

Fife School District No. 417

Capital Facilities Plan 16698

2009-2014



ATTACHMENT I

2009-579

Adopted: May 26, 2009

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

School Board Members

Bob Scheidt
Bruce Burnside
Doug Fagundes
Marisa Michaud
Rex Sutherland

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Business Manager

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

Principal: Mark Knight
Assistant Principal: Brian Neufeld
Dean of Students: Amanda Fox

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

Principal: Jeff Nelson
Dean of Students: Jim Snider

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

Principal: John McCrossin

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

Principal: Kevin Alfano

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

Principal: Julia Grubiak

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

Principal: Julie Bartlett

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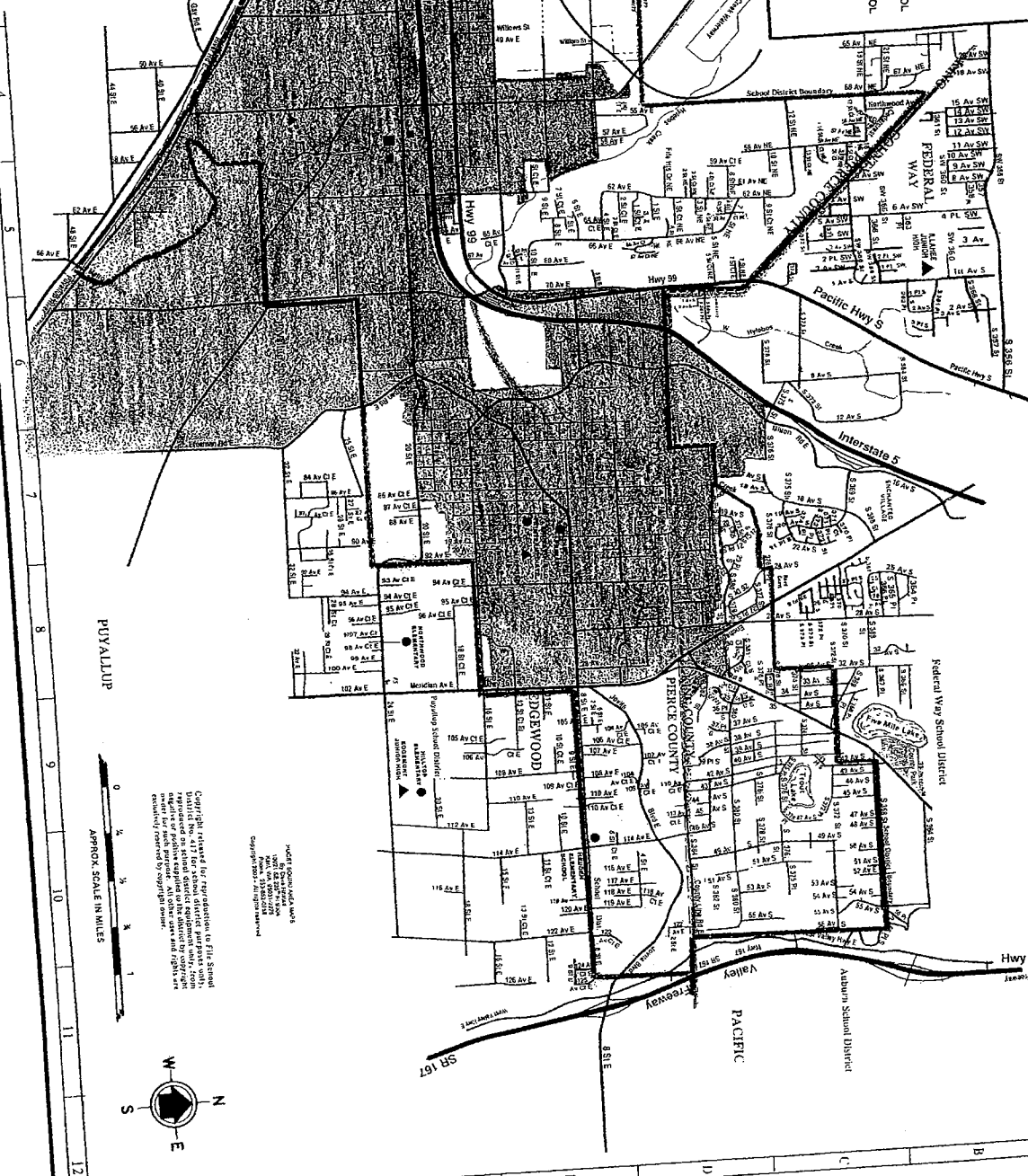
FIFE SCHOOL DISTRICT NO. 417

FIFE SCHOOL DISTRICT NO. 417
 Tacoma, WA 98404-2000 Phone: 253-517-1000 www.fifeschools.com

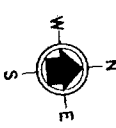
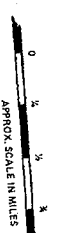
- 8007 20 Street East Tacoma, WA 98404-2000 Phone: 253-517-1000 www.fifeschools.com
- CODE - ■ FIFE HIGH SCHOOL, 5616 20 St E, Tacoma, WA 98404 F-5
- CODE - ■ ADMINISTRATION BUILDING, 6802 20 St E, Tacoma, WA 98404 F-4
- CODE - ● DISCOVERY PRIMARY SCHOOL, 1331 19 Ave, Milton, WA 98484 E-7
- CODE - ● COLUMBIA JUNIOR HIGH SCHOOL, 2901 54 Ave E, Tacoma, WA 98404 F-4
- CODE - ● HEDDEN ELEMENTARY SCHOOL, 11313 5 St E, Edgewood, WA 98541 E-10
- CODE - ● SUPERISE LAKE MIDDLE SCHOOL, 2001 Indian Way, Milton, WA 98484 E-9
- CODE - ● ENDEAVOUR INTERMEDIATE SCHOOL, 1304 17 Ave, Milton, WA 98484 E-7
- CODE - ■ SCHOOL DISTRICT PROPERTY

Legend:

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



PUYALLUP



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MAPLEWOOD AREA MAP
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 Tacoma, WA 98404
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INTRODUCTION

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

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

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

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

Existing District Facilities

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

INVENTORY OF EXISTING SCHOOL FACILITIES

School	Capacity	Site Size (est. acres)	(sq. ft) (D-7) New	(sq. ft) (D-7) Mod	(sq. ft) (D-7) Total	Facility Size (sq.ft.)	Portable Number (3/08)	Portable Capacity	Portable Size (sq. ft.)
Fife High School	705	28.86				140,193	5	110	4,480
IV Classroom			325	34,925	35,250				
V Annex			8,065	13,843	21,908				
VI Gym			22,089	20,564	42,653				
VII Cafeteria			1,952	14,045	15,997				
VIII Shop			104	9,780	9,884				
IX Science			2,882	4,169	7,051				
Alternative School				7,450	7,450				
					140,193				
Columbia Jr. High School	600	34.4				92,000	4	88	3,544
Classroom/Office/Gym			92,000		92,000				
Surprise Lake Middle School	530	17.23				72,176	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
Endeavour Intermediate	530	7.045				54,058	4	88	3,584
Classroom				3,020	3,020				
Classroom/Office			12,444	6,901	19,345				
Classroom/Gym			28,700	2,993	31,693				
					54,058				
Playshed			2,800		2,800				
Alice V. Hedden Elementary	485	14.89				51,673	2	44	1,772
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
Discovery Primary	485	7.045			57,047	57,047	6	132	5,376
Playshed			2,776		2,776				
TOTAL	3,335	109.47				467,147	25	550	22,340
TOTAL CORE AND PORTABLE CAPACITY	3,885								

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 200 planned single family housing starts and over 140 planned multifamily units within our school district's boundary, expected to generate an additional 116 new students. Despite a down-turn in the economy, we continue to experience growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 2.19% per year, and 1.68% per year over the past five years. For the next six years, the Cohort Survival Method predicts an increased average growth rate of 3.01% as shown below.

ENROLLMENT*		04-05	05-06	06-07	07-08	08-09**	09-10	10-11	11-12	12-13	13-14	14-15
FHS												
10		273	286	279	297	294	305	248	265	292	314	306
11		286	277	287	312	280	302	313	255	272	300	322
12		270	297	301	284	306	286	306	317	258	275	304
Total	#	829	860	867	893	880	893	867	837	822	889	932
COLUMBIA												
8		261	270	276	290	250	253	279	300	293	338	303
9		304	279	292	311	300	255	272	300	323	315	364
Total	#	565	549	568	601	550	508	551	600	616	653	667
SLMS												
6		247	265	247	246	261	280	273	315	283	305	355
7		263	252	276	261	250	267	287	280	323	290	313
Total	#	510	517	523	507	511	547	560	595	606	595	668
ENDEAVOUR												
2		93	117	123	142	134	144	169	177	180	182	185
3		110	104	128	130	153	136	147	171	180	183	185
4		109	116	101	148	136	157	141	152	176	186	189
5		130	113	126	121	152	139	161	144	156	181	191
Total	#	442	450	478	541	575	576	618	644	692	732	750
HEDDEN												
2		116	115	112	121	105	114	132	139	141	143	146
3		99	102	118	111	121	107	115	134	141	143	145
4		113	114	108	117	106	123	110	119	139	146	148
5		108	111	89	111	119	110	126	114	122	142	150
Total	#	436	442	427	460	451	454	483	506	543	574	589
DISCOVERY												
PS sections		5	3	3	3	3	3	3	3	3	3	3
K		206	227	199	233	277	277	281	285	289	294	298
1		221	217	246	219	253	281	295	300	304	309	313
Total K-1	#	427	444	445	452	530	558	576	585	593	603	611
Total K-12	#	3209	3262	3308	3454	3497	3536	3655	3767	3872	4046	4217
FTE						3337.80						
% Increase	#	-0.62%	1.65%	1.41%	4.41%	1.24%	1.12%	3.37%	3.07%	2.79%	4.47%	4.23%
Avg Growth/Year						1.68%						3.01%

* 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 08-09 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 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 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 as a Second Language (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 134.

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 18 to 22 students dependent upon grade level. *This does not account for additional space needed for special programs 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 is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

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 2004-2005 school year through the 2014-15 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 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
10		273	286	279	297	294	305	248	265	292	314	306
11		286	277	287	312	280	302	313	255	272	300	322
12		270	297	301	284	306	286	306	317	258	275	304
total 10-12	#	829	860	867	893	880	893	867	837	822	889	932
FTE						864.40						
Plan Capacity	705											
Teachers						45	45	43	42	41	45	47
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
IV Classrm												
Up Clsrm	7					7	7	7	7	7	7	7
Down Clsrm	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
Lib. Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
V Annex												
Up Clsrm	1					1	1	1	1	1	1	1
Down Clsrm	9					9	9	9	9	9	9	9
VI Gym												
Clsrcm	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						6	6	4	3	2	6	6
Portables	5					5	5	4	3	2	5	5
Future						1	1				1	3
Total	44					45	45	43	42	41	45	47
note: 4 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 10/08 SPI enrollment projections)										
Enrollment**		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
8		261	270	276	290	250	253	279	300	293	338	303
9		304	279	292	311	300	255	272	300	323	315	364
Total 8-9	#	565	549	568	601	550	508	551	600	616	653	667
FTE						546.52						
Plan Capacity***	600											
Teachers						29	25	28	30	31	33	33
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Special Ed	3					3	3	3	3	3	3	3
Science	4					4	4	4	4	4	4	4
Chorus	1					1	1	1	1	1	1	1
Band	1					1	1	1	1	1	1	1
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					14	10	13	15	15	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
Total	30					29	25	28	30	30	30	30
Classrooms Needed						0	0	0	0	1	3	3
Portables	4					0	0	0	0	1	3	3
Future						0	0	0	0	0	0	0
Total	34					29	25	28	30	31	33	33
Note: 6 period day/1 teacher prep period												
Storage Containers												

*Opened Fall 2003

**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 anticipates capacity needs at this school during the six year planning period. The District is finalizing a facility study and survey of all District facilities. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

Capacity and Space Needs

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
6		247	265	247	246	261	280	273	315	283	305	355
7		263	252	276	261	250	267	287	280	323	290	313
Total 6-7	#	510	517	523	507	511	547	560	595	606	595	668
FTE						508.08						
Plan Capacity	530											
Teachers						26	27	28	30	30	30	33
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
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											
total	26					26	26	26	26	26	26	26
Classrooms Needed						0	1	2	4	4	4	7
Portables	4					0	1	2	4	4	4	4
Future						0	0	0	0	0	0	3
Total	30					26	27	28	30	30	30	33
Note: 7 period day/1 teacher prep period												
Storage Containers						2	2	2	2	2	2	2

*Headcount

Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
2		93	117	127	142	134	144	169	177	180	182	185
3		110	104	133	130	153	136	147	171	180	183	185
4		109	116	117	148	136	157	141	152	176	186	189
5		130	113	112	121	152	139	161	144	156	181	191
Total 2-5	#	442	450	489	541	575	576	618	644	692	732	750
FTE						573.52						
Plan Capacity	530											
Teachers						30	30	33	34	36	39	39
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	2					2	2	2	2	2	2	2
Lab	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Title I/Lap	2					2	2	2	2	2	2	2
Art	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	21					21	21	21	21	21	21	21
total	30					30	30	30	30	30	30	30
Classrooms Needed						0	0	3	4	6	9	9
Portables*	4					0	0	3	4	4	4	4
Future						0	0	0	0	2	5	5
Total	34					30	30	33	34	36	39	39
*Share Discovery Portables												
Storage Containers						1	1	1	1	1	1	1

*Headcount

Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY *		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment**		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
2		116	115	112	121	105	114	132	139	141	143	146
3		99	102	118	111	121	107	115	134	141	143	145
4		113	114	108	117	106	123	110	119	139	146	148
5		108	111	89	111	119	110	126	114	122	142	150
Total 2-5	#	436	442	427	460	451	454	483	506	543	574	589
FTE						450.63						
Plan Capacity***	485											
Teachers						25	25	26	26	29	30	31
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					17	17	18	18	18	18	18
total	26					25	25	26	26	26	26	26
Classrooms Needed						0	0	0	0	3	4	5
Portables	2					0	0	0	0	2	2	2
Future						0	0	0	0	1	2	3
Total	28					25	25	26	26	29	30	31
Storage Containers												

*Opened Fall 2001.

**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 anticipates capacity needs at this school during the six year planning period. The District is finalizing a facility study and survey of all District facilities. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

Capacity and Space Needs

DISCOVERY PRIMARY		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
Birth to 3 space												
PS sections		5	3	3	3	3	3	3	3	3	3	3
Includes preschool slots												
K		206	227	199	233	277	277	281	285	289	294	298
1		221	217	246	219	253	281	295	300	304	309	313
Total K-1		427	444	445	452	530	558	576	585	593	603	611
FTE						394.65						
Plan Capacity	485	(Includes Preschool)										
Teachers												
Teachers						29	31	32	33	33	34	34
Pre-School						3	3	3	3	3	3	3
total						32	34	35	36	36	37	37
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
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
total	29					29	29	29	29	29	29	29
Classrooms Needed						3	5	6	7	7	8	8
Portables**	6					3	5	6	6	6	6	6
Future						0	0	0	1	1	2	2
Total	35					32	34	35	36	36	37	37
**Share Endeavour Portables												
Storage Containers						2	2	2	2	2	2	2

*Headcount

FUTURE SCHOOL FACILITY NEEDS AND 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 and costly high school. The District plans to expand the existing high school within the next six years to provide additional student capacity. 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 the classroom space to meet current capacity needs, and enable the Fife School District to maintain a high Standard of Service and commitment to our students and community.

To reflect current building conditions, as well as capacity needs, the District is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacity and needs will be reflected in future updates to this Plan.

Despite a one-year drop in the 2004-05 school year enrollment, all indicators point to steady enrollment growth. New residential developments and general population changes are projected to account for between 600 and 750 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 105.41 square feet per student compared to 90 in the state formula. The National average is 110.

Future Classroom Needs

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 2008-09 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated residential development.

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
FHS	7	5	5	6	6	6	4	3	2	6	8
COLUMBIA	0	0	0	0	0	0	0	0	1	3	3
SLMS	0	0	0	0	0	1	2	4	4	4	7
ENDEAVOUR	0	0	0	0	0	0	3	4	6	9	9
HEDDEN	0	0	0	0	0	0	0	0	3	4	5
DISCOVERY	0	0	0	0	3	5	6	7	7	8	8
Classrooms Needed	7	5	5	6	9	12	15	18	23	34	40

Addition to Sr Hi
14-15

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. To reflect current building conditions, as well as capacity needs, the District is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacities and needs will be reflected in future updates to this Plan.

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 (<i>in process</i>)
2010-2012	Plan for senior high school addition and request bond issue
2013-2015	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 two new portable classrooms were added for use during the 2007-08 school year. Costs are almost finalized, and are estimated at \$331,867 or about \$165,934 per classroom.

Columbia Junior High School 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. Costs are almost finalized, and are estimated at \$633,829 or about \$158,457 per classroom.

Fife Senior High Addition - 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 - The primary funding source for the Alice V. Hedden and Columbia Junior High School modular classrooms were school impact fees. The primary funding source for the Fife Senior High School addition will be Voted General Obligation Bonds, with impact fees providing an additional funding source. The District's last bond issue, a \$35 million dollar bond issue, was approved by the voters on February 29, 2000 to construct the two new schools. The Senior High addition will need voter authorization for \$24 million in additional bonds. Impact fees will be collected and applied to all three projects. 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 \$2,903. The multiple-family rate is calculated at \$1,660.

New Capacity Needs and Financing Summary

As demonstrated in the tables on pages 6-11, the District currently has capacity to serve 1,500 students at the elementary (preschool – 5th grade) level, 1,130 students at the middle/junior high school level (grades 6-9), and 705 students at the high school (grades 10-12) level. Current 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 56 students, under capacity at the middle/junior high school level by 69 students, and over capacity at the high school level by 175 students.

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.

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.
- Modular classrooms were added to both Columbia Junior High and Hedden Elementary sites during the 2007-2008 time period to ease crowding.

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.

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

School Impact Fee Calculation

District: FIFE

School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility Acreage	Cost/ Acre	Facility Size	Student Factor SFR	Student Factor MFR	Calculated Cost/ SFR	Calculated Cost/ MFR
Elementary		0.00	485	0.189	0.081	\$ -	\$ -
Jr. High		0.00	600	0.097	0.073	\$ -	\$ -
Sr. High		0.00	320	0.112	0.065	\$ -	\$ -
TOTAL						\$ -	\$ -
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student 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	95.44%	\$0	485	0.189	0.081	\$ -	\$ -
Jr. High	95.44%	\$0	600	0.097	0.073	\$ -	\$ -
Sr. High	95.44%	\$23,671,104	320	0.112	0.065	\$ 7,907.10	\$ 4,588.94
TOTAL						\$ 7,907.10	\$ 4,588.94
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student 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	4.56%	\$0	44	0.189	0.081	\$ -	\$ -
Jr. High	4.56%	\$0	88	0.097	0.073	\$ -	\$ -
Sr. High	4.56%	\$0	22	0.112	0.065	\$ -	\$ -
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	168.79	90.0	0.00%	0.189	0.081	\$ -	\$ -
Jr. High	168.79	108.0	0.00%	0.097	0.073	\$ -	\$ -
Sr. High	168.79	130.0	0.00%	0.112	0.065	\$ -	\$ -
TOTAL						\$ -	\$ -
Tax Payment Credit:							
Average Assessed Value						\$ 312,242.00	\$ 188,453.00
Capital Bond Interest Rate						4.96%	4.96%
Net Present Value of Average Dwelling						\$ 2,415,740.32	\$ 1,458,014.97
Years Amortized						10	10
Property Tax Levy Rate						\$ 0.87	\$ 0.87
Present Value of Revenue Stream						\$ 2,101.69	\$ 1,268.47
Fee Summary:				Single - Family	Multiple - Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 7,907.10	\$ 4,588.94		
Temporary Facility Cost				\$ -	\$ -		
State Match Credit				\$ -	\$ -		
Tax Payment Credit				\$ (2,101.69)	\$ (1,268.47)		
Sub-total				\$ 5,805.40	\$ 3,320.47		
Local Share				\$ 2,902.70	\$ 1,660.23		
District Discount				\$ -	\$ -		
FEE				\$ 2,903	\$ 1,660	YEAR 2009	

Appendix Table 1

Fife School District Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

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

* These capacity numbers exclude portable classroom facilities.

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

District Name FIFE	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	105.41	154.26	159.31

(1) Includes Discovery @ 107.64, Hedden @ 114.57 and Endeavour @ 94.01.

(2) Includes Surprise Lake Middle School @ 141.25 and Columbia @ 167.27.

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	2005-2015
Sources of Funds:	
Existing Revenue:	261,840
New Revenue:	
Bonds, Not approved	24,000,000
Impact Fees	1,100,888
Total Sources:	25,100,888
Use of Funds:	
Capacity Projects:	
Senior Hi Addition	23,671,104
Sub Total	23,671,104
Non-Capacity Projects:	
Sub Total	1,429,784
Total Costs	25,100,888
Balance:	
Surplus or (Deficit)	0

Appendix Table 5

Public School Facilities
Capital Facility Requirements to 2014-15

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2008-09 Actual	3,497	3,335	-162	-\$ 7,516,152*
2008-09 to 2014-15 Growth	4,217	3,655	-562	-\$ 26,074,552*

* 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						
	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
New Addition							3655
Core Capacity	3335	3335	3335	3335	3335	3335	-5**
Portable # Change	0	0	0	0	0	0	-110
Portable Capacity Change	0	0	0	0	0	0	
Portable Capacity	550	550	550	550	550	550	440
Core + Portable Capacity	3885	3885	3885	3885	3885	3885	4095
Projected Enrollment (Headcount)	3497	3536	3655	3767	3872	4046	4217
Surplus Capacity with Portables	388	349	230	118	13	-161	-122
Surplus Capacity w/o Portables	-162	-201	-320	-432	-537	-711	-562

** 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	
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15			
New Capacity						\$23,671	\$22,571	\$0	\$1,100
# Portables Purchased							\$0	\$0	\$1,100,834
Cost of Portables Purchased						\$23,671	\$24,173	\$0	\$1,100
Totals									

Appendix Table 9

2009 Fife School District Student Generation Rates*

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

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