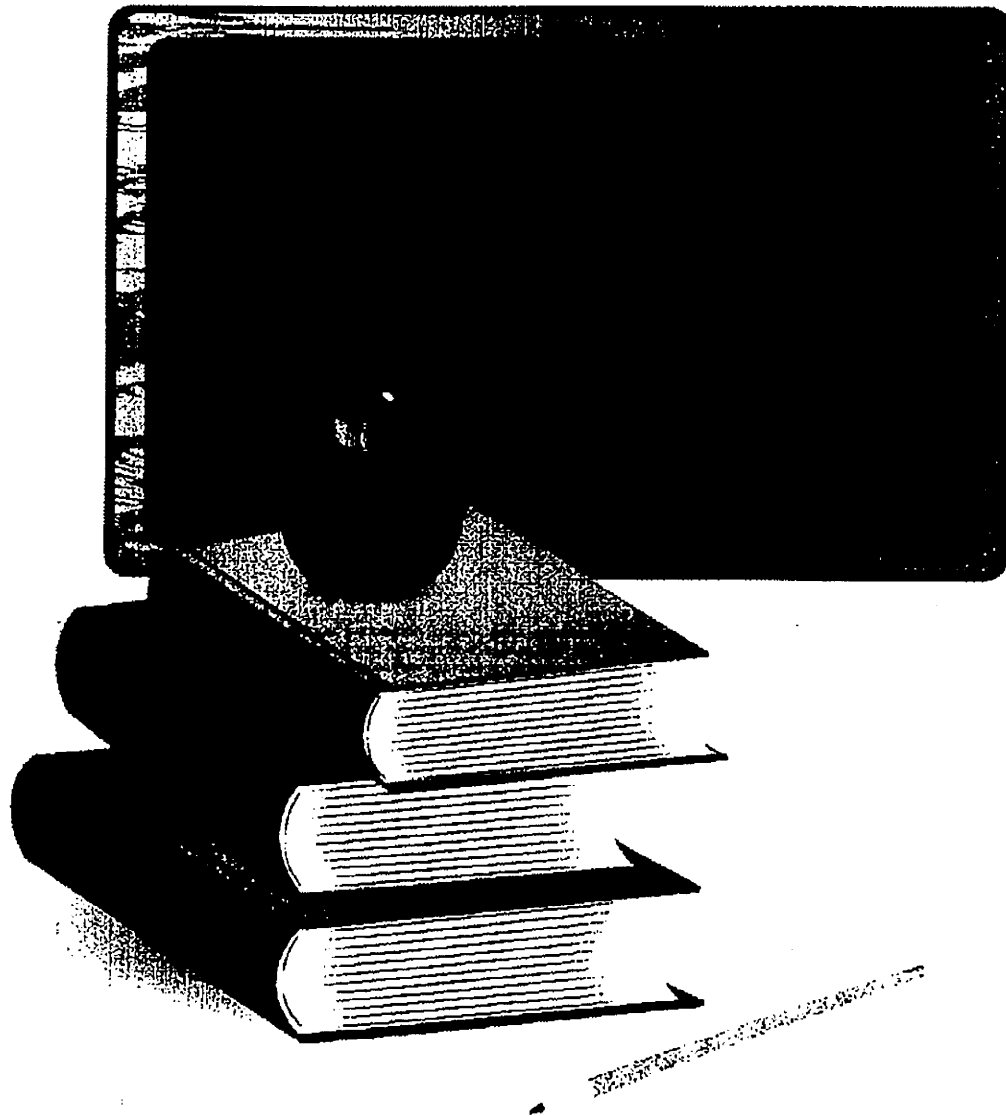


# Fife School District No. 417

## Capital Facilities Plan

### 2011-2017



*Adopted: June 27, 2011*

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

**School Board Members**

Bruce Burnside  
Bob Scheidt  
Doug Fagundes  
Marisa Michaud  
Sally Finlayson

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Director of Business Services

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

Principal: Mark Knight  
Assistant Principal: Brian Neufeld  
Assistant Principal: Amanda Fox

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

Principal: Jeff Nelson  
Dean of Students: Mark Robinson

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

Principal: Jim Snider  
Dean of Students: *To be Filled*

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

Principal: Kevin Alfano

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

Principal: Julia Grubiak

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

Principal: Julie Bartlett

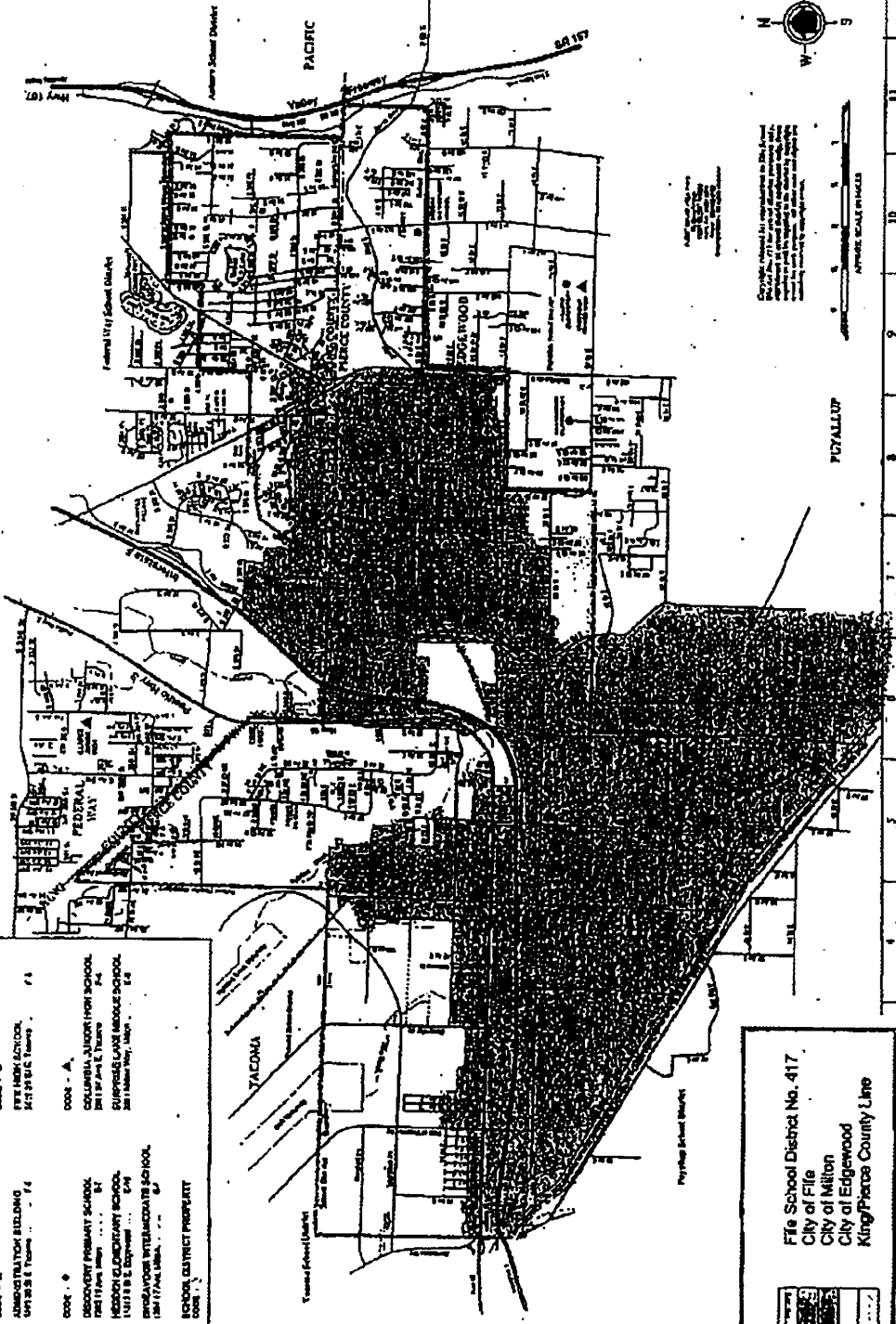
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# FIFE SCHOOL DISTRICT NO. 417

FIFE SCHOOL DISTRICT NO. 417  
 SHELLEY School Site - Tacoma, WA 98402-1000 - Phone: 252-4117-1000 - Fax: 252-4117-1000

- |   |  |
|---|--|
| CODE - B<br>SUNBROOK SCHOOL<br>5417 35th E, Tacoma, WA 98402                  | CODE - A<br>COLUMBIA JUNIOR HIGH SCHOOL<br>1811 37th Ave E, Tacoma, WA 98402 |
| CODE - C<br>DEWEY PRIMARY SCHOOL<br>1811 37th Ave E, Tacoma, WA 98402         | CODE - D<br>HESBORN ELEMENTARY SCHOOL<br>1413 35th E, Tacoma, WA 98402       |
| CODE - E<br>SUNBROOK INTERMEDIATE SCHOOL<br>1811 37th Ave E, Tacoma, WA 98402 | CODE - F<br>TACOMA DISTRICT PROPERTY   |



**Legend:**

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

## 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 September 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

School	Capacity	Site Size (est.acres)				Facility	Portable	Portable	Portable
			(sq. ft)	(sq. ft)	(sq. ft)	Size (sq.ft.)	Number (3/08)	Capacity	Size (sq. ft.)
			(D-7)	(D-7)	(D-7)				
			New	Mod	Total				
<b>Fife High School</b>	<b>705</b>	<b>28.86</b>				<b>140,193</b>	<b>5</b>	<b>110</b>	<b>4,480</b>
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>	<b>600</b>	<b>34.4</b>				<b>92,000</b>	<b>4</b>	<b>88</b>	<b>3,544</b>
Classroom/Office/Gym			92,000		92,000				
<b>Surprise Lake Middle School</b>	<b>530</b>	<b>17.23</b>				<b>72,176</b>	<b>4</b>	<b>88</b>	<b>3,584</b>
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
<b>Endeavour Intermediate</b>	<b>530</b>	<b>7.045</b>				<b>54,058</b>	<b>4</b>	<b>88</b>	<b>3,584</b>
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>	<b>485</b>	<b>14.89</b>				<b>51,673</b>	<b>2</b>	<b>44</b>	<b>1,772</b>
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
<b>Discovery Primary</b>	<b>485</b>	<b>7.045</b>				<b>57,047</b>	<b>6</b>	<b>132</b>	<b>5,376</b>
Playshed			2,776		2,776				
<b>TOTAL</b>	<b>3,335</b>	<b>109.47</b>				<b>467,147</b>	<b>25</b>	<b>550</b>	<b>22,340</b>
<b>TOTAL CORE AND PORTABLE CAPACITY</b>	<b>3,885</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 and commercial construction in the Fife/Milton area. For example, there are over 150 planned single family housing starts and over 140 planned multifamily units within our school district's boundary, expected to generate an additional 97 new students. Despite a down-turn in the economy, and slight decrease in the current year's enrollment, we are anticipating continued growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 2.04% per year, and 1.00% per year over the past five years. For the next six years, the Cohort Survival Method predicts an increased average growth rate of 1.79% as shown below.

ENROLLMENT*	06-07	07-08	08-09	09-10	10-11**	11-12	12-13	13-14	14-15	15-16	16-17
<b>FHS</b>											
10	279	297	294	294	246	264	258	288	289	307	285
11	287	312	280	283	284	245	264	258	288	269	307
12	301	284	306	283	286	276	249	268	262	293	273
Total #	867	893	880	860	816	785	771	814	819	869	865
<b>COLUMBIA</b>											
8	276	290	250	268	270	279	281	297	276	294	325
9	292	311	300	262	269	284	295	276	314	292	311
Total #	568	601	550	530	539	543	556	573	590	586	636
<b>SLMS</b>											
6	247	246	261	288	251	280	260	277	306	314	296
7	276	281	250	257	281	250	284	264	281	311	319
Total #	623	507	511	545	532	530	544	541	587	625	615
<b>ENDEAVOUR</b>											
2	123	142	134	137	145	149	139	151	153	156	157
3	126	130	153	125	139	147	151	142	153	156	158
4	101	148	136	154	132	138	152	156	147	159	161
5	126	121	152	138	153	131	140	155	169	150	162
Total #	478	541	575	554	569	565	582	604	612	620	638
<b>HEDDEN</b>											
2	112	121	105	112	119	121	114	123	125	127	128
3	118	111	121	103	113	120	124	116	126	127	129
4	108	117	106	128	108	112	124	128	120	130	132
5	89	111	119	112	125	108	115	126	130	122	132
Total #	427	460	451	453	465	461	477	493	501	506	521
<b>DISCOVERY</b>											
PS sections	3	3	3	3	4	4	5	5	5	5	5
K	199	233	277	265	238	250	254	257	281	264	268
1	246	219	253	271	269	243	283	267	271	274	278
Total K-1 #	445	452	530	536	505	493	517	524	532	538	546
Total K-12 #	3308	3464	3497	3478	3426	3377	3447	3549	3641	3744	3821
FTE					3412.44						
% Increase	1.41%	4.41%	1.24%	-0.54%	-1.51%	-1.45%	2.03%	2.87%	2.52%	2.75%	2.02%
Avg Growth/Year					1.00%						1.79%

\* 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 now attend full-time as well and thus require full-time seating space.

\*\* Actual enrollment based on October student headcount through the 10-11 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 20-22 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 complications, 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, 108 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 132.88.

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 23 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.* To reflect current programming needs and actual use of facility spaces, the District has finalized participation in a community-wide study and survey. The survey results are described on pages 12 and 13.

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 2006-07 school year through the 2016-17 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 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	16-16	16-17
10		279	287	294	294	246	284	258	288	269	307	285
11		287	312	280	283	294	245	264	258	288	289	307
12		301	284	306	283	286	276	249	268	262	293	273
total 10-12	#	867	883	880	860	816	785	771	814	819	889	865
FTE						796.71						
Plant Capacity		705										
Teachers						42	40	40	42	42	45	45
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
IV Classrm												
Up Clsm	7					7	7	7	7	7	7	7
Down Clsm	1					1	1	1	1	1	1	1
Sp. Ed.	2					2	2	2	2	2	2	2
Home Ec.	1					1	1	1	1	1	1	1
Lb. Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
V Annex												
Up Clsm	1					1	1	1	1	1	1	1
Down Clsm	9					9	9	9	9	9	9	9
VI Gym												
Clsm	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrest/Weight	1					1	1	1	1	1	1	1
VII Café												
Music	1					1	1	1	1	1	1	1
VIII Shop												
Art	1					1	1	1	1	1	1	1
Wood	1					1	1	1	1	1	1	1
Metal	1					1	1	1	1	1	1	1
IX Science/Ag	3					3	3	3	3	3	3	3
Alt H.S.	1					1	1	1	1	1	1	1
(East) Classroom	4					4	4	4	4	4	4	4
total	39					39	39	39	39	39	39	39
Classrooms Needed												
Portables	5					3	1	1	3	3	5	5
Future						0	0	0	0	0	1	1
Total	44					42	40	40	42	42	45	45
note: 6 period day/1 teacher prep period												
Storage Containers						3	3	3	3	3	3	3

\*Headcount

**Capacity and Space Needs**

COLUMBIA JUNIOR HIGH SCHOOL		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
8		276	290	250	268	270	278	261	297	276	294	325
9		292	311	300	282	269	264	295	276	314	292	311
<b>Total 8-9</b>	<b>#</b>	<b>568</b>	<b>601</b>	<b>550</b>	<b>530</b>	<b>538</b>	<b>543</b>	<b>556</b>	<b>573</b>	<b>590</b>	<b>586</b>	<b>638</b>
<b>FTE</b>						<b>538.41</b>						
<b>Plan Capacity:</b>	<b>600</b>											
<b>Teachers</b>						<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>33</b>
<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					3	3	3	3	3	3	3
Science	4					4	4	4	4	4	4	4
Chorus	1					1	1	1	1	1	1	1
Band	1					1	1	1	1	1	1	1
Drama						0	0	0	0	0	0	0
Art	1					1	1	1	1	1	1	1
Technology	1					1	1	1	1	1	1	1
Auditorium	0					0	0	0	0	0	0	0
Computer	1					1	1	1	1	1	1	1
Library												
Classrooms	15					13	13	14	14	15	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
<b>Total</b>	<b>30</b>					<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed:</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>Portables</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>34</b>					<b>28</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>33</b>
<b>Note: 6 period day/1 teacher prep period</b>												
<b>Storage Containers</b>												

\*Headcount

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

### Capacity and Space Needs

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
6		247	246	261	288	251	280	280	277	306	314	286
7		276	261	250	257	281	250	284	284	281	311	319
<b>Total 6-7</b>	<b>#</b>	<b>523</b>	<b>507</b>	<b>511</b>	<b>545</b>	<b>532</b>	<b>530</b>	<b>544</b>	<b>541</b>	<b>587</b>	<b>625</b>	<b>615</b>
<b>FTE</b>						<b>527.00</b>						
<b>Plan Capacity</b>	<b>530</b>											
<b>Teachers</b>						<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>
<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					1	1	1	1	1	1	1
Science	3					3	3	3	3	3	3	3
Drama												
Shop	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Choir/Band	1					1	1	1	1	1	1	1
Library/lab	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrestling	0											
Classrooms	15					15	15	15	15	15	15	15
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0											
<b>total</b>	<b>26</b>					<b>28</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<b>Classrooms Needed</b>						<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>6</b>
<b>Portables</b>	<b>4</b>					<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>6</b>
<b>Total</b>	<b>30</b>					<b>27</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>
<b>Note: 7 period day/1 teacher prep period</b>												
<b>Storage Containers</b>						<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

\*Headcount

**Capacity and Space Needs**

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
2		123	142	134	137	145	149	139	151	153	155	157
3		128	130	153	125	139	147	151	142	153	156	158
4		101	148	136	154	132	138	152	156	147	159	181
5		128	121	152	138	153	131	140	155	169	160	162
<b>Total 2-5</b>	<b>#</b>	<b>478</b>	<b>541</b>	<b>575</b>	<b>554</b>	<b>569</b>	<b>565</b>	<b>582</b>	<b>604</b>	<b>612</b>	<b>620</b>	<b>638</b>
<b>FTE</b>						<b>568.00</b>						
<b>Plant Capacity</b>	<b>530</b>											
<b>Teachers</b>						<b>29</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>32</b>	<b>33</b>
<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.	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					20	20	21	21	21	21	21
<b>total</b>	<b>30</b>					<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>
<b>Portables*</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>
Future						0	0	0	0	0	0	0
<b>Total</b>	<b>34</b>					<b>29</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>*Share Discovery Portables</b>												
<b>Storage Containers</b>						<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

\*Headcount

### Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY		(based on District-adjusted 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
2		112	121	105	112	119	121	114	123	125	127	128
3		118	111	121	103	113	120	124	116	126	127	129
4		108	117	106	126	108	112	124	128	120	130	132
5		89	111	119	112	125	108	115	126	130	122	132
Total 2-5	#	427	460	451	453	465	461	477	493	501	506	521
FTE						465.00						
Plan Capacity	485											
Teachers						24	24	24	25	26	26	27
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Lap	2					2	2	2	2	2	2	2
Comp. Lab	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	18					16	16	16	17	18	18	18
total	26					24	24	24	25	26	26	26
Classrooms Needed						0	0	0	0	0	0	1
Portables	2					0	0	0	0	0	0	1
Future						0	0	0	0	0	0	0
Total	28					24	24	24	25	26	26	27
Storage Containers												

\*Headcount

\*\*Even though the Plan Capacity of Alice V. Hedden Elementary is listed at 485, the actual regular capacity of the facility is less than 485 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 10/10 OSPI enrollment projections)										
Enrollment*		06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Birth to 3 space												
PS sections		3	3	3	3	4	4	5	5	5	5	5
Includes preschool slots												
K		199	233	277	265	236	250	254	257	261	264	268
1		246	219	253	271	269	243	263	267	271	274	278
<b>Total K-1</b>		<b>445</b>	<b>452</b>	<b>530</b>	<b>538</b>	<b>505</b>	<b>493</b>	<b>517</b>	<b>524</b>	<b>532</b>	<b>538</b>	<b>546</b>
<b>FTE</b>						<b>389.50</b>						
<b>Plan Capacity</b>	<b>4850</b>	<b>(includes preschool)</b>										
<b>Teachers</b>												
Teachers						26	25	27	27	27	28	28
Pre-School						4	4	5	5	5	5	5
<b>total</b>						<b>30</b>	<b>29</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>33</b>
<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					3	3	3	3	3	3	3
Sp. Ed.	2					2	2	2	2	2	2	2
Title I	2					2	2	2	2	2	2	2
Music	1					1	1	1	1	1	1	1
ESL / LAP	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	19					19	19	19	19	19	19	19
<b>total</b>	<b>29</b>					<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>
<b>Classrooms Needed</b>						<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>
<b>Portables**</b>	<b>6</b>					<b>1</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>35</b>					<b>30</b>	<b>29</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>33</b>
<b>**Share Endeavour Portables</b>												
<b>Storage Containers</b>						<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

\*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, 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.

Despite a slight decrease in the 2009-10 through projected 2011-12 school year enrollments, all indicators point to steady enrollment growth. Both Pierce and King County have shown birth rates at a decrease, with an increase beginning in 2007. This points toward an increase in our kindergarten population starting in 2012. These factors, along with new residential developments and general population changes are projected to account for approximately 400 additional students within the next six years. As core facilities become overcrowded, the District will continue to utilize portable classrooms 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 space allocation used in the funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 105.77 square feet per student compared to 90 in the state formula. The National average is 110.

**Study and Survey 2009** - To reflect current building conditions as well as capacity needs, the District has recently finalized participation in a community-wide study and survey. The results of the survey include addressing the capacity needs at Fife High School due to enrollment growth. The proposal recommends an addition to the high school to make room for 10 new classrooms.

### 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 simply on past enrollment statistics through the 2010-11 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	08-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
FHS	5	6	6	5	3	1	1	3	3	6	6
COLUMBIA	0	0	0	0	0	0	0	0	0	0	3
SLMS	0	0	0	1	1	1	2	2	4	6	6
ENDEAVOUR	0	0	0	0	0	0	0	1	1	2	3
HEDDEN	0	0	0	0	0	0	0	0	0	0	1
DISCOVERY	0	0	3	2	1	0	3	3	3	4	4
<b>Classrooms Needed</b>	<b>5</b>	<b>6</b>	<b>9</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>6</b>	<b>9</b>	<b>11</b>	<b>18</b>	<b>23</b>

*Additon to Sr High  
16-17*

## 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 at Alice V. Hedden and Columbia Junior High, as well as the proposed Fife Senior High addition are outlined below.

## School Construction Plans

1996-1997	Survey and study (completed)
1998-1999	Plan for schools (completed)
1999-2000	Plan and request bond issue for schools (approved February 2000)
2000-2001	Build/occupy Hedden Elementary (completed 2001)
2001-2006	Build/occupy Columbia Junior High (occupied 2003)
2007-2008	Add modular classrooms at Hedden and Columbia
2007-2009	Survey and Study (completed)
2012-2014	Plan for senior high school addition and request bond issue
2016-2017	Build/occupy new addition

## Cost

**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, two new portable classrooms were added for use during the 2007-08 school year. Final cost was \$331,918 or about \$165,959 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 Fife Senior High Addition** - As a result of our study and survey completed in 2009, preliminary plans call for a \$23,671,104 expansion of the present high school within the next 6 years to accommodate growing secondary enrollments. The existing five portable classrooms will be removed to make way for the new 320 student addition.

## 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 school year, were school impact fees.

**Proposed Fife Senior High Addition** - The primary funding source for the Fife Senior High School addition will need Voted General Obligation Bonds, with impact fees providing an additional funding source. Due to inadequate state funding levels, the discrepancy still exists between the "square feet per student" used in the state formula and the actual space needed to provide a full instructional program with support services. Therefore, the District does not expect to qualify for matching funds for the Fife Senior High addition.



## **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 the following page. Student Generation Rates (SGR) were updated in 2009, and are based on an analysis of single and multiple-family development projects constructed between 2004 through 2008 within Fife School District boundaries. The results were updated with 2009 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$2,945. The multiple-family rate is calculated at \$1,632.

## **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 enrollment at each grade level is identified in the tables on pages 6-11. The District is currently over capacity at the elementary level by 39 students, under capacity at the middle/junior high school level by 59 students, and over capacity at the high school level by 111 students.

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

- Construction of new capacity and remodel of Fife High School.

Based upon the District's capacity and enrollment projections, the District determined that the majority of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs.

Based on the District's student generation rates, the District expects that .398 students will be generated from each new single family home in the District and that .219 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>							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Calculated	
	Acreage	Acre	Size	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary			485	0.189	0.081	\$ -	\$ -
Jr. High			600	0.097	0.073	\$ -	\$ -
Sr. High			320	0.112	0.065	\$ -	\$ -
					<b>TOTAL</b>	\$ -	\$ -
<b>School Construction Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.F	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	95.44%	\$2,357,100	485	0.189	0.081	\$ -	\$ -
Jr. High	95.44%	\$2,357,100	600	0.097	0.073	\$ -	\$ -
Sr. High	95.44%	\$2,357,100	320	0.112	0.065	\$ 7,907.10	\$ 4,588.94
					<b>TOTAL</b>	\$ 7,907.10	\$ 4,588.94
<b>Temporary Facility Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	%Portable	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.F	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	4.56%	\$0	44	0.189	0.081	\$ -	\$ -
Jr. High	4.56%	\$0	88	0.097	0.073	\$ -	\$ -
Sr. High	4.56%	\$0		0.112	0.065	\$ -	\$ -
					<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	180.17	90,000	90%	0.189	0.081	\$ -	\$ -
Jr. High	180.17	90,000	90%	0.097	0.073	\$ -	\$ -
Sr. High	180.17	90,000	90%	0.112	0.065	\$ -	\$ -
					<b>TOTAL</b>	\$ -	\$ -
<b>Tax Payment Credit:</b>							
						SFR	MFR
Average Assessed Value						\$ 245,410.00	\$ 161,053.00
Capital Bond Interest Rate						4.91%	4.91%
Net Present Value of Average Dwelling						\$ 1,903,300.70	\$ 1,249,061.93
Years Amortized						10	10
Property Tax Levy Rate						\$ 1.08	\$ 1.08
Present Value of Revenue Stream						\$ 2,017.50	\$ 1,324.01
<b>Fee Summary:</b>							
				Single -	Multiple -		
				Family	Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 7,907.10	\$ 4,588.94		
Temporary Facility Cost				\$ -	\$ -		
State Match Credit				\$ -	\$ -		
Tax Payment Credit				\$ (2,017.50)	\$ (1,324.01)		
Sub-total				\$ 5,889.80	\$ 3,264.93		
Local Share				\$ 2,944.80	\$ 1,632.47		
District Discount				\$ -	\$ -		
<b>FEE</b>				\$ 2,944	\$ 1,632	<b>YEAR 2010</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>		
<u>Elementary</u>		
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
<u>Middle/Junior</u>		
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
<u>Senior</u>		
Fife High School	<u>705</u>	5616 - 20 Street East, Tacoma, WA 98424
TOTAL	3,335	

\* These capacity numbers exclude portable classroom facilities.

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

District Name FIFE	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	105.77	153.29	171.81

(1) Includes Discovery @ 112.96, Hedden @ 111.13 and Endeavour @ 95.01.

(2) Includes Surprise Lake Middle School @ 135.67 and Columbia @ 170.69.

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

Name	Capacity
Senior High Addition	320

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

Sources/Uses	2007-2017
<b>Sources of Funds:</b>	
Existing Revenue:	483,143
<b>New Revenue:</b>	
Bonds, Not approved	24,000,000
Impact Fees	931,424
<b>Total Sources:</b>	<b>24,931,424</b>
<b>Use of Funds:</b>	
<b>Capacity Projects:</b>	
Senior Hi Addition	23,671,104
<b>Sub Total</b>	<b>23,671,104</b>
<b>Non-Capacity Projects:</b>	
<b>Sub Total</b>	<b>1,260,320</b>
<b>Total Costs</b>	<b>24,931,424</b>
<b>Balance:</b>	
Surplus or (Deficit)	0

### Appendix Table 5

Public School Facilities  
Capital Facility Requirements to 2016-17

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2010-11 Actual	3,426	3,335	-91	-\$ 4,222,036*
2010-11 to 2016-17 Growth	3,821	3,655	-166	-\$ 7,701,736*

\* Calculated using cost per student (Table 6) avg. \$46,396 X deficiency.

### Appendix Table 6

Public School Facilities  
School District Cost per Student Headcount

District Name	Elementary School	Junior High School	Senior High School
Fife	\$22,887	\$42,330	\$73,972

Elementary School: calculated using actual Hedden Elementary cost of \$11,100,000 ÷ 485 (actual capacity).

Jr. High School: calculated using actual Columbia Jr. High cost of \$25,398,269 ÷ 600 (actual capacity).

Sr. High School: calculated using construction manager estimate of \$23,671,104 ÷ 320 (projected capacity).

### Appendix Table 7

#### PROJECTS CAPACITY TO HOUSE STUDENTS

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
New Addition							
Core Capacity	3335	3335	3335	3335	3335	3335	3655
Portable # Change	0	0	0	0	0	0	-5**
Portable Capacity Change	0	0	0	0	0	0	-110
Portable Capacity	550	550	550	550	550	550	440
Core + Portable Capacity	3885	3885	3885	3885	3885	3885	4095
Projected Enrollment (Headcount)	3426	3377	3447	3549	3641	3744	3821
Surplus Capacity with Portables	459	508	438	336	244	141	274
Surplus Capacity w/o Portables	-91	-42	-112	-214	-306	-409	-166

\*\* Removal of 5 portable classrooms from Fife High School, replaced by permanent addition.

### Appendix Table 8

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

	Local Bond	State	Impact Fees/Other
New Capacity	\$22,739	\$0	\$931
# Portables Purchased			
Cost of Portables Purchased	\$0	\$0	\$0
Totals	\$22,739	\$0	\$931

## Appendix Table 9

### 2011 Fife School District Student Generation Rates\*

	Total Pierce and King County SGR	King County SGR	Pierce County SGR		SF Combined	MF Combined
				Grade		
<b>SINGLE FAMILY</b>						
Elementary -- K through 5	0.189	0.220	0.186	K	21	0
Middle School -- 6 through 8	0.097	0.136	0.094	1	23	2
High School -- 9 through 12	0.112	0.169	0.107	2	27	1
				3	32	5
				4	13	0
<b>Total</b>	<b>0.398</b>	<b>.525</b>	<b>0.386</b>	5	22	2
				6	21	2
<b>MULTIPLE FAMILY</b>				7	27	4
Elementary -- K through 5	0.081	0.000	0.081	8	23	3
Middle School -- 6 through 8	0.073	0.000	0.073	9	26	2
High School -- 9 through 12	0.065	0.000	0.065	10	19	3
				11	20	1
				12	17	2
<b>Total</b>	<b>0.219</b>	<b>0.000</b>	<b>.218</b>	<b>Total</b>	<b>291</b>	<b>27</b>
				<b>Total</b>	<b>732</b>	<b>124</b>
				<b>Units</b>		

\*Note: These student generation rates are based on new residential development for the five year period 2004 through 2008.