<b>Temporary Facility Cost:</b>									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Portable/	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	4.56%	\$0	44	0.185	0.312	\$ -	\$ -		
Mid/Jr. High	4.56%	\$0	88	0.104	0.188	\$ -	\$ -		
Sr. High	4.56%	\$0	22	0.000	0.063	\$ -	\$ -		
					<b>TOTAL</b>	\$ -	\$ -		
<b>State Matching Credit:</b>									
Boeckh Index X SPI Square Footage X State Match % X Student Factor									
	Boeckh	SPI	State	Student	Student	Cost/	Cost/		
	Index	Footage	Match %	Factor	Factor	SFR	MFR		
				SFR	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	\$ -	\$ -		
					<b>TOTAL</b>	\$ -	\$ -		
<b>Tax Payment Credit:</b>									
Average Assessed Value								SFR	MFR
								\$ 216,304.00	\$ 152,963.00
Capital Bond Interest Rate								4.38%	4.38%
Net Present Value of Average Dwelling								\$ 1,721,695.97	\$ 1,217,526.17
Years Amortized								10	10
Property Tax Levy Rate								\$ 1.25	\$ 1.25
Present Value of Revenue Stream								\$ 2,152.12	\$ 1,521.91
<b>Fee Summary:</b>									
				Single -	Multiple -				
				Family	Family				
Site Acquisition Costs				\$ -	\$ -				
Permanent Facility Cost				\$ 7,431.54	\$ 12,849.19				
Temporary Facility Cost				\$ -	\$ -				
State Match Credit				\$ -	\$ -				
Tax Payment Credit				\$ (2,152.12)	\$ (1,521.91)				
Sub-total				\$ 5,279.42	\$ 11,327.28				
Local Share				\$ 2,639.71	\$ 5,663.64				
District Discount				\$ -	\$ -				
<b>FEE</b>				<b>\$ 2,640</b>	<b>\$ 5,664</b>				<b>YEAR 2014</b>

**Appendix Table 1**

Fife School District  
Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

Name	Capacity* (Number of Students)	Location
<b>FIFE</b>		
<b><u>Elementary</u></b>		
Discovery Primary	485	1205 – 19 <sup>th</sup> Avenue, Milton WA 98354
Hedden Elementary	485	11313 8 <sup>th</sup> Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17th Avenue, Milton WA 98354
<b><u>Middle/Junior</u></b>		
Surprise Lake Middle School	530	2001 Milton Way, Milton WA 98354
Columbia Jr. High School	600	2901 54 <sup>th</sup> Avenue East, Tacoma, WA 98424
<b><u>Senior</u></b>		
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 <b>FIFE</b>	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	98.71	153.29	180.43

(1) Includes Discovery @ 103.16, Hedden @ 104.81 and Endeavour @ 89.65.  
(2) Includes Surprise Lake Middle School @ 139.88 and Columbia @ 165.77.

**Appendix Table 3**  
Public School Facilities  
Individual Capacity Projects

Name	Capacity
<b>Discovery Primary Addition</b>	95
<b>Surprise Lake Middle School Addition</b>	240

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

Sources/Uses	2010-2020
<b>Sources of Funds:</b>	
Existing Revenue:	403,253
New Revenue:	
Bonds, Not approved	10,000,000
Impact Fees	419,840
<b>Total Sources:</b>	<b>10,823,093</b>
<b>Use of Funds:</b>	
Capacity Projects:	
Elem/Middle School Addition	8,932,337
<b>Sub Total:</b>	<b>8,932,337</b>
Non-Capacity Projects:	
<b>Sub Total:</b>	<b>1,890,756</b>
<b>Total Costs/Use of Funds:</b>	<b>10,823,093</b>
<b>Balance: Surplus or (Deficit)</b>	<b>0</b>

**Appendix Table 5**

Public School Facilities  
Capital Facility Requirements to 2019-20

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2013-14 Actual	3,497	3,335	-162	-\$ 4,356,828*
2013-14 to 2019-20 Growth	3,848	3,670	-178	-\$ 4,787,132*

\* Calculated using cost per student (Table 6) avg. \$26,894 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	\$27,425	\$26,363	\$0

Elementary School: calculated using Discovery Primary School estimated construction costs stated in this plan of \$2,605,350 ÷ 95 (projected increased capacity).

Middle/Jr. High School: calculated using Surprise Lake Middle School estimated construction costs stated in this plan of \$6,326,987 ÷ 240 (projected increased capacity).

**Appendix Table 7**

**PROJECTS CAPACITY TO HOUSE STUDENTS**

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
New Addition						335	
Core Capacity	3335	3335	3335	3335	3335	3670	3670
Portable # Change	0	0	0	0	0	-5*	0
Portable Capacity Change	0	0	0	0	0	-110	0
Portable Capacity	594	594	594	594	594	484	484
Core + Portable Capacity	3929	3929	3929	3929	3929	4154	4154
Projected Enrollment (Headcount)	3497	3547	3615	3655	3742	3769	3848
Surplus Capacity with Portables	432	382	314	274	187	385	306
Surplus Capacity w/o Portables	-162	-212	-280	-320	-407	-99	-178

\* Removal of 5 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	Local Bond	State	Impact Fees/Other
New Capacity					\$8,932		\$8,512	\$0	\$420
# Portables Purchased									
Cost of Portables Purchased							\$0	\$0	\$0
Totals					\$8,932		\$8,512	\$0	\$420

**Appendix Table 9  
2014 Fife School District Student Generation Rates\***

	<b>Total Pierce and King County SGR</b>	<b>King County SGR</b>	<b>Pierce County SGR</b>
<b>SINGLE FAMILY</b>			
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
<b>Total</b>	<b>0.289</b>	<b>.392</b>	<b>0.226</b>
<b>MULTIPLE FAMILY</b>			
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
<b>Total</b>	<b>0.563</b>	<b>0.000</b>	<b>0.563</b>

<b>Grade</b>	<b>SF Combined</b>	<b>MF Combined</b>
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
<b>Total Students</b>	<b>39</b>	<b>9</b>
<b>Total Units</b>	<b>135</b>	<b>16</b>

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