

CAPITAL FACILITIES PLAN 2021 – 2027



integrus

**BOARD ADOPTED
JULY 26, 2021**

FIFE SCHOOL DISTRICT NO. 417

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

FIFE SCHOOL DISTRICT NO. 417

5802 20 STREET EAST
TACOMA WA 98424-2000

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Assistant Principal: Paige Carroll

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

Principal: Mark Robinson
Assistant Principal: Chris Lezcano

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

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Fife Elementary School, 5804 20th Street East, Tacoma, WA 98424

Principal: Amy Mittelstaedt
Assistant Principal: David Pogson
Assistant Principal: Stephanie Salazar

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

Principal: Don Sims
Assistant Principal: Jill Dornan

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

Principal: Julie Bartlett
Assistant Principal: Sarah Edwards

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2020) more than 22,870 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates nearly 3,800 students of a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School District elects to prepare a Six-Year Capital Plan.

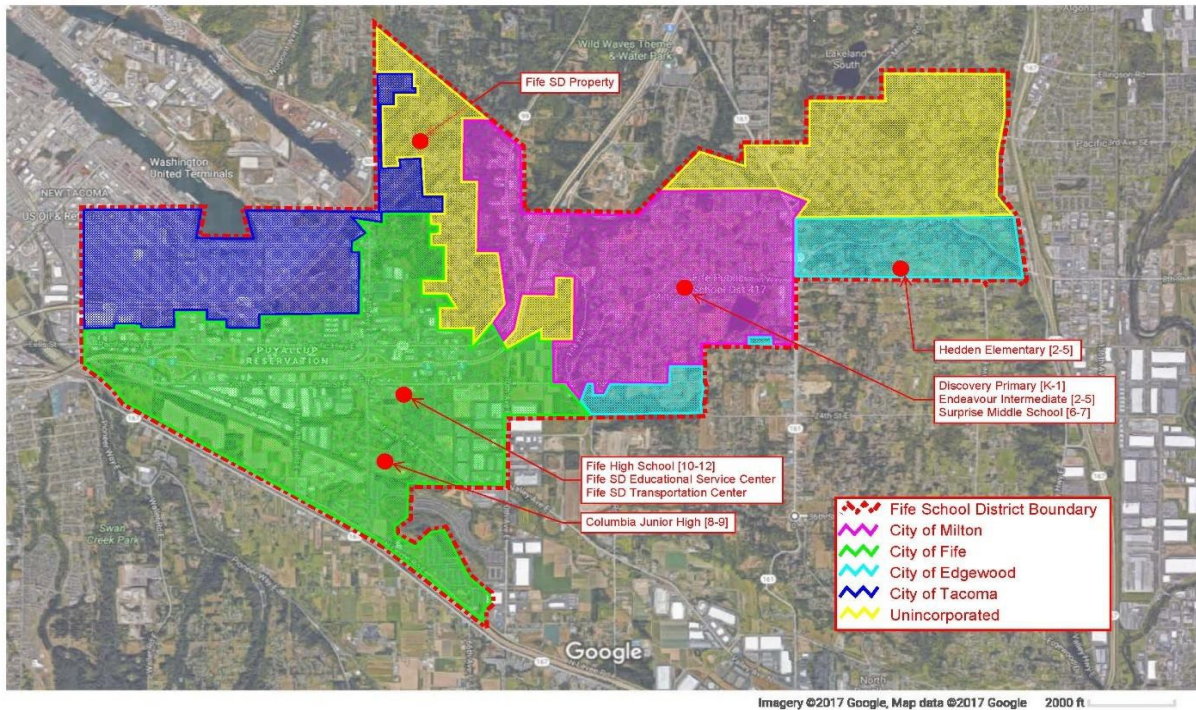
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year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

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

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the District do not coincide with any single municipality or government boundary.



The District currently educates 3,778 students (October 2020). Like all school districts in our area, the global pandemic impacted 2020-21 enrollment and resulted in a decline in enrollment. With the return to in-person learning we anticipate that enrollment will stabilize and return to projected growth levels over the six year planning period.

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

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

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

Capital Plan Introduction

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

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

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

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

STANDARD OF SERVICE

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

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 17-25 students per class, with first priority at the primary grade levels (K – 3). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

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

ELEMENTARY SCHOOLS

There are currently three elementary schools in the District serving special needs pre-kindergarten, kindergarten and first grades in Discovery Primary, and second through fifth grades in Hedden Elementary and Endeavour Intermediate. As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 17-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 17 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

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

MIDDLE SCHOOL AND JUNIOR HIGH

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

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High. There is consideration of the district to reconfigure the grades in the future to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

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

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)	Building Area (square feet)	Portable Area (square feet)	Program Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	475
Endeavour Intermediate School	2-5	7.045	54,058	1,792	520
Surprise Lake Middle School	6-7	17.23	72,176	3,584	650
Columbia Junior High School	8-9	34.40	92,000	3,544	560
Fife High School	10-12	28.86	140,193	4,480	695
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Information Required by Pierce County

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

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

Endeavour Intermediate School (grades 2-5)
1304 17th Avenue, Milton, WA 98354
Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.
Will close at the end of the 2020-21 school year and be converted to District Administration use.

Fife Elementary School

5804 20th Street East, Tacoma, WA 98424

(grades K-5)

Will open for instruction in the fall of 2021 as new construction.

Surprise Lake Middle School

2001 Milton Way, Milton, WA 98354

(grades 6-7)

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2020.

Columbia Junior High School

2901 54th Avenue East, Tacoma, WA 98424

(grades 8-9)

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

Fife High School

5616 20th Street East, Tacoma, WA 98424

(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. *New addition will open in spring 2021.*

Transportation Center

5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center

5802 20th Street East, Tacoma, WA 98424

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

**In the summer of 2021, the ESC will move to the former Endeavor Intermediate School facility. The new address will be 1720 Oak Street, Milton, WA 98354.*

ENROLLMENT PROJECTIONS

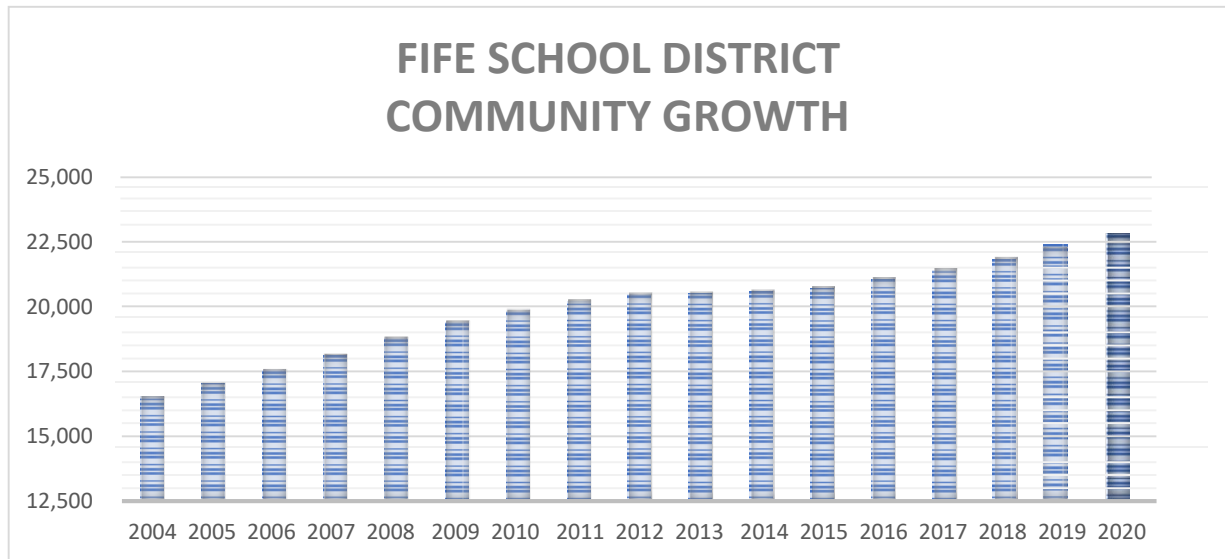
The District incorporates the Office of the Superintendent of Public Instruction's (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections.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

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade.

The Cohort Survival Method needs to be adjusted to account for changes in migration of new students moving into the District. To anticipate enrollment impacts from students moving into the District, comprehensive plans and population statistics from the counties and cities in and surrounding the District are compared to the projected student enrollment from the Cohort Survival Method to develop modified enrollment projections. Due to the District's unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew by approximately 11.8% between 2010 and 2020. Growth in recent years is at approximately 1.4% per year.

Graph 1 – Fife School District Historical Community Growth



OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2012 and 2020, Fife grew 10.11%. During the same time periods, Milton grew 13.38% and Edgewood grew 17.08%. The State change in population during the same time period grew 10.45%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2017 these projections were updated and show Pierce County increasing 13.43% in ten years and 23.71% in twenty years. This is slightly higher than the state which is projected to increase 12.89% in ten years, and 23.63% in twenty years. The Cohort Survival Method’s annual average increase in enrollment projections falls within a 1-2% growth range, however, actual population growth is outpacing these projections.

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2014. At that time, it was estimated that the communities within the Fife School District have the capacity to accommodate 7,527 housing units including an adjusted developable land capacity for Edgewood as described in its most recent comprehensive plan (2015). The 2021 update to the Pierce County buildable land report is currently underway and relevant information will be included in the next update to this CFP.

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

Enrollment projections are updated annually using the most recent headcount reported to OSPI and modified as identified above. Table 2 below identifies the District’s current projected enrollment through the 2026-27 school year. The school district provides pre-kindergarten services to their special

Capital Facilities Plan 2021 – 2027

needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

						2020	Projected Enrollment					
	2015	2016	2017	2018	2019		2021	2022	2023	2024	2025	2026
Pre-K Special Needs	54	50	62	67	68	70	71	73	74	75	75	75
KINDERGARTEN	252	277	295	266	292	252	263	274	286	298	311	324
GRADE 1	318	270	279	313	266	286	260	271	283	295	308	321
GRADE 2	277	294	273	300	305	258	287	261	272	284	296	309
GRADE 3	292	277	302	275	308	282	265	295	268	280	292	304
GRADE 4	279	287	294	298	289	313	286	268	299	272	284	296
GRADE 5	262	290	286	285	294	274	316	289	271	302	275	287
GRADE 6	292	280	314	289	209	299	284	328	300	281	314	285
GRADE 7	293	280	285	312	288	285	300	285	329	301	282	315
GRADE 8	284	306	288	276	317	282	289	305	289	334	306	286
GRADE 9	267	284	304	281	293	331	281	288	304	288	333	305
GRADE 10	303	268	288	318	285	273	341	290	297	313	297	343
GRADE 11	231	290	270	259	299	268	266	332	282	289	305	289
GRADE 12	240	210	280	234	245	274	256	254	317	270	276	291
Total	3644	3663	3820	3773	3847	3747	3765	3813	3853	3882	3954	4030

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

CAPACITY AND SPACE NEEDS

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

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

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

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

The district aims to keep class sizes at a headcount between 17-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Capital Facilities Plan 2021 – 2027

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2020 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	608	(199)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate^	29	530	1	(10)	520	606	(86)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	521	(46)	4	88	Special ed.
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	650	2	(20)	610	584	26	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	613	(53)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	815	(120)	5	110	Special ed.
TOTAL	183	3335	15	(166)	3169	3747	(578)	29	638	

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

^Will close at the end of the 2020-21 school year and be converted to District Administration as the new Fife Elementary School opens.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2020-2026)

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

- **New Surprise Lake Middle School:** This is a replacement of the existing middle school due to the age and deterioration of the facility. The new capacity of the facility is 650-students and is intended to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide for possible grade reconfiguration to include capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition will be placed on the west side of the high school campus. These additional classrooms will provide for an estimated increase of 330 students.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center will need to be relocated. Following the opening of the new Fife Elementary School, the District plans to close Endeavor Intermediate School to K-12 instruction and move the Educational Service Center to that location.
- **New Elementary School:** Fife Elementary School is planned for opening in the fall of 2021 to accommodate student growth. The new school is proposed to accommodate 825 students. The new elementary school will be located in the City of Fife on current school district property where Fife High School and the Educational Services Center is located.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District will readjust attendance boundaries and grade configurations so that Discovery Primary serves special needs prekindergarten through second grade, Hedden Elementary will serve grades three through five, and the new Fife Elementary will serve kindergarten through fifth grade.

While addressing these capital facility projects, it is important to note there continues to be a gap in the available spaces and the programmatic needs to accommodate the continually growing

student population. In the interim, spaces may need to be renovated or additional relocatable classrooms added to meet needs.

Mid – and Long-term (2026+)

The District is in process of developing a long-range capital facilities plan. The outcome will be an incremental plan to achieve the following goals.

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

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of May 2021 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.



Capital Facilities Plan 2021 – 2027

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Surprise Lake Middle School	\$ 62,956,152	114,000	650
PHASE IA	Relocate Educational Service Center (Endeavor EI)	\$ 18,227,155	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 10,524,063		
PHASE II	New Fife Elementary School	\$ 78,495,790*	105,751	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,747,734*	29,000	330
		\$ 198,950,894		

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

IMPACT FEES

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

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

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$4,541. The multiple-family rate is calculated at \$822.

APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

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

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

Table 6 – School Impact Fee Calculation

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	10.00	\$0	825	0.212	0.081	\$0	\$0
Middle	30.00	\$0	650	0.147	0.053	\$0	\$0
High	30.00	\$0	330	0.116	0.030	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	92.92%	\$ 58,871,843	825	0.212	0.081	\$14,057	\$5,371
Middle	95.84%	\$ -	650	0.147	0.053	\$0	\$0
High	96.90%	\$ 21,560,801	330	0.116	0.030	\$7,344	\$1,899
						\$21,401	\$7,270
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	7.08%	\$ -	20	0.212	0.081	\$0	\$0
Middle	4.16%	\$ -	25	0.147	0.053	\$0	\$0
High	3.10%	\$ -	25	0.116	0.030	\$0	\$0
					TOTAL	\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	53.29%	0.212	0.081	\$2,422	\$925
Middle	\$ 238.22	108	0.00%	0.147	0.053	\$0	\$0
High	\$ 238.22	130	0.00%	0.116	0.030	\$0	\$0
					TOTAL	\$2,422	\$925
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$391,399	\$185,922
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$3,436,194	\$1,632,258
Years Amortized						10	10
Property Tax Levy Rate						\$2.88	\$2.88
Present Value of Revenue Stream						\$9,896	\$4,701
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$21,401	\$7,270		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$2,422)	(\$925)		
Tax Payment Credit				(\$9,896)	(\$4,701)		
FEE (AS CALCULATED)				\$9,083	\$1,644		
50% LOCAL SHARE				\$4,541	\$822		

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

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2020-2029
Sources of Funds:	
Existing Revenue:	419,000
New Revenue:	
Bonds, Approved	176,300,000
State Match	19,505,114
Impact Fees	1,866,454
Total Source of Funds:	198,090,568
Use of Funds:	
Capacity Projects:	
New Middle School	62,956,152
High School Addition	28,747,734
New Elementary	78,495,790
Sub Total:	170,199,676
Non-Capacity Projects:	
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Projects will be prioritized based on available funding.	
Sub Total:	28,751,218
Total Use of Funds:	198,950,894
Balance: Surplus or (Deficit)	(860,326)

Information Required by Pierce County



Capital Facilities Plan 2021 – 2027

APPENDIX TABLE 8 – Six Year Finance Plan

		Six Year Finance Plan										
		Costs in Thousands (1,000s)										
		Estimated Expenditures							Sources of Revenue			
		2019-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	Total Project Cost**	2018 Bond Program	State Match	Other Capital Funds
PROJECTS												
Phase I												
New Surprise Lake Middle School	62,956							62,956	X	X		X
Relocate Educational Service Center	2,170	1,800	16,057					18,277	X			
District Wide Safety and Security Improvements	6,585	3,989						10,524	X			
New Fife Elementary School	54,640	23,856						78,496^	X	X		X
New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	10,609	18,139						28,748^	X			X
<p>*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed.</p> <p>**Includes funds expended prior to 2019.</p> <p>^ Project used to calculate school impact fees using estimated construction costs.</p> <p>1. Estimated expenditures are based on projected cash flow needs of the project and will need verified during design/construction.</p>												

Capital Facility Requirements to 2020-2026

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2020	3,747	3,335	3,169	-578	\$ 53,583,490
2021-2027	4,030	4,110	3,944	-191	\$ 17,706,655
* Includes pre-kindergarten					
** Capacity after adjusting for programmatic changes.					
Permanent capacity only.					
Future capacity assumes projects move forward as planned.					

Calculated using average cost per student x need.

Information required by Pierce County

School District Cost per Student Headcount

APPENDIX Table 10 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 95,146	\$ 96,856	\$ 87,113

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

Information required by Pierce County

**Square Feet per Actual Student Headcount
(October 2020)**

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1665	97.76
6-7	584	123.6
8-9	613	150
10-12	815	172

Information required by Pierce County

Projects Capacity to House Students

APPENDIX Table 12 – Projects Capacity to House Students

	2020	2021	2022	2023	2024	2025	2026
Adjusted Program Capacity	3169	3309	3944	3944	3944	3944	3944
Portable Capacity	638	550	506	506	506	506	506
Total	3807	3859	4450	4450	4450	4450	4450
Projected Enrollment (K-12)	3677	3694	3740	3797	3807	3879	3955
<i>New Capacity From Projects*</i>	<i>140</i>	<i>1,155</i>					
<i>Removal of Endeavor El School</i>		<i>-520</i>					
<i>Projected Removal of Portables</i>	<i>-88</i>	<i>-44</i>					
Surplus / (Deficit) w/o Portables	-368	250	204	147	137	65	-11
Surplus / (Deficit) w Portables	182	756	710	753	643	571	495

Information required by Pierce County

*2020-21: Surprise Lake Middle School replacement opened to accommodate 650 students. This addresses growth of 140 above its current program capacity.

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

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

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

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