

CAPITAL FACILITIES PLAN 2017 – 2023

Adopted: July 31, 2017



Fife Public Schools
Linking Learning to Life

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

5802 20 STREET EAST
TACOMA WA 98424-2000

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

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

Principal: Josh Goodman
Assistant Principal: Brian Neufeld

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

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Assistant Principal: Amy Mittelstaedt

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

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2016) more than 21,000 people are estimated to reside within the 10 square miles of the district boundaries.

The district currently educates more than 3,600 students of a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School district elects to prepare a Six-Year Capital Plan.

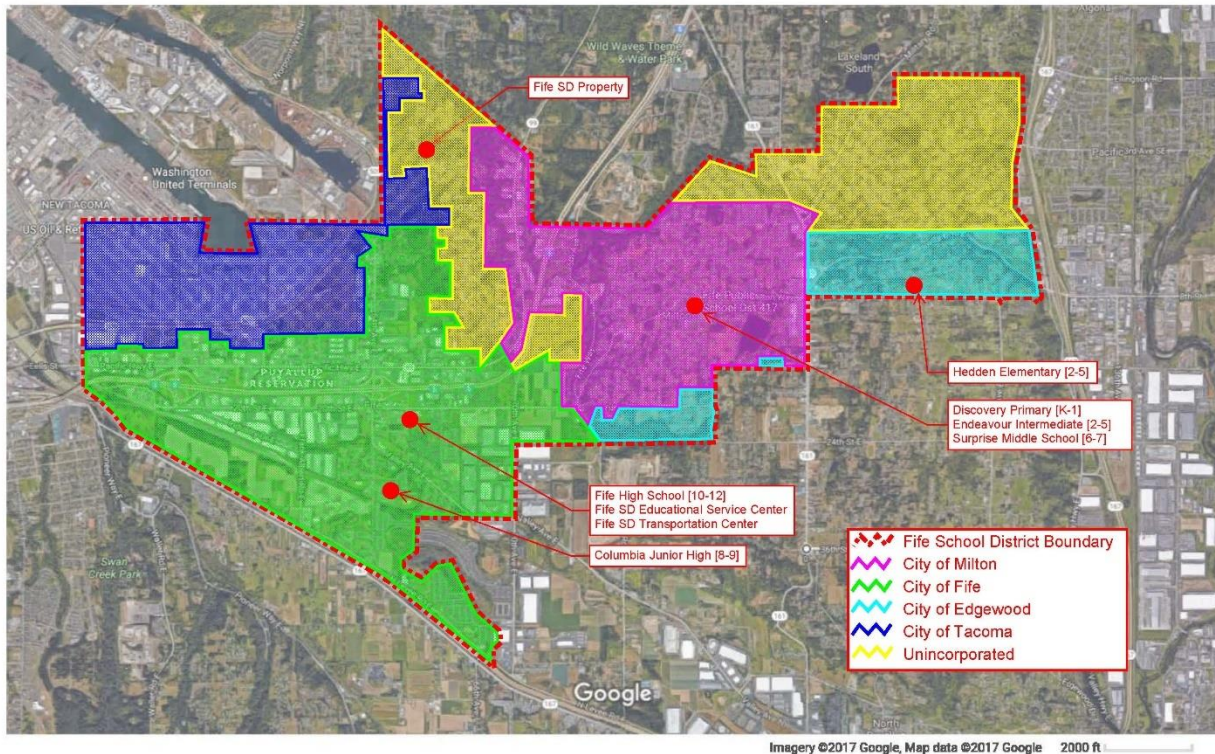
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School district.

As a component of the Six-Year Capital Facilities Plan, the district has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As a district that encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the district has historically seen significant growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted by the School District Board annually, continues to adjust to the changing needs of the community it serves.

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the district do not coincide with any single municipality or government boundary. According to the Office of Financial Management (2016) more than 21,000 people are estimated to reside within the 10 square miles of the district boundaries.



The district currently educates more than 3,600 students in a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the district works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

The Fife School district includes six schools under the following grade level configurations:

- Pre-kindergarten for special needs through first grade at Discovery Primary School
- Second through fifth grades at Endeavour Intermediate School and Alive V. Hedden Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

The district is currently engaged in discussions with its board and community on the merits of reconfiguring the grades to reduce the number of transitions between schools. The district is also in process of considering a bond program to accommodate the significant growth of the community as its prior bonds, voted upon in 2000, retire.

Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains

- standard of service,
- facilities inventory,
- enrollment projections,
- capacity, and
- a six-year capital improvement plan.

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School district.

The Growth Management Act (GMA) 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.

STANDARD OF SERVICE

Fife School district is committed to providing “...an engaging and safe environment where learning is linked to life” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed to giving all students the “...opportunity to be engaged in high quality student work, support and encouragement as they progress in our learning system” (Fife Public Schools Strategic Plan Adopted 2015). As part of the district’s commitment to a high standard of learning, each school building develops a School Improvement Plan identifying the strategic goals of the building as well as their alignment to the district’s strategic plan.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the district is able to set this standard at approximately 18-25 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. Additionally, 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.

Every year, the school district board adopts its annual budget approving the number of teachers to meet the target class sizes. The district budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the district, some class sizes are larger than the district’s target to accommodate incoming students.

ELEMENTARY SCHOOLS

There are three elementary schools in the district serving special needs pre-kindergarten, kindergarten and first grades in Discovery Primary, and second through fifth grades in Hedden Elementary and Endeavour Intermediate. As noted earlier, the district’s standard of service aims to keep class sizes for elementary students small ranging from 18-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 18 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

MIDDLE SCHOOL AND JUNIOR HIGH

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The district’s standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High. It is a goal of the district to reconfigure the grades for a comprehensive ninth through twelfth grade high school.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The Capital Facilities Inventory identifies the existing facilities providing services for the Fife School district. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)	Building Area (square feet)	Portable Area (square feet)	Built Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	485
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	485
Endeavour Intermediate School	2-5	7.045	54,058	1,792	530
Surprise Lake Middle School	6-7	17.23	72,176	3,584	530
Columbia Junior High School	8-9	34.40	92,000	3,544	600
Fife High School	10-12	28.86	140,193	4,480	705
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Discovery Primary School (grades K-1 and preschool)

1205 – 19th Avenue, Milton, WA 98354

Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 2-5)

11313 8th Street East, Edgewood, WA 98372

Built new and opened in 2001.

Endeavour Intermediate School (grades 2-5)

1304 17th Avenue, Milton, WA 98354

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)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

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

5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center

5802 20th Street East, Tacoma, WA 98424

Located in a portion of the old Fife Elementary School. Modernized in 1997.

ENROLLMENT PROJECTIONS

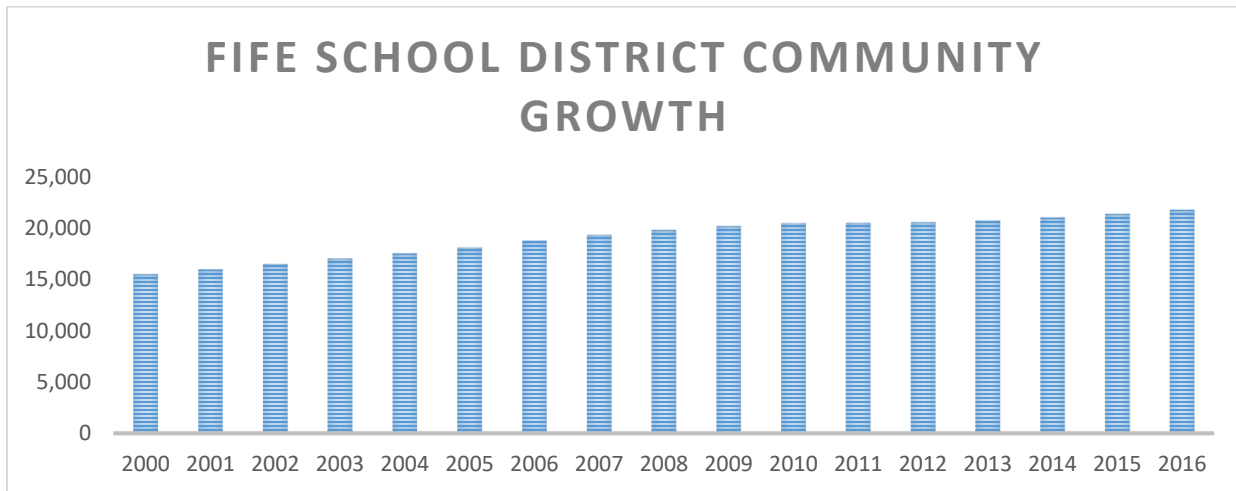
The district incorporates the Office of the Superintendent of Public Instruction’s (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School district resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method 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 the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade.

This method does not take into account migration of new students moving into the district. To anticipate enrollment impacts from students moving into the district, comprehensive plans and population statistics from the counties and cities in and surrounding the district are compared to the projected student enrollment from the Cohort Survival Method to develop long-range capital plans. Due to the district’s unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew 32.08% between 2000 and 2010 at a rate between 3-4% annually prior to the recession. Post-recession, this growth slowed significantly to an average of 1.2% with the most recent few years reporting nearly 2% in growth year over year and steadily increasing.

Graph 1 – Fife School District Historical Community Growth



OFM also provides historical estimated population counts for surrounding cities include Fife, Milton, and Edgewood. In 2016, Fife and Milton saw approximately 4% growth in their population, a rate of growth outpacing any projections for the cities or Pierce County. Between 2000 and 2010, Fife grew 92% and since 2010 has grown 8% or an average since 2000 of 4.2%. During the same time periods, Milton grew 20% and since 2010 has grown 10%. Edgewood, of which only a small northern portion is included in the Fife School district, grew 3% and 4% respectively.

In addition to a retrospective look at population and enrollment projections, OFM provides population projections every five years by county. The next population projection is anticipated to be conducted in 2017 and will likely reflect the regions greater than anticipated growth. OFM and the Puget Sound Regional Council (PRSC) provide projections for the use in comprehensive plans. As an example of the community growing faster than projected, Fife was projected to have a population of 9,515 by 2035. As of 2016, Fife exceeded this population growth and continues to grow at a higher than projected rate. The Cohort Survival Method’s annual average increase in enrollment projections falls within a 1-2% growth range, however, actual population growth is outpacing these projections.

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2012. At that time, it was estimated that the communities within the Fife School District has the capacity to accommodate 7,527 housing units including an adjusted developable land capacity for Edgewood as described in their recently updated comprehensive plan (2015).

In addition, the entering kindergarten class requires a different projection method as there is no existing cohort. This enrollment is projected using the average historical birth rates reported by the Washington State Department of Health for Puyallup and Tacoma, cities adjacent to the Fife School district. The birth rate information for Puyallup, adjacent to the Fife School district to the east and south east, and Tacoma, adjacent to the Fife School district to the northwest and west, show an average increase of two percent (2%) and one percent (1%) respectively. For the Fife School district projection, the average of the two municipalities, one and one-half percent (1.5%) is used. This rate is multiplied by the prior class to project the incoming kindergarten cohort.

Table 2 - Department of Health Birth Certificates by Place of Residence

Birth Rate for Puyallup	Number of Births Per Every 1000 People	Average 2%
2015	38.6	2%
2014	38	5%
2013	36.3	-4%
2012	38	-2%
2011	38.6	10%
2010	35.2	

Birth Rate for Tacoma	Number of Births Per Every 1000 People	Average 1%
2015	19.6	0%
2014	19.6	3%
2013	19.1	-3%
2012	19.6	2%
2011	19.3	1%
2010	19.1	

Enrollment projections are updated annually using the most recent headcount reported to the Washington State Office of the Superintendent of Public Instruction and the two methodologies identified above. Below are the current projected enrollments using these methodologies. In addition to the enrollment projections below, the school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 50-60 students to the projected enrollment. As noted previously, the projected enrollment in the table below does not account for current or anticipated population changes. For the purposes of long-range capital planning, the Cohort Survival Method as well as future population changes are incorporated into future facility programmatic needs.

Table 3 – Enrollment Projections

	Actual Headcount Enrollment - October					2017	Projected Enrollment					
	2012	2013	2014	2015	2016		2018	2019	2020	2021	2022	2023
Pre-K Special Needs	51	48	54	50	62	52	53	54	55	56	57	59
KINDERGARTEN	289	284	256	301	252	277	281	285	290	294	299	303
GRADE 1	249	277	297	268	318	270	279	283	288	292	297	301
GRADE 2	284	263	278	300	277	294	280	289	293	299	303	308
GRADE 3	277	282	257	273	292	277	290	276	285	289	295	298
GRADE 4	266	292	274	258	279	287	281	294	280	289	293	299
GRADE 5	243	267	287	276	262	290	285	279	292	278	287	291
GRADE 6	289	249	262	290	292	280	291	286	280	293	279	288
GRADE 7	246	320	254	272	293	280	292	304	299	292	306	291
GRADE 8	279	248	310	268	284	306	282	294	306	301	294	308
GRADE 9	264	275	245	311	267	284	304	280	292	304	299	292
GRADE 10	264	253	282	246	303	268	282	301	278	290	301	297
GRADE 11	235	253	238	250	231	290	256	269	287	265	277	287
GRADE 12	285	254	258	228	240	210	297	262	275	294	271	284
Total	3521	3565	3552	3591	3652	3665	3753	3756	3800	3837	3858	3906

*Projections are based on headcount as it is reported to the Office of the Superintendent for Public Instruction using the Cohort Survival Method and for the entering kindergarten class and pre-kindergarten special needs the average birth-rate.

CAPACITY AND SPACE NEEDS

The student population and needs has changed over the years requiring flexibility in the programmatic uses of spaces. The district takes into account several factors when determining their capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

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.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. For example, Discovery Primary School did not originally plan for three special education classrooms and other core services which removed six rooms from its planned built capacity. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 18-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the below table illustrates the current Washington State current allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 the reduced class size implementation is to be effective September 1, 2022.

	Current State Allocation	Effective 2022	Effective 2022 in high poverty districts
Grades K-3	25.23	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Table 4 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Current Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	599	(190)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate	29	530	1	(10)	520	552	(32)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	596	(121)	4	88	Special ed.
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	530	2	(20)	510	560	(50)	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	590	(30)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	768	(73)	5	110	Special ed.
TOTAL	183	3335	15	(166)	3169	3665	(496)	29	638	

*Includes special needs pre-kindergarten students in enrollment headcount due to their impact on the programmatic space within Discovery Primary.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

The district is in process of developing a long-range capital plan and study and survey. The outcome of these ventures is an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District’s Strategic Plan, Building Strategic Plans, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Remove the need for relocatable classrooms.
- Maximize existing properties for future development.
- Identify a future site of a new elementary school to accommodate projected growth.

Near-term (2018-2023)

The proposed plan below is contingent on funding from a variety of sources including general obligation bonds, state matching funds, and other resources. Timing is also contingent on funding and projects may be deferred until funds are available.

- **New Surprise Lake Middle School:** This is a replacement of the existing middle school due to the age and deterioration of the facility. The projected capacity of the facility is 500 students, less than the current facility. The project is intended to allow for a grade reconfiguration of sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional space to accommodate new students and to provide ninth graders a home on the Fife High School campus. Currently, ninth graders reside at Columbia Junior High requiring extra cross-school curriculum coordination and students that join any extracurricular activities or advanced classes at the High School to commute between schools. The projected enrolled capacity is 1200 students assuming the incorporation of ninth grade and the need for an additional 505 students above the current facility capacity. This project also incorporates the adaptive reuse of the current School District Administrative offices for career and technical education as well as STEM education facilities. This project may require the relocation or modifications to the School District Administrative offices.

- **Minor modifications to Columbia Junior High:** A small series of projects will be needed to accommodate the grade reconfiguration of Columbia Junior High to accommodate sixth through eighth grades upon completion of the projects above.

Mid – and Long-term (2024+)

Additional facilities and projects will be needed to accommodate the continued growth of the student population. These projects focus on expanding the Standard of Service to the pre-kindergarten through fifth grade as well as modifications to Columbia Junior High.

- **Modifications to Columbia Junior High:** A series of projects to accommodate the grade reconfiguration of Columbia Junior High of sixth through eighth grades. These projects may require larger capital costs that could not be addressed during the initial phases of the grade reconfiguration.
- **New Elementary School:** A new elementary school may be needed in the long term to accommodate the student growth. The district aims to keep class sizes between 18-25 students depending on the grade or up to 10 students for pre-kindergarten. In addition, the district ideally would keep elementary school facilities below 550 students to allow for adequate services and support.
- **Reconfigure the existing elementary schools:** Currently, all special needs pre-kindergarten students, kindergarten, and first graders within the district go to Discovery Primary. Starting in second grade, the students transition to Endeavour Intermediate or Hedden Elementary based upon the district’s boundaries. Ideally, Hedden Elementary would accommodate kindergarten through fifth grades, and Discovery and Endeavour Intermediate, residing adjacent to one another, would accommodate kindergarten through fifth grades, and a fourth elementary would accommodate kindergarten through fifth grades. This reconfiguration of the elementary schools would reduce the number of transitions between schools.

As noted above, the capital plan is dependent on funding and continued evaluation of needs. However, there continues to be a gap in the available spaces and the programmatic needs to accommodate the continually growing student population. In the interim, spaces may need to be renovated or additional relocatable classrooms added to meet needs.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of the first quarter of 2017 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

Escalation is estimated to be 3.1% according to OFM. Actual construction costs have varied higher and lower than 3.1% and may impact the projects as they move forward. In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.

Table 5 – Estimated Near-term Total Project Costs

Phase I		\$ 127,090,000
New Surprise Lake Middle School Grades 6-7-8		
	Subtotal	\$ 49,951,000
Relocate / Modify District Administration for High School Expansion		
	Subtotal	\$ 6,319,000
Master Plan/Redevelopment - Grade Consolidation 9-10-11-12 at Fife High School		
	Subtotal	\$ 69,820,000
Financing Costs		\$ 1,000,000

*Financing costs are estimated.

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 19. Student Generation Rates (SGR) used in this plan are the averages from the following surrounding school district's current capital facilities plan: Federal Way, Steilacoom, Sumner, Puyallup, Auburn, and Bethel. The individual student generation rates and averages are shown on Table 6 in the Appendix. Based on current calculations as shown in Table 7 in the Appendix, the single-family rate is calculated at \$1,527. The multiple-family rate is calculated at \$290.

APPENDIX

Fife School District Student Generation Rates*

APPENDIX Table 6 – Student Generation Rates

Single Family	Elementary School	Middle School	High School	Totals
Auburn	0.1930	0.0770	0.0730	0.3430
Bethel	0.3550	0.1170	0.0900	0.5620
Federal Way	0.2200	0.1202	0.1429	0.4831
Puyallup	0.4230	0.1480	0.1400	0.7110
Steilacoom	0.4360	0.2040	0.2040	0.8440
Sumner	0.3230	0.1520	0.1740	0.6490
Single Family Average	0.3250	0.1364	0.1373	0.5987
Multi Family	Elementary School	Middle School	High School	Totals
Auburn	0.1030	0.0310	0.0440	0.1780
Bethel	0.2560	0.1020	0.1060	0.4640
Federal Way	n/a	n/a	n/a	n/a
Puyallup	0.1300	0.0460	0.0680	0.2440
Steilacoom	0.0340	0.0340	0.0110	0.8440
Sumner	0.1120	0.0700	0.1020	0.2840
Multi Family Average	0.1270	0.0566	0.0662	0.2498

Student Generation Rates (SGR) used in this plan are the averages from the following surrounding school district’s current capital facilities plan: Federal Way, Steilacoom, Sumner, Puyallup, Auburn, and Bethel. Federal Way School District multi family SGR was omitted due to an unusually high multi family SGR rate.

APPENDIX Table 7 –Impact Fees

School Impact Fee Calculation							
District: FIFE							
School Site Acquisition Cost:							
((AcrexCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility Acreage	Cost/Acre	Facility Size	Student Factor SFR	Student Factor MFR	Calculated Cost/SFR	Calculated Cost/MFR
Elementary	0.00		550	0.3250	0.1270	\$ -	\$ -
Mid/Jr. High	0.00		500	0.1364	0.0566	\$ -	\$ -
Sr. High	0.00		440	0.1373	0.0662	\$ -	\$ -
TOTAL						\$ -	\$ -
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	91.92%		550	0.3250	0.1270	\$ -	\$ -
Mid/Jr. High	95.84%		500	0.1364	0.0566	\$ -	\$ -
Sr. High	96.90%	\$69,820,000	1200	0.1373	0.0662	\$ 7,740.93	\$ 3,732.33
TOTAL						\$ 7,740.93	\$ 3,732.33
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Portable/Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	8.08%	\$0	44	0.3250	0.1270	\$ -	\$ -
Mid/Jr. High	4.16%	\$0	88	0.1364	0.0566	\$ -	\$ -
Sr. High	3.10%	\$0	22	0.1373	0.0662	\$ -	\$ -
TOTAL						\$ -	\$ -
State Matching Credit:							
Boeckh Index X SPI Square Footage X State Match % X Student Factor							
	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	213.23	90.0	0.00%	0.3250	0.1270	\$ -	\$ -
Mid/Jr. High	213.23	108.0	0.00%	0.1364	0.0566	\$ -	\$ -
Sr. High	213.23	130.0	53.17%	0.1373	0.0662	\$ 2,023.62	\$ 975.70
TOTAL						\$ 2,023.62	\$ 975.70
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$ 279,892	\$ 228,704
Capital Bond Interest Rate						3.95%	3.95%
Net Present Value of Average Dwelling						\$ 2,275,836	\$ 1,859,620
Years Amortized						10	10
Property Tax Levy Rate						\$ 1.17	\$ 1.17
Present Value of Revenue Stream						\$ 2,662.73	\$ 2,175.76
Fee Summary:							
				Single - Family	Multiple - Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 7,740.93	\$ 3,732.33		
Temporary Facility Cost				\$ -	\$ -		
State Match Credit				\$ (2,023.62)	\$ (975.70)		
Tax Payment Credit				\$ (2,662.73)	\$ (2,175.76)		
Sub-total				\$ 3,054.58	\$ 580.88		
Local Share				\$ 1,527.29	\$ 290.44		
District Discount				\$ -	\$ -		
FEE				\$ 1,527	\$ 290	YEAR 2017	

**Capital Finance Plan Projects and Financing Plan
Sources and Uses of Funds**

APPENDIX Table 8 – Sources and Uses of Funds

Sources/Uses	2017-2023
Sources of Funds:	
Existing Revenue:	163,986
New Revenue:	
Bonds, Not approved*	115,355,170
State Match, Not approved	11,342,000
Impact Fees	228,844
Total Sources:	127,090,000
Use of Funds:	
Phase I Capacity Projects:	
High School Addition	69,820,000
(Approx. cost for 1200 students)	
Sub Total:	69,820,000
Non-Capacity Projects:	58,180,000
Surprise Lake Middle, Columbia Jr. High, and Educational Service Center project costs not associated with capacity increases	
Relocation of School District Offices	
Sub Total:	58,180,000
Total Costs/Use of Funds:	127,090,000
Phase I Sub Total:	127,090,000
Balance: Surplus or (Deficit)	0

*Actual bond amount may vary or be rounded to the nearest million.

**High School Addition is under discussion to incorporate relocating the 9th grade from Columbia Junior High to Fife High School. This has the impact of creating capacity at Columbia Junior High for 300 students.

*** State match based on Tom Carver's email with estimated additive to the construction costs.

APPENDIX TABLE 9 – Six Year Finance Plan

		Six Year Finance Plan										
		Costs in Thousands (1,000s)										
		Estimated Expenditures						Sources of Revenue				
PROJECTS		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Project Cost	2018 Bond Program	Estimated State Match	Other Capital Funds	Impact Fees
Phase I												
	New Surprise Lake Middle School Grades 6-7-8			5,045	25,226	20,180		50,451	40,689	9,762		23,351
	Relocate / Modify District Administration for High School Expansion		6,319					6,319	6,319			
	Master Plan/Redevelopment - Grade Consolidation 9-10-11-12 at Fife High School		7,032	45,708	17,580			70,320	68,740	1,580		205,493
	Temporary Instructional Space (Portables)											
	Total Costs	-	13,351	50,753	42,806	20,180	-	127,090	115,748	11,342	-	228,844

1. Projects are under consideration by the School District.
2. Project Costs use a 3.1% escalation to the estimated midpoint of construction as discussed in preliminary planning.
Actual project costs / schedule will be determined at a future date.
3. Estimated Bond Program may change based on approved state match and other funding sources.
4. State match is unconfirmed and may be modified.
5. Estimated expenditures are based on projected cash flow needs of the project and will need verified during design/construction.
6. The 2018 Bond Program assumes community approval during the February 2018 special election.

Capital Facility Requirements to 2017-2023

APPENDIX Table 10 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2017	3,665	3,335	3,169	-496	\$28,858,933
2018-2023	3,906	3,830	3,664	-242	\$14,075,447

* Includes pre-kindergarten

** Capacity after adjusting for loss classrooms due to programmatic changes.

Future capacity assumes projects move forward as planned.

School District Cost per Student Headcount

APPENDIX Table 11 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	0	0	\$58,183

High School: Calculated using the projected total project cost (\$69,819,500) divided by the estimated capacity (1200). This project assumes moving 9th grade to the High School.

Square Feet per Actual Student Headcount (October 2017)

APPENDIX Table 12 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1695	96
6-7	560	129
8-9	590	156
10-12	768	183

Projects Capacity to House Students

APPENDIX Table 13 – Projects Capacity to House Students

	2017	2018	2019	2020	2021	2022	2023
Adjusted Program Capacity	3169	3169	3169	3169	3169	3169	3674
Portable Capacity	638	638	638	638	638	638	528
Total	3807	3807	3807	3807	3807	3807	4202
Projected Enrollment	3665	3754	3758	3800	3838	3860	3907
<i>New Capacity From Projects*</i>						505	-10
<i>Projected Removal of Portables</i>						-110	-176
Surplus / (Deficit) w/o Portables	-496	-585	-589	-631	-669	-186	-243
Surplus / (Deficit) w Portables	142	53	49	7	-31	342	109

*Surprise Lake Middle School is estimated to have slightly less capacity than the current facility due to the additional capacity in Columbia Junior High when the 9th grade moves to Fife High School.

**Student projected headcount may be +/- 1 due to rounding.

***Please refer to Table 4 for adjusted program capacity details.