

***Fife School District No. 417  
Capital Facilities Plan  
2007-2013***

15965

2007-491

***Adopted: April 30, 2007***

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

**School Board Members**

Ronald Larson  
Lew Wolfrom  
Rex Sutherland  
Bob Scheidt  
Bruce Burnside

Stephen D. McCammon, Superintendent

Jeff Short, Deputy Superintendent

Brian Aiken, Assistant Superintendent

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

Principal: John McCrossin  
Assistant Principal: Mark Knight  
Dean of Students: Brian Neufeld

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

Principal: Jeff Nelson  
Assistant Principal: Jill Palmquist

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

Principal: Jeff Hunt  
Dean of Students: Kevin Alfano

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

Principal: Jody Hess

**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 Bartlet

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# FIFE SCHOOL DISTRICT NO. 417

## FIFE SCHOOL DISTRICT NO. 417

5802 20 Street East Tacoma, WA 98424-2000 Phone: 253-517-1000 www.fifeschools.com

CODE - ■

**ADMINISTRATION BUILDING**  
5802 20 St E, Tacoma..... F-5

CODE - ●

**DISCOVERY PRIMARY SCHOOL**  
1205 19 Ave, Milton..... E-7

**HEDDEN ELEMENTARY SCHOOL**  
11313 8 St E, Edgewood..... E-10

**ENDEAVOUR INTERMEDIATE SCHOOL**  
1304 17 Ave, Milton..... E-7

**SCHOOL DISTRICT PROPERTY**  
CODE - ▨

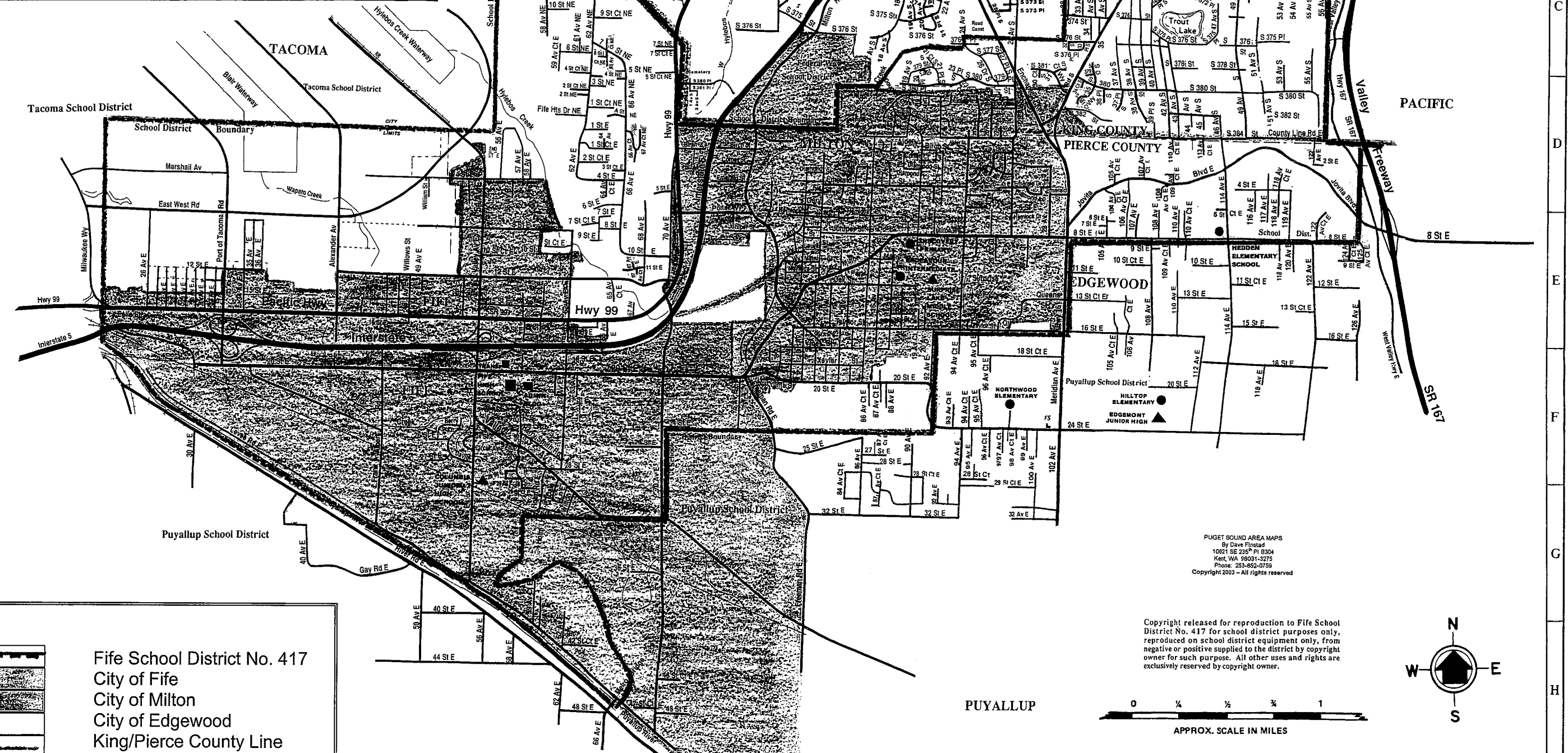
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**FIFE HIGH SCHOOL**  
5616 20 St E, Tacoma..... F-5

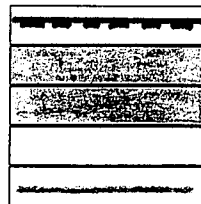
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**COLUMBIA JUNIOR HIGH SCHOOL**  
2901 54 Ave E, Tacoma..... F-4

**SURPRISE LAKE MIDDLE SCHOOL**  
2001 Milton Way, Milton..... E-8

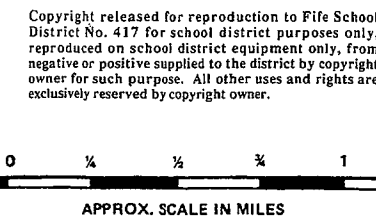


### Legend:



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

PUGET SOUND AREA MAPS  
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## INTRODUCTION

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

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

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

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

### Existing District Facilities

<b>Discovery Primary School</b>	(grades K-1 and preschool)	Built new and opened in 1992.
<b>Alice V. Hedden Elementary School</b>	(grades 2-5)	Built new and opened in 2001.
<b>Endeavour Intermediate School</b>	(grades 2-5)	Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.
<b>Surprise Lake Middle School</b>	(grades 6-7)	Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.
<b>Columbia Junior High School</b>	(grades 8-9)	Built new and opened in 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) (D-7)	(sq. ft) (D-7)	(sq. ft) (D-7)	Size (sq. ft.)	Number (2/03)	Capacity	Size (sq. ft.)
			New	Mod	Total				
<b>Fife High School</b>	705	28.86				<b>140,193</b>	5	110	4,480
IV Classroom			325	34,925	35,250				
V Annex			8,065	13,843	21,908				
VI Gym			22,089	20,564	42,653				
VII Cafeteria			1,952	14,045	15,997				
VIII Shop			104	9,780	9,884				
IX Science			2,882	4,169	7,051				
Alternative School				7,450	7,450				
					140,193				
<b>Columbia Jr. High School</b>	600	34.4				<b>92,000</b>	0	0	0
Classroom/Office/Gym			92,000		92,000				
<b>Surprise Lake Middle School</b>	530	17.23				<b>72,176</b>	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
<b>Endeavour Intermediate</b>	530	7.045				<b>54,058</b>	4	88	3,584
Classroom				3,020	3,020				
Classroom/Office			12,444	6,901	19,345				
Classroom/Gym			28,700	2,993	31,693				
					54,058				
Playshed			2,800		2,800				
<b>Alice V. Hedden Elementary</b>	485	14.89				<b>51,673</b>	0	0	0
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
<b>Discovery Primary</b>	485	7.045				57,047	6	132	5,376
Playshed			2,776		2,776				
<b>TOTAL</b>	<b>3,335</b>	<b>109.47</b>				<b>467,147</b>	<b>19</b>	<b>418</b>	<b>17,024</b>
<b>TOTAL CORE AND PORTABLE CAPACITY</b>	<b>3,753</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, and does not account for anticipated growth due to new residential and commercial construction in the Fife/Milton area. Actual enrollment growth over the past ten years averaged approximately 2.7% per year, and 1.5% per year over the past five years. Both rates are higher than the 1.18% growth rate predicted by the Cohort Survival Method. Several new housing and apartment projects, the bulk of which are in the City of Fife, are beginning to generate new students for the District as evidenced by a recent upturn in student enrollment, up 3.4% in this 06-07 school year (FTE's). There are still over 500 planned housing starts within the City of Fife boundaries alone, expected to generate an additional 314 new students. However, in response to a lull in the 04-05 enrollment numbers, the table below reflects a snapshot of current District enrollment as well as future enrollment projections at an average (and conservative) growth rate of only 1.18% per year.

ENROLLMENT*	02-03	03-04	04-05	05-06	06-07**	07-08	08-09	09-10	10-11	11-12	12-13	
<b>FHS</b>												
9	281											
10	262	271	273	286	<b>287</b>	289	324	343	325	305	289	
11	271	280	286	277	<b>280</b>	295	293	328	348	329	309	
12	216	270	270	297	<b>292</b>	290	306	303	340	360	341	
<b>Total</b>	<b>#</b>	<b>1,030</b>	<b>821</b>	<b>829</b>	<b>860</b>	<b>859</b>	<b>874</b>	<b>923</b>	<b>974</b>	<b>1,013</b>	<b>994</b>	<b>939</b>
<b>COLUMBIA</b>												
8		285	261	270	<b>292</b>	311	290	272	258	303	305	
9		284	304	279	<b>284</b>	319	340	317	297	282	331	
<b>Total</b>	<b>#</b>	<b>569</b>	<b>565</b>	<b>549</b>	<b>576</b>	<b>630</b>	<b>630</b>	<b>589</b>	<b>555</b>	<b>585</b>	<b>636</b>	
<b>SLMS</b>												
6	239	266	247	265	<b>249</b>	237	223	264	268	292	243	
7	259	237	263	252	<b>282</b>	265	249	236	277	279	302	
8	252											
<b>Total</b>	<b>#</b>	<b>750</b>	<b>503</b>	<b>510</b>	<b>531</b>	<b>502</b>	<b>472</b>	<b>500</b>	<b>545</b>	<b>571</b>	<b>545</b>	
<b>ENDEAVOUR</b>												
2	116	114	93	117	<b>123</b>	141	114	121	125	124	125	
3	113	117	110	104	<b>130</b>	134	142	115	121	126	125	
4	117	117	109	116	<b>105</b>	130	138	146	118	125	130	
5	125	124	130	113	<b>138</b>	105	130	138	146	118	125	
<b>Total</b>	<b>#</b>	<b>471</b>	<b>472</b>	<b>442</b>	<b>496</b>	<b>510</b>	<b>524</b>	<b>520</b>	<b>510</b>	<b>493</b>	<b>505</b>	
<b>HEDDEN</b>												
2	118	104	116	115	<b>115</b>	128	110	117	116	120	122	
3	104	112	99	102	<b>114</b>	114	128	110	118	116	120	
4	137	109	113	114	<b>104</b>	121	117	132	113	121	119	
5	123	122	108	111	<b>88</b>	107	121	117	132	113	121	
<b>Total</b>	<b>#</b>	<b>482</b>	<b>447</b>	<b>436</b>	<b>421</b>	<b>470</b>	<b>476</b>	<b>476</b>	<b>479</b>	<b>470</b>	<b>482</b>	
<b>DISCOVERY</b>												
PS sections	6	5	5	3	<b>3</b>	3	3	3	3	3	3	
K	199	219	206	227	<b>204</b>	218	221	224	227	230	233	
1	204	198	221	217	<b>257</b>	214	227	230	233	236	240	
<b>Total K-1</b>	<b>#</b>	<b>403</b>	<b>417</b>	<b>427</b>	<b>461</b>	<b>432</b>	<b>448</b>	<b>454</b>	<b>460</b>	<b>466</b>	<b>473</b>	
<b>Total K-12</b>	<b>#</b>	<b>3136</b>	<b>3,229</b>	<b>3209</b>	<b>3262</b>	<b>3344</b>	<b>3418</b>	<b>3473</b>	<b>3513</b>	<b>3562</b>	<b>3580</b>	
	<b>FTE</b>					<b>3229.25</b>						
<b>% Increase</b>	<b>#</b>	<b>.87%</b>	<b>2.97%</b>	<b>-.62%</b>	<b>1.65%</b>	<b>2.51%</b>	<b>2.21%</b>	<b>1.61%</b>	<b>1.15%</b>	<b>1.40%</b>	<b>.48%</b>	<b>.03%</b>
<b>Period growth</b>						<b>1.51%</b>						<b>1.18%</b>

\* Headcount (rather than FTE) is used as a more appropriate indicator for enrollment and capacity needs. Part-time students (less than 1 full FTE) require seating space and program resources as though full-time. Many kindergarten students now attend full-time as well and thus require full-time seating space.

\*\* Actual enrollment based on October student headcount through the 05-06 school year, March for the 06-07 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, 117 in grades 7 and 8, and 130 in grades 9-12. These space allocations are part of a funds allocation model and do not reflect the true space needed to carry out the instructional program. Fife's actual K – 12 average square feet per student is 136.

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 17 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 recently commissioned an updated facility study and survey. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

The 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 2002-2003 school year through the 2012-13 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 10/06 SPI enrollment projections)										
Enrollment*		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
9		281										
10		262	271	273	286	287	289	324	343	325	305	289
11		271	280	286	277	280	295	293	328	348	329	309
12		216	270	270	297	292	290	306	303	340	360	341
<b>total 10-12</b>	<b>#</b>	1,030	821	829	860	859	874	923	974	1,013	994	939
<b>FTE</b>						847.13						
<b>Plan Capacity</b>	705											
<b>Teachers</b>						44	45	47	50	52	51	48
<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>
<b>IV Classrm</b>												
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
<b>V Annex</b>												
Up Clsrm	1					1	1	1	1	1	1	1
Down Clsrm	9					9	9	9	9	9	9	9
<b>VI Gym</b>												
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
<b>VII Café</b>												
Music	1					1	1	1	1	1	1	1
<b>VIII Shop</b>												
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
<b>IX Science/Ag</b>	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
<b>total</b>	39					39	39	39	39	39	39	39
<b>Classrooms Needed</b>						5	6	8	11	13	12	9
<b>Portables</b>	5					5	5	5	5	5	5	5
<b>Future</b>						0	1	3	6	8	7	4
<b>Total</b>	44					44	45	47	50	52	51	48
note: 4 period day/1 teacher prep period												
<b>Storage Containers</b>						3	3	3	3	3	3	3

\*Headcount

## Capacity and Space Needs

COLUMBIA JUNIOR HIGH SCHOOL*		(based on District-adjusted 10/06 SPI enrollment projections)										
Enrollment**		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
8			285	261	270	292	311	290	272	258	303	305
9			284	304	279	284	319	340	317	297	282	331
<b>Total 8-9</b>	<b>#</b>		569	565	549	576	630	630	589	555	585	636
<b>FTE</b>						576						
<b>Plan Capacity***</b>	600											
<b>Teachers</b>						30	32	32	30	28	30	32
<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	3	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					15	15	15	15	14	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>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>28</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>						0	2	2	0	0	0	2
<b>Portables</b>	0					0	0	0	0	0	0	0
<b>Future</b>						0	2	2	0	0	0	2
<b>Total</b>	<b>30</b>					<b>30</b>	<b>32</b>	<b>32</b>	<b>30</b>	<b>28</b>	<b>30</b>	<b>32</b>
Note: 6 period day/1 teacher prep period												
<b>Storage Containers</b>												

\*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 recently commissioned 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 10/06 SPI enrollment projections)										
Enrollment*		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
6		239	266	247	265	249	237	223	264	268	292	243
7		259	237	263	252	282	265	249	236	277	279	302
8		252										
<b>Total 6-7</b>	<b>#</b>	750	503	510	517	531	502	472	500	545	571	545
<b>FTE</b>						531.0						
<b>Plan Capacity</b>	530											
<b>Teachers</b>						24	23	21	23	25	26	25
<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						0	0	0	0	0	0	0
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	0	0	0	0	0	0
Classrooms	15					13	12	10	12	14	15	14
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0					0	0	0	0	0	0	0
<b>total</b>	26					24	23	21	23	25	26	25
<b>Classrooms Needed</b>						0	0	0	0	0	0	0
<b>Portables</b>	4					0	0	0	0	0	0	0
<b>Future</b>						0	0	0	0	0	0	0
<b>Total</b>	29					24	23	21	23	25	26	25
Note: 7 period day/1 teacher prep period												
<b>Storage Containers</b>						2	2	2	2	2	2	2

\*Headcount

## Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 10/06 SPI enrollment projections)										
Enrollment*		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
2		116	114	93	117	123	141	114	121	125	124	125
3		113	117	110	104	130	134	142	115	121	126	125
4		117	117	109	116	105	130	138	146	118	125	130
5		125	124	130	113	138	105	130	138	146	118	125
<b>Total 2-5</b>	<b>#</b>	471	472	442	450	496	510	524	520	510	493	505
<b>FTE</b>						496.0						
<b>Plan Capacity</b>	530											
<b>Teachers</b>						28	31	32	32	31	31	31
<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					19	21	21	21	21	21	21
total	30					28	30	30	30	30	30	30
<b>Classrooms Needed</b>						0	1	2	2	1	1	1
<b>Portables*</b>	4					0	1	2	2	1	1	1
Future						0	0	0	0	0	0	0
<b>Total</b>	34					28	31	32	32	31	31	31
*Share Discovery Portables												
<b>Storage Containers</b>						1	1	1	1	1	1	1

\*Headcount

## Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY *		(based on District-adjusted 10/06 SPI enrollment projections)										
Enrollment**		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
2		118	104	116	115	115	128	110	117	116	120	122
3		104	112	99	102	114	114	128	110	118	116	120
4		137	109	113	114	104	121	117	132	113	121	119
5		123	122	108	111	88	107	121	117	132	113	121
<b>Total 2-5</b>	<b>#</b>	482	447	436	442	421	470	476	476	479	470	482
<b>FTE</b>						421.0						
<b>Plan Capacity***</b>	485											
<b>Teachers</b>						26	28	29	29	29	29	30
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
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					18	18	18	18	18	18	18
total	26					26	26	26	26	26	26	26
<b>Classrooms Needed</b>						0	2	3	3	3	3	4
<b>Portables</b>	0					0	0	0	0	0	0	0
Future						0	2	3	3	3	3	4
<b>Total</b>	26					26	28	29	29	29	29	30
<b>Storage Containers</b>												

\*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 recently commissioned 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 10/06 SPI enrollment projections)										
Enrollment*		02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Birth to 3 space												
PS sections		6	5	5	3	3	3	3	3	3	3	3
Includes preschool slots												
K		199	219	206	227	204	218	221	224	227	230	233
1		204	198	221	217	257	214	227	230	233	236	240
<b>Total K-1</b>		<b>403</b>	<b>417</b>	<b>427</b>	<b>444</b>	<b>461</b>	<b>432</b>	<b>448</b>	<b>454</b>	<b>460</b>	<b>466</b>	<b>473</b>
FTE						358.12						
Plan Capacity	485	(Includes Preschool)										
Teachers												
Teachers						26	25	25	25	26	26	27
Pre-School						3	3	3	3	3	3	3
total						29	28	28	28	29	29	30
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	18	18	18	19	19	19
total	29					29	28	28	28	29	29	29
Classrooms Needed						0	0	0	0	0	0	1
Portables**	6					0	0	0	0	0	0	1
Future						0	0	0	0	0	0	0
Total	35					29	28	28	28	29	29	30
**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 these projections, Fife School District would need to build two new schools by the year 2003. 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.

Despite a one-year drop in the 2004-05 school year enrollment, all indicators point to continued enrollment growth. New residential developments and general population changes are projected to account for between 236 and 500 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 118.5 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 2006-07 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated residential development.

	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
<b>FHS</b>	5	3	7	5	5	6	8	11	13	12	9
<b>COLUMBIA</b>		0	0	0	0	2	2	0	0	0	2
<b>SLMS</b>	5	0	0	0	0	0	0	0	0	0	0
<b>ENDEAVOUR</b>	0	0	0	0	0	1	2	2	1	1	1
<b>HEDDEN</b>	0	0	0	0	0	2	3	3	3	3	4
<b>DISCOVERY</b>	0	0	0	0	0	0	0	0	0	0	1
<b>Classrooms Needed</b>	10	3	7	5	5	11	15	16	17	16	17

Addition to Sr Hi  
09-10

## 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 and remodel/additions to Endeavour Intermediate, Surprise Lake Middle School, Fife High School, and the District Administration Office.

## 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)
2001-2005	Build/occupy Columbia Junior High (occupied 2003)
2006-2007	Survey and Study (updated)
2006-2007	Add modular classrooms at Hedden and Columbia
2007-2008	Plan for senior high school addition and request bond issue
2008-2010	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 four new portable classrooms will be added for use during the 2007-08 school year. Costs are estimated at \$250,000, or about \$62,500 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 \$25,386,360. Due to continued enrollment growth four new modular classrooms will be added for use during the 2007-08 school year. Costs are estimated at \$326,000, or about \$81,500 per classroom.

**Fife Senior High Addition** - Preliminary plans call for a \$25,341,250 expansion/remodel of the present high school within the next 5 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 will be school impact fees. The primary funding source for the Fife Senior High School addition will be Voted General Obligation Bonds. 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 \$25 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) are calculated annually based on an analysis of single and multiple-family development projects constructed between 2002 through 2006 within Fife School District boundaries. The results were updated with 2007 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$3,588. The multiple-family rate is calculated at \$2,001.



## **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 under capacity at the elementary level by 122 students, under capacity at the middle/junior high school level by 23 students, and over capacity at the high school level by 154 students.

Based on the District's student generation rates, the District expects that .628 students will be generated from each new single family home in the District and that .204 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 will be 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 approximately 75 percent 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							
<b>School Site Acquisition Cost:</b>							
(((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Calculated	
	Acreage	Acre	Size	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	0.00		485	0.351	0.041	\$ -	\$ -
Jr. High	0.00		600	0.122	0.068	\$ -	\$ -
Sr. High	0.00		320	0.155	0.095	\$ -	\$ -
				<b>TOTAL</b>		\$ -	\$ -
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	0.00%	\$0	485	0.351	0.041	\$ -	\$ -
Jr. High	0.00%	\$0	600	0.122	0.068	\$ -	\$ -
Sr. High	96.70%	\$25,341,250	320	0.155	0.095	\$ 11,869.60	\$ 7,274.92
				<b>TOTAL</b>		\$ 11,869.60	\$ 7,274.92
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Portable/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	3.30%	\$250,000	80	0.351	0.041	\$ 36.20	\$ 4.23
Jr. High	3.30%	\$326,000	88	0.122	0.068	\$ 14.91	\$ 8.31
Sr. High	0.00%	\$0	22	0.155	0.095	\$ -	\$ -
				<b>TOTAL</b>		\$ 51.11	\$ 12.54
<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	154.22	80.0	0.00%	0.351	0.041	\$ -	\$ -
Jr. High	154.22	110.0	0.00%	0.122	0.068	\$ -	\$ -
Sr. High	154.22	120.0	0.00%	0.155	0.095	\$ -	\$ -
				<b>TOTAL</b>		\$ -	\$ -
<b>Tax Payment Credit:</b>							
Average Assessed Value						SFR	MFR
Capital Bond Interest Rate						\$ 254,233.00	\$ 176,068.00
Net Present Value of Average Dwelling						4.08%	4.08%
Years Amortized						\$ 2,053,869.65	\$ 1,422,398.83
Property Tax Levy Rate						10	10
Present Value of Revenue Stream						\$ 2.31	\$ 2.31
						\$ 4,744.44	\$ 3,285.74
<b>Fee Summary:</b>				Single -	Multiple -		
				Family	Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 11,869.60	\$ 7,274.92		
Temporary Facility Cost				\$ 51.11	\$ 12.54		
State Match Credit				\$ -	\$ -		
Tax Payment Credit				\$ (4,744.44)	\$ (3,285.74)		
Sub-total				\$ 7,176.28	\$ 4,001.72		
Local Share				\$ 3,588.14	\$ 2,000.86		
District Discount					\$ -		
<b>FEE</b>				<b>\$ 3,588</b>	<b>\$ 2,001</b>		<b>YEAR 2007</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>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 <b>FIFE</b>	Elementary Schools (1)	Middle School (2)	Senior High School
	118.5	147.8	163.2

(1) Includes Discovery @ 123.8, Hedden @ 122.7, and Endeavour @ 109.0.

(2) Includes Surprise Lake Middle School @ 135.9 and Columbia @ 159.7.

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

Name	Capacity
<b>Alice V. Hedden Elementary Portables</b>	80
<b>Columbia Junior High Modular Addit.</b>	88
<b>Senior High Addition</b>	320

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

Sources/Uses	2003-2013
<b>Sources of Funds:</b>	
Existing Revenue:	3,179,503
New Revenue:	
Bonds, Not approved	25,000,000
Impact Fees	650,000
<b>Total Sources:</b>	<b>28,829,503</b>
<b>Use of Funds:</b>	
Capacity Projects:	
Senior Hi Addition and Remodel	25,341,250
Portables	576,000
<b>Sub Total</b>	<b>25,917,250</b>
Non-Capacity Projects:	2,912,253
<b>Sub Total</b>	<b>2,912,253</b>
<b>Total Costs</b>	<b>28,829,503</b>
<b>Balance:</b>	
Surplus or (Deficit)	0

## Appendix Table 5

### Public School Facilities Capital Facility Requirements to 2012-13

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2006-07 Actual	3,344	3,335	-9	-\$433,170*
2006-07 to 2012-13 Growth	3,580	3,655	75	\$ 3,609,750*

\* Calculated using cost per student (Table 6) avg. \$48,130 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	\$42,311	\$79,191

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 \$25,386,360 ÷ 600 (actual capacity).

Sr. High School: calculated using construction manager estimate of \$25,341,250 ÷ 320 (projected capacity).

## Appendix Table 7

### PROJECTS CAPACITY TO HOUSE STUDENTS

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
New Addition				320			
Core Capacity	3335	3335	3335	3655	3655	3655	3655
Portable # Change	0	8*	0	-5**	0	0	0
Portable Capacity Change	0	168	0	-110	0	0	0
Portable Capacity	418	586	586	476	476	476	476
Core + Portable Capacity	3753	3921	3921	4131	4131	4131	4131
Projected Enrollment (Headcount)	3344	3418	3473	3513	3562	3579	3580
Surplus Capacity with Portables	409	503	448	618	569	552	551
Surplus Capacity w/o Portables	-9	-83	-138	142	93	76	75

\* Addition of 4 portables at Hedden Elementary, 4 modulars at Columbia Jr. High.

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

## Appendix Table 8

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

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Local Bond	State	Impact Fees/Other
New Capacity			\$25,341				\$25,000	\$0	\$341
# Portables Purchased	8								
Cost of Portables Purchased	\$576						\$0	\$0	\$576
Totals	\$576		\$25,341				\$25,000	\$0	\$917

## Appendix Table 9

### 2007 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	0.351	0.333	0.415	K	22	0
Middle School -- 6 through 8	0.122	0.143	0.109	1	27	1
High School -- 9 through 12	0.155	0.127	0.197	2	15	0
				3	13	0
				4	19	1
Total	0.628	.603	0.721	5	8	1
				6	17	0
<b>MULTIPLE FAMILY</b>				7	11	1
Elementary -- K through 5	0.041	0.000	0.041	8	8	4
Middle School -- 6 through 8	0.068	0.000	0.068	9	15	1
High School -- 9 through 12	0.095	0.000	0.095	10	11	2
				11	11	3
				12	9	1
Total	0.203	0.000	.203	<b>Total</b>	<b>186</b>	<b>15</b>
				<b>Total</b>	<b>296</b>	<b>74</b>
				<b>Units</b>		

\*Note: These student generation rates are based on new residential development for the five year period 2002 through 2006.