

# CAPITAL FACILITIES PLAN 2020 – 2026



*Adopted: \_\_\_\_\_, 2020*

***June 2020 DRAFT***

## **FIFE SCHOOL DISTRICT NO. 417**

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

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## **FIFE SCHOOL DISTRICT NO. 417**

5802 20 STREET EAST  
TACOMA WA 98424-2000

### **School Board Members**

Kimberly Yee  
Cheryl Reid-Simons  
Chelsea Bjorkman  
Iesha Kidd  
Jennifer Mayhew

Kevin Alfano, Superintendent  
Ben Ramirez, Assistant Superintendent  
Jeff Nelson, Assistant Superintendent Teaching, Learning & Innovation  
Kari Harris, Assistant Superintendent Business Services

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

Principal: Brandon Bakke  
Assistant Principal: Doug Gonzales  
Assistant Principal: Paige Carroll

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

Principal: Mark Robinson  
Assistant Principal: Chris Lezcano

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

Principal: Mark Beddes  
Assistant Principal: Megan Gallwas

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

Principal: Amy Mittelstaedt  
Assistant Principal: David Pogson

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

Principal: Don Sims  
Assistant Principal: Jill Dornan

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

Principal: Julie Bartlett  
Assistant Principal: Mary McLaughlin

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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 (2019) more than 22,500 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates more than 3,800 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.

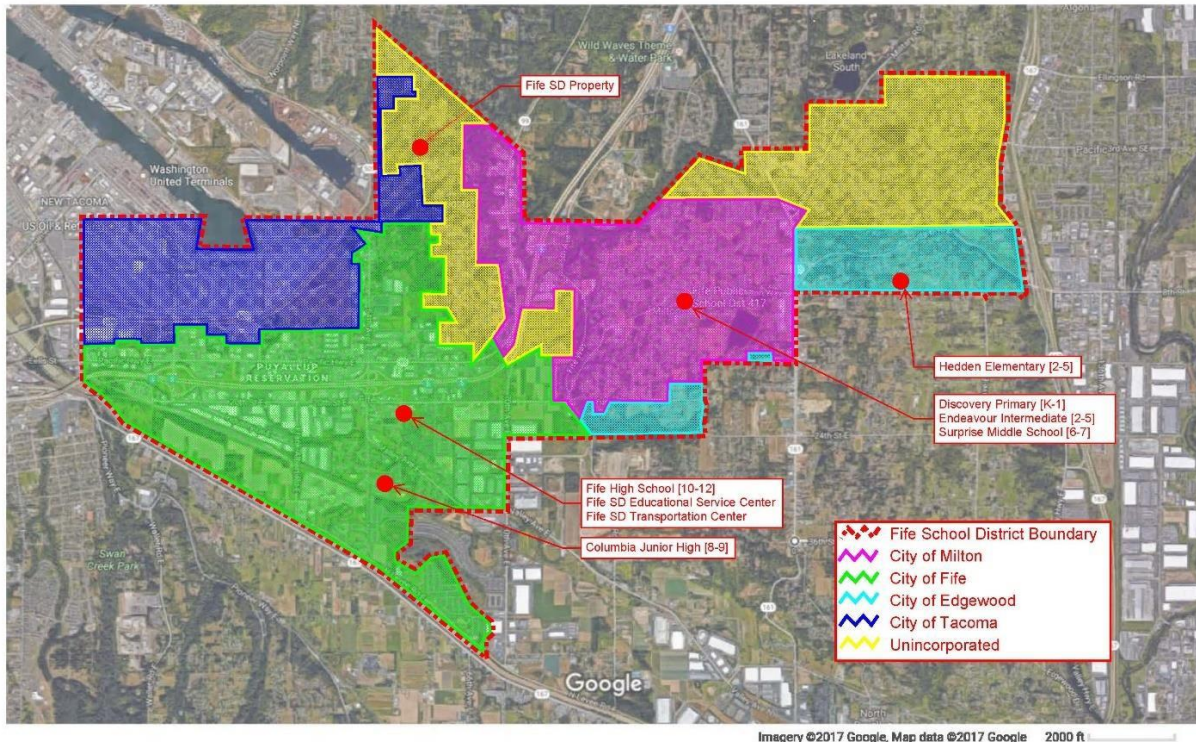
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year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



The District currently educates 3,847 students (October 2019). 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

### **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 the following elements:

- Standard of Service
- Facilities Inventory
- Enrollment Projections
- Current Capacity
- A Six-Year Capital Improvement Plan
- Recommended School Impact Fees

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 adopt the District's Capital Facilities Plan as a component of its 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 District’s Board of Directors 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.

The District plans to reorganize its elementary schools following the opening of the new Fife Elementary School anticipated in the fall of 2021. Discovery Primary will move to a pre-kindergarten through second grade, and Hedden Elementary School and Fife Elementary School will serve grades three through five. Endeavor Elementary School will close for K-12 instruction and will be used for District Administration.

### **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. There is consideration of the district to reconfigure the grades in the future to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.



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)	Program Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	475
Endeavour Intermediate School	2-5	7.045	54,058	1,792	520
Surprise Lake Middle School	6-7	17.23	72,176	3,584	510
Columbia Junior High School	8-9	34.40	92,000	3,544	560
Fife High School	10-12	28.86	140,193	4,480	695
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Information Required by Pierce County

**Discovery Primary School** (grades K-1 and preschool)  
1205 – 19<sup>th</sup> Avenue, Milton, WA 98354  
Built new and opened in 1992.

**Alice V. Hedden Elementary School** (grades 2-5)  
11313 8<sup>th</sup> Street East, Edgewood, WA 98372  
Built new and opened in 2001.

**Endeavour Intermediate School** (grades 2-5)  
1304 17<sup>th</sup> 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. New replacement structure anticipated to open in fall 2020.

**Columbia Junior High School**

(grades 8-9)

2901 54<sup>th</sup> 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 20<sup>th</sup> 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.

**Transportation Center**5601 20<sup>th</sup> Street East, Tacoma, WA 98424

Built new in 1996.

**Educational Services Center**5802 20<sup>th</sup> Street East, Tacoma, WA 98424

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

## ENROLLMENT PROJECTIONS

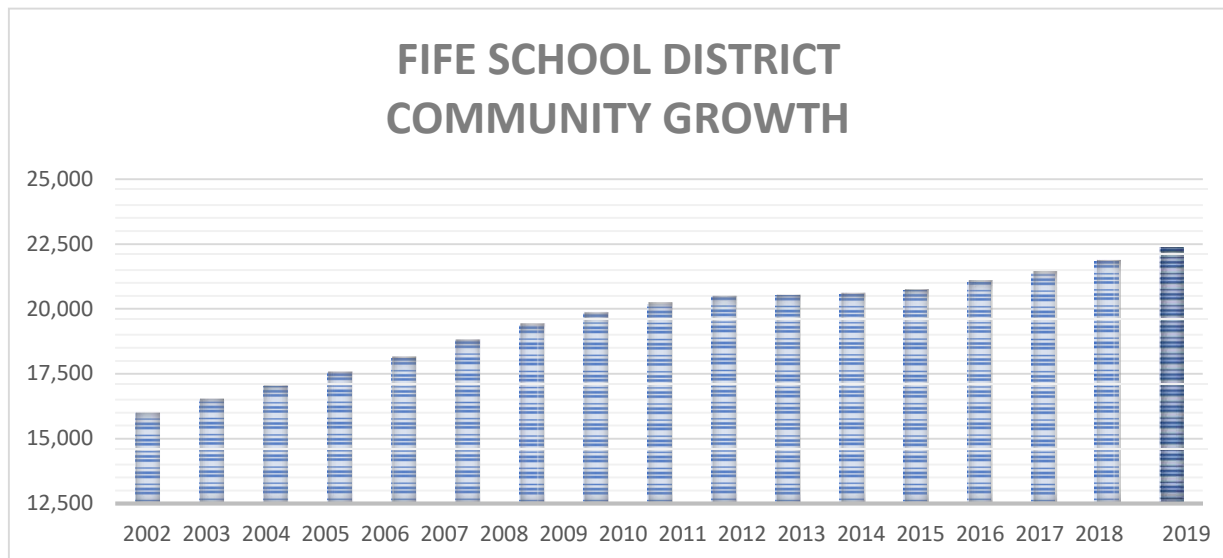
The District incorporates the Office of the Superintendent of Public Instruction’s (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. 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.

The Cohort Survival Method needs to be adjusted to account for changes in 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 modified enrollment projections. 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 9.6% between 2011 and 2019 at a rate between 3-4% annually prior to the recession. Post-recession, this growth slowed significantly to an average of 1.2% and then rose to averaging nearly 2% growth year over year through 2017. However, growth in the most recent few years has slowed to around 0.4% per year.

Graph 1 – Fife School District Historical Community Growth



OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2011 and 2019, Fife grew 10.11%. During the same time periods, Milton grew 13.38% and Edgewood grew 17.08%. The State change in population during the same time period grew 10.45%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2017 these projections were updated and show Pierce County increasing 13.43% in ten years and 23.71% in twenty years. This is slightly higher than the state which is projected to increase 12.89% in ten years, and 23.63% in twenty years. 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 2014. At that time, it was estimated that the communities within the Fife School District have the capacity to accommodate 7,527 housing units including an adjusted developable land capacity for Edgewood as described in its most recent comprehensive plan (2015).

Birth rate data from the surrounding area is used to predict elementary enrollment since there is no existing cohort.

Enrollment projections are updated annually using the most recent headcount reported to OSPI and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2025-26 school year. The school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

	Actual Headcount Enrollment - October					2019	Projected Enrollment					
	2014	2015	2016	2017	2018		2020	2021	2022	2023	2024	2025
Pre-K Special Needs	48	54	50	62	67	68	70	71	73	74	75	75
KINDERGARTEN	301	252	277	295	266	292	298	304	310	316	322	328
GRADE 1	268	318	270	279	313	266	303	310	316	322	328	335
GRADE 2	300	277	294	273	300	305	270	307	314	320	327	333
GRADE 3	273	292	277	302	275	308	304	269	306	313	319	326
GRADE 4	258	279	287	294	298	289	308	304	269	306	313	319
GRADE 5	276	262	290	286	285	294	291	310	306	271	308	315
GRADE 6	290	292	280	314	289	298	304	301	321	317	281	319
GRADE 7	272	293	280	285	312	288	297	303	300	320	316	280
GRADE 8	268	284	306	288	276	317	292	301	307	304	324	320
GRADE 9	311	267	284	304	281	293	311	287	295	301	298	318
GRADE 10	246	303	268	288	318	285	294	313	288	296	302	299
GRADE 11	250	231	290	270	259	299	277	286	305	280	288	294
GRADE 12	228	240	210	280	234	245	285	264	272	290	266	274
Total	3589	3644	3663	3820	3773	3847	3904	3930	3982	4030	4067	4135

\*Projections are based on the OSPI Cohort Survival Method as modified to consider current growth assumptions. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.

## CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining its 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 table below illustrates the current Washington State 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 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	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

## Capital Facilities Plan 2020 – 2026

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2019 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
<b>ELEMENTARY SCHOOLS</b>										
Discovery Primary*	30	485	6	(76)	409	627	(217)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate	29	530	1	(10)	520	645	(125)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	551	(76)	4	88	Special ed.
<b>MIDDLE / JUNIOR HIGH SCHOOLS</b>										
Surprise Lake Middle School	29	530	2	(20)	510	586	(76)	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	610	(50)	4	88	Special ed.
<b>HIGH SCHOOL</b>										
Fife High School	39	705	1	(10)	695	829	(134)	5	110	Special ed.
<b>TOTAL</b>	<b>183</b>	<b>3335</b>	<b>15</b>	<b>(166)</b>	<b>3169</b>	<b>3847</b>	<b>(678)</b>	<b>29</b>	<b>638</b>	

\*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

### Near-term (2019-2025)

The District's voters approved a \$176.3 million general obligation construction bond in February 2018. The projects below will be funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **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 650 students (an increase in capacity of approximately 140 seats), and is intended to allow for growth and possible grade reconfiguration in the future with 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 for possible grade reconfiguration to include 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. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition will be placed on the west side of the high school campus. These additional classrooms will provide for an estimated increase of 330 students.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the district Educational Service Center will need to be relocated. Following the opening of the new Fife Elementary School, the District plans to close Endeavor Intermediate School to K-12 instruction and move the Educational Service Center to that location.
- **New Elementary School:** Fife Elementary School is planned for opening in the fall of 2021 to accommodate student growth. The new school is proposed to accommodate 825 students. The new elementary school will be located in the City of Fife on current school district property where Fife High School and the Educational Services Center is located.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the district plans to readjust grade configuration so that Discovery Primary houses special needs prekindergarten through first grade and the other two elementary schools will serve students in grades two through five.

While addressing these capital facility projects, it is important to note 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.

### **Mid – and Long-term (2025+)**

The district is in process of developing a long-range capital facilities plan. The outcome will be 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, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Reduce the need for relocatable classrooms.
- Maximize existing properties for future development.

### **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 fourth quarter of 2019 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.

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.



## Capital Facilities Plan 2020 – 2026

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Middle School	\$ 64,700,533	114,000	650
PHASE IA	Relocate Educational Service Center (Endeavor EI)	\$ 8,659,960	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 13,667,030		
PHASE II	New Fife Elementary School	\$ 78,493,722*	105,751	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,741,325	29,000	330
		\$ 194,272,570		

\*Project used to calculate school impact fees using estimated construction costs.

## IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. New capacity projects at all grade levels are growth-related. The District is using the new Fife Elementary School project to calculate its school impact fees.

Included in the calculation are Student Generation Rates (SGR). These are the number of students expected to come from each housing unit within these new developments. In May 2020 the district hired a consultant to update the Student Generation Rates. The consultant's analysis was performed in compliance with applicable code provisions. The analysis involves comparing student street addresses with street addresses from new residential development within the previous five year period to identify current students living at new housing units. The data is aggregated to show the number of students per grade grouping for each type of residential development. Student generation rates are calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. The 2020 study shows fairly consistent student generation rates between the 2019 study and the 2020 study, with some continuing slight decreases in the multi-family student generation rate. The district believes, however, this decrease is temporary based upon known multi-family development and will monitor this rate with annual updates to the Capital Facilities Plan. The student generation rates are shown on Table 6 in the Appendix

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$4,715. The multiple-family rate is calculated at \$1,426.

## APPENDIX

### Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

2020 Fife Public Schools Student Generation Rates		
	Single Family	Multifamily
Elementary (K through 5)	.212	.081
Middle School (6 through 9)	.147	.053
High School (10 through 12)	.116	.030
<b>Total</b>	<b>.476</b>	<b>.165</b>

*Totals may not balance due to rounding.  
Complete student generation rate analysis on file with the District.*

**Table 6 – School Impact Fee Calculation**

				Student	Student		
<b>School Site Acquisition Cost:</b>							
((Acres x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$0	825	0.335	0.174	\$0	\$0
Middle	35.00	\$0	650	0.139	0.074	\$0	\$0
High	35.00	\$0	330	0.139	0.077	\$0	\$0
						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	92.92%	\$ 58,879,292	825	0.335	0.174	\$22,216	\$11,539
Middle	95.84%	\$ -	650	0.139	0.074	\$0	\$0
High	96.90%	\$ -	330	0.139	0.077	\$0	\$0
						\$22,216	\$11,539
<b>Temporary Facility Cost:</b>							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	7.08%	\$ -	20	0.335	0.174	\$0	\$0
Middle	4.16%	\$ -	25	0.139	0.074	\$0	\$0
High	3.10%	\$ -	25	0.139	0.077	\$0	\$0
					<b>TOTAL</b>	\$0	\$0
<b>State Funding Assistance Credit:</b>							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	54.11%	0.335	0.174	\$3,886	\$2,019
Middle	\$ 238.22	108	0.00%	0.139	0.074	\$0	\$0
High	\$ 238.22	130	0.00%	0.139	0.077	\$0	\$0
					<b>TOTAL</b>	\$3,886	\$2,019
<b>Tax Payment Credit:</b>							
	Average Assessed Value					SFR	MFR
	Capital Bond Interest Rate					\$378,226	\$283,453
	Net Present Value of Average Dwelling					2.44%	2.44%
	Years Amortized					\$3,320,545	\$2,488,508
	Property Tax Levy Rate					10	10
	Present Value of Revenue Stream					\$2.68	\$2.68
						\$8,899	\$6,669
<b>Fee Summary:</b>							
				Single	Multi-		
				Family	Family		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$22,216	\$11,539		
	Temporary Facility Cost			\$0	\$0		
	State Funding Credit			(\$3,886)	(\$2,019)		
	Tax Payment Credit			(\$8,899)	(\$6,669)		
	FEE (AS CALCULATED)			\$9,430	\$2,851		
	50% LOCAL SHARE			\$4,715	\$1,426		

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

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2019-2028
<b>Sources of Funds:</b>	
Existing Revenue:	419,000
New Revenue:	
Bonds, Approved	176,300,000
State Match, Not Finalized	16,000,000
Impact Fees	1,553,177
<b>Total Source of Funds:</b>	<b>194,272,570</b>
<b>Use of Funds:</b>	
Capacity Projects:	
New Middle School	64,700,533
High School Addition	28,751,322
New Elementary	78,493,722
<b>Sub Total:</b>	<b>171,945,580</b>
Non-Capacity Projects:	22,326,990
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Also includes relocation of the Educational Service Center	
<b>Sub Total:</b>	<b>93,541,462</b>
<b>Total Use of Funds:</b>	<b>194,272,570</b>
<b>Balance: Surplus or (Deficit)</b>	<b>0</b>

*Information Required by Pierce County*



Capital Facilities Plan 2020 – 2026

APPENDIX TABLE 8 – Six Year Finance Plan

		<b>Six Year Finance Plan</b>											
		Costs in Thousands (1,000s)											
		Estimated Expenditures						Sources of Revenue					
PROJECTS		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total Project Cost**	2018 Bond Program	Estimated State Match*	Other Capital Funds	Impact Fees
<b>Phase I</b>													
	New Middle School	43,524	9,439						64,701	X	X		X
	Relocate Educational Service Center	524	4,401	3,734					8,660	X			
	District Wide Safety and Security Improvements	8,367	4,954	345					13,667	X			
	New Elementary School	14,927	45,741	\$14,834					78,494^	X	X		X
	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	4,155	17,812	6,208					28,751	X	X		X
<p>*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed.</p> <p>**Includes funds expended prior to 2019.</p> <p>^ Project used to calculate school impact fees using estimated construction costs.</p> <p>1. Project Costs use a 3.1% escalation to the estimated midpoint of construction as discussed in preliminary planning. Actual project costs and schedule will be determined at a future date.</p> <p>2. State match is unconfirmed and may be modified.</p>													

Information Required by King County

**Capital Facility Requirements to 2020-2026**

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2019	3,847	3,335	3,169	-678	\$ 63,229,828
2020-2026	4,135	4,110	3,944	-191	\$ 17,812,469
* Includes pre-kindergarten					
** Capacity after adjusting for programmatic changes.					
Permanent capacity only.					
Future capacity assumes projects move forward as planned.					

Calculated using average cost per student x need.

Information required by Pierce County

**School District Cost per Student Headcount**

APPENDIX Table 10 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 95,144	\$ 99,539	\$ 85,095

Calculated using the projected total project costs divided by the estimated total capacity.

Information required by Pierce County

**Square Feet per Actual Student Headcount  
(October 2019)**

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1822	89
6-7	586	123
8-9	610	151
10-12	829	169

Information required by Pierce County



**Projects Capacity to House Students**

APPENDIX Table 12 – Projects Capacity to House Students

	2019	2020	2021	2022	2023	2024	2025
Adjusted Program Capacity	3169	3309	3944	3944	3944	3944	3944
Portable Capacity	638	550	506	506	506	506	506
<b>Total</b>	<b>3807</b>	<b>3859</b>	<b>4450</b>	<b>4450</b>	<b>4450</b>	<b>4450</b>	<b>4450</b>
Projected Enrollment	3847	3904	3930	3982	4030	4067	4135
<i>New Capacity From Projects*</i>		140	1,155				
<i>Removal of Endeavor El School</i>			-520				
<i>Projected Removal of Portables</i>		-88	-44				
Surplus / (Deficit) w/o Portables	-678	-595	14	-38	-86	-123	-191
Surplus / (Deficit) w Portables	-40	-45	520	468	420	383	315

*Information required by Pierce County*

\*2020: Surprise Lake Middle School replacement will be open to accommodate 650 students. This addresses growth of 140 above its current program capacity.

\*2021: Additional elementary school will open to accommodate growth for 825 student; Endeavor ES closes.

\*2021: Fife High School addition will open to accommodate growth for approx. 330 students.

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

\*\*\*Please refer to Table 3 for adjusted program capacity details.