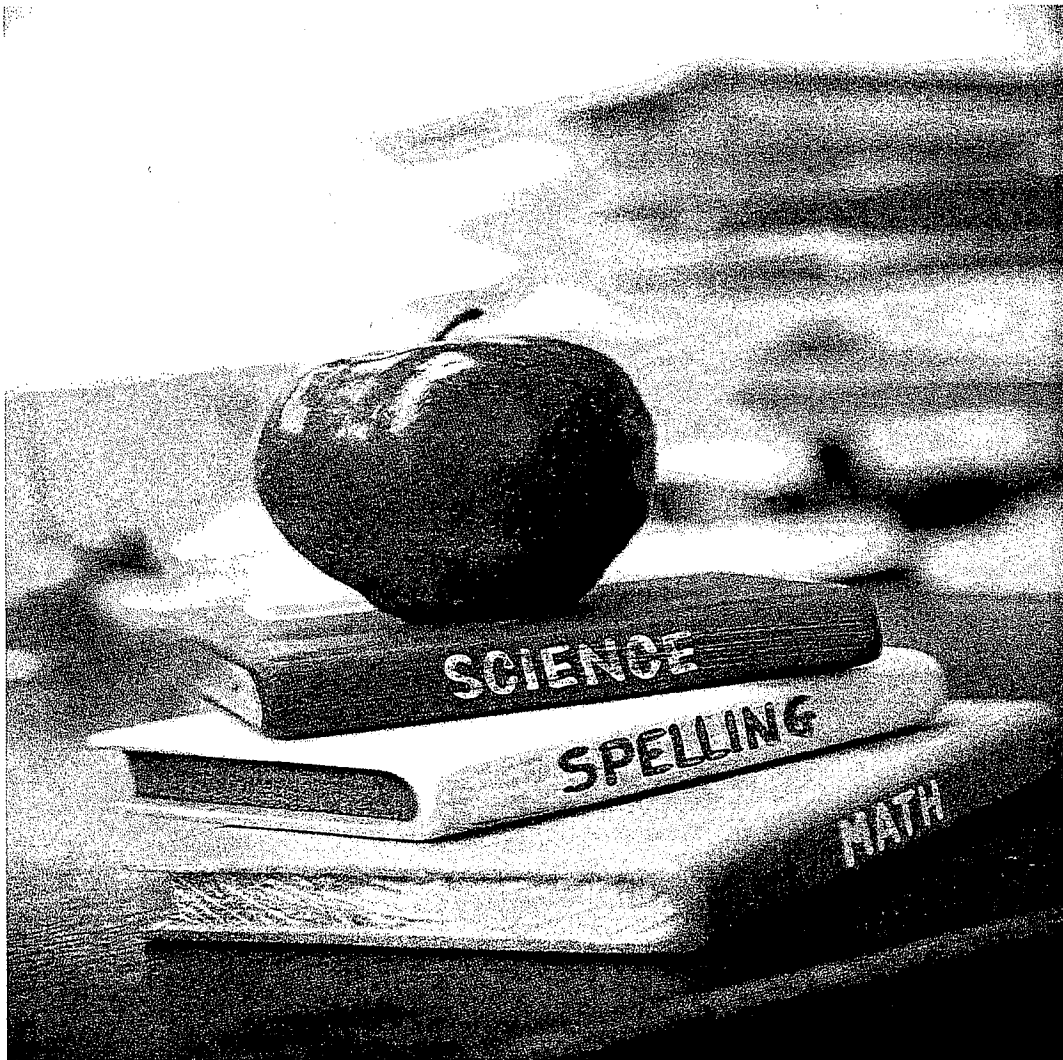


Fife School District No. 417

Capital Facilities Plan

2012-2018



Adopted: June 25, 2012

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

School Board Members

Bruce Burnside
Bob Scheidt
Doug Fagundes
Marisa Michaud
Sally Finlayson

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Director of Business Services

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

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

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

Principal: Jeff Nelson
Dean of Students: Mark Robinson

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

Principal: Jim Snider
Dean of Students: Amy Mittelstaedt

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: Teresa Sinay

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

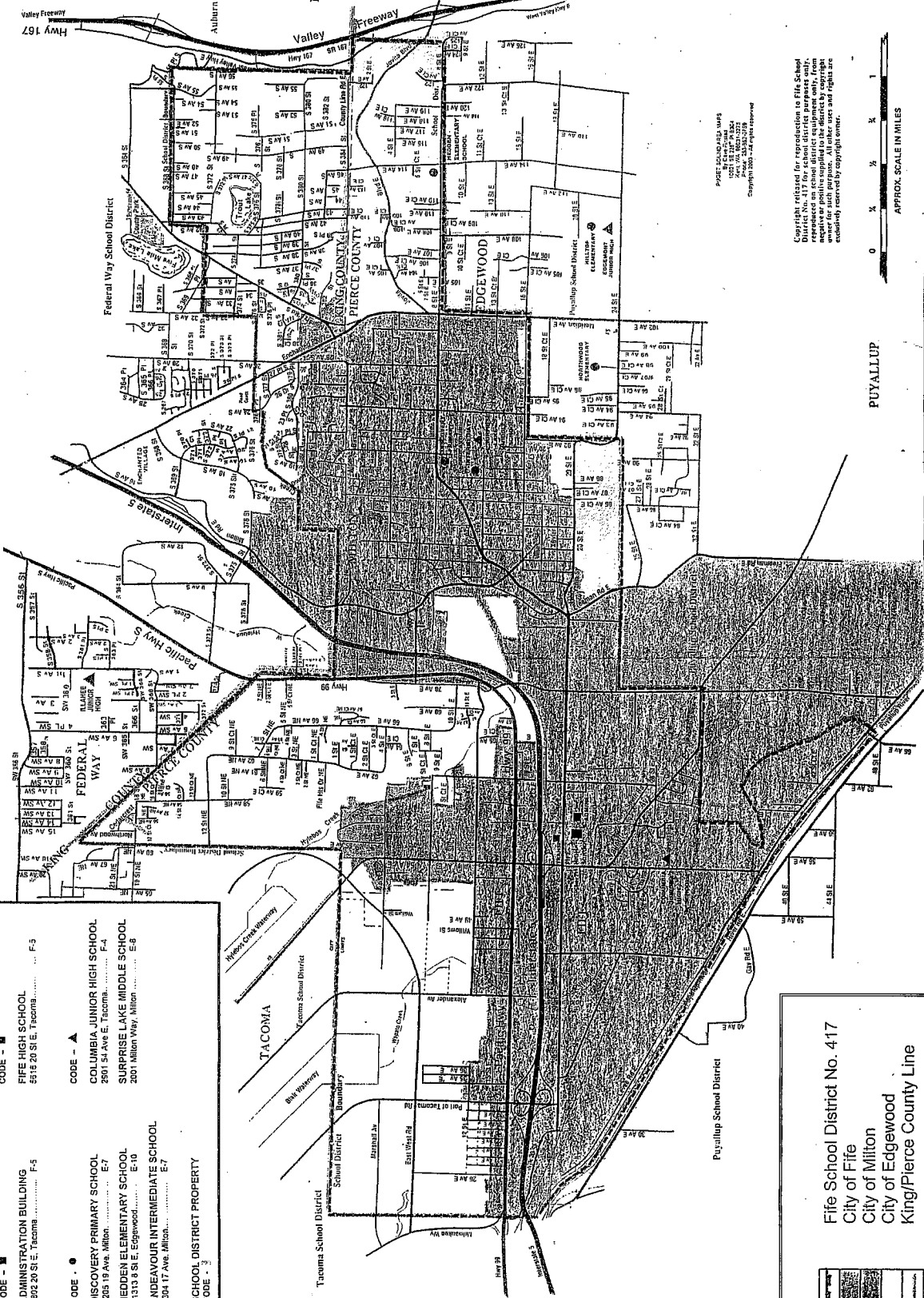
5602 20 Street East Tacoma, WA 98424-2000 Phone: 253-577-1000 www.fifeschools.com

- | | |
|-----------------|--|
| CODE - ■ | ADMINISTRATION BUILDING
5602 20 St. E., Tacoma..... F-3 |
| CODE - ● | DISCOVERY PRIMARY SCHOOL
1265 19 Ave. Milton..... E-7 |
| | HEDDEN ELEMENTARY SCHOOL
11313 S St. E., Edgewood..... E-10 |
| | ENDEAVOUR INTERMEDIATE SCHOOL
1304 17 Ave. Milton..... E-7 |
| CODE - ▲ | COLUMBIA JUNIOR HIGH SCHOOL
2601 54 Ave. E., Tacoma..... F-4 |
| | SURPRISE LAKE MIDDLE SCHOOL
2001 Milton Way, Milton..... E-8 |
| CODE - ■ | FIFE HIGH SCHOOL
5518 20 St. E., Tacoma..... F-5 |

SCHOOL DISTRICT PROPERTY
CODE 1 - 3

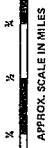


Legend:
 Fife School District No. 417
 City of Milton
 City of Edgewood
 King/Pierce County Line



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APPROX. SCALE IN MILES

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)	(sq. ft) (D-7)	(sq. ft) (D-7)	Facility Size (sq.ft.)	Portable Number (3/2012)	Portable Capacity	Portable Size (sq. ft.)
			New	Mod	Total				
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	4	88	3,564
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	27	594	24,132
TOTAL CORE AND PORTABLE CAPACITY	3,929								

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 220 planned single family housing starts and over 120 planned multifamily units within our school district's boundary, expected to generate an additional 93 new students. Despite a down-turn in the economy, and slight decrease in the last two year's enrollment, we are anticipating continued growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 1.12% per year, and .50% per year over the past five years. More importantly, for the next six years the Cohort Survival Method predicts an increased average growth rate of 3.25% as shown below.

ENROLLMENT*	07-08	08-09	09-10	10-11	11-12**	12-13	13-14	14-15	15-16	16-17	17-18
FHS											
10	297	294	294	246	264	257	282	255	300	270	307
11	312	280	283	284	235	261	254	279	252	297	267
12	284	306	283	286	285	235	261	254	279	252	297
Total	#	893	880	860	816	784	753	797	788	831	871
COLUMBIA											
8	290	250	268	270	279	252	297	268	304	330	343
9	311	300	262	269	264	290	262	308	278	316	343
Total	#	601	550	530	539	543	542	559	576	582	686
SLMS											
6	246	261	288	251	289	261	296	321	334	303	369
7	261	250	257	281	246	290	262	297	322	335	304
Total	#	507	511	545	532	535	551	558	618	656	673
ENDEAVOUR											
2	142	134	137	145	160	142	173	173	175	178	180
3	130	153	125	139	143	159	144	175	176	178	181
4	148	136	154	132	134	159	166	150	183	184	186
5	121	152	138	153	124	151	164	171	155	189	190
Total	#	541	575	554	569	561	611	647	669	689	737
HEDDEN											
2	121	105	112	119	124	116	141	142	144	146	148
3	111	121	103	113	134	130	118	144	144	146	148
4	117	106	126	108	132	130	135	123	149	150	152
5	111	119	112	125	119	124	135	140	127	154	155
Total	#	460	451	453	465	509	500	529	549	564	603
DISCOVERY											
PS sections	3	3	3	4	4	5	5	5	5	5	5
K	233	277	265	236	289	290	294	299	303	307	312
1	219	253	271	269	249	303	304	308	313	317	322
Total K-1	#	452	530	536	505	538	593	598	607	616	634
Total K-12	#	3454	3497	3478	3426	3470	3550	3688	3807	3938	4052
FTE	FTE					3310.27					
% Increase		4.41%	1.25%	-0.54%	-1.50%	1.28%	2.31%	3.89%	3.23%	3.44%	2.90%
Avg Growth/Year					0.98%						3.25%

* 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 11-12 school year.

STANDARD OF SERVICE

Fife School District, as written in its mission statement, is committed to providing a safe and caring environment, which ensures that all students will learn. And, as a Standard Bearer District, Fife is a leader in school reform and committed to providing our students highly engaging, meaningful, challenging, and satisfying work. The District is committed to achieving a high standard of learning for our students, as detailed in each of the six school building's School Improvement Plans. Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, the District is able to set this standard at approximately 20-22 students per class, with first priority at the primary grade levels (K – 4). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. In addition there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations. These special programs significantly affect school capacity by the need for separate space, scheduling accommodations, 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 134.62.

Fife School District has chosen to determine **actual program capacity** by surveying each school, reviewing with each school principal how the teaching spaces are being used, and the number of teaching staff assigned. Projections of space needs are based on the assumption of adding a teacher and classroom space for approximately each additional 19 to 23 students dependent upon grade level. *This does not account for additional space needed for special programs as discussed above, and support services such as library, gym, athletics, kitchen, bathrooms, storage, etc.* To reflect current programming needs and actual use of facility spaces, the District has finalized participation in a community-wide study and survey. The survey results are described on pages 12 and 13.

Previous and current survey information used to determine current and future capacity for each school is summarized on the following charts by buildings. The charts include:

1. Enrollment by grade level headcount from the 2007-08 school year through the 2017-18 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 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
10		297	294	294	246	264	257	282	255	300	270	307
11		312	280	283	284	235	261	254	279	252	297	267
12		284	306	283	286	285	235	261	254	279	252	297
total 10-12	#	893	880	860	816	784	753	797	788	831	819	871
FTE						727.21						
Plan Capacity	705											
Teachers						39	38	40	39	42	41	44
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
IV Classrm												
Up Clsm	7					7	7	7	7	7	7	7
Down Clsm	1					1	1	1	1	1	1	1
Sp. Ed.	2					2	2	2	2	2	2	2
Home Ec.	1					1	1	1	1	1	1	1
Lib. Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
V Annex												
Up Clsm	1					1	1	1	1	1	1	1
Down Clsm	9					9	9	9	9	9	9	9
VI Gym												
Clsm	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrest/Weight	1					1	1	1	1	1	1	1
VII Café												
Music	1					1	1	1	1	1	1	1
VIII Shop												
Art	1					1	1	1	1	1	1	1
Wood	1					1	1	1	1	1	1	1
Metal	1					1	1	1	1	1	1	1
IX Science/Ag	3					3	3	3	3	3	3	3
Alt H.S.	1					1	1	1	1	1	1	1
(East) Classroom	4					4	3	4	4	4	4	4
total	39					39	38	39	39	39	39	39
Classrooms Needed						0	0	1	0	3	2	5
Portables	5					0	0	1	0	3	2	5
Future						0	0	0	0	0	0	0
Total	44					39	38	40	39	42	41	44
note: 6 period day/1 teacher prep period												
Storage Containers						3	3	3	3	3	3	3

*Headcount

Capacity and Space Needs

COLUMBIA JUNIOR HIGH SCHOOL		(based on District-adjusted 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
8		290	250	268	270	279	252	297	268	304	330	343
9		311	300	262	269	264	290	262	308	278	316	343
Total 8-9	#	601	550	530	539	543	542	559	576	582	646	686
FTE						542.83						
Plan Capacity**	600											
Teachers						28	28	29	29	29	32	34
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	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	0					0	0	0	0	0	0	0
Classrooms	15					13	13	14	14	14	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
Total	30					28	28	29	29	29	30	30
Classrooms Needed						0	0	0	0	0	2	4
Portables	4					0	0	0	0	0	2	4
Future						0	0	0	0	0	0	0
Total	34					28	28	29	29	29	32	34
Note: 6 period day/1 teacher prep period												
Storage Containers												

*Headcount

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

Capacity and Space Needs

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
6		246	261	288	251	289	261	296	321	334	303	369
7		261	250	257	281	246	290	262	297	322	335	304
Total 6-7	#	507	511	545	532	535	551	558	618	656	638	673
FTE						531.03						
Plan Capacity	530											
Teachers						27	28	28	31	33	32	34
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						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	0
Classrooms	15					15	15	15	15	15	15	15
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0					0	0	0	0	0	0	0
total	26					26	26	26	26	26	26	26
Classrooms Needed						1	2	2	5	7	6	8
Portables	4					1	2	2	4	4	4	4
Future						0	0	0	1	3	2	4
Total	30					27	28	28	31	33	32	34
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 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
2		142	134	137	145	160	142	173	173	175	178	180
3		130	153	125	139	143	159	144	175	176	178	181
4		148	136	154	132	134	159	166	150	183	184	186
5		121	152	138	153	124	151	164	171	155	189	190
Total 2-5	#	541	575	554	569	561	611	647	669	689	729	737
FTE						559.00						
Plan Capacity	530											
Teachers						28	31	32	33	34	36	36
Rooms	# Avail					<i>Use</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>	<i>Proj</i>
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
Classrooms Needed						0	1	2	3	4	6	6
Portables*	4					0	1	2	3	4	4	4
Future						0	0	0	0	0	2	2
Total	34					28	31	32	33	34	36	36
*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 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
2		121	105	112	119	124	116	141	142	144	146	148
3		111	121	103	113	134	130	118	144	144	146	148
4		117	106	126	108	132	130	135	123	149	150	152
5		111	119	112	125	119	124	135	140	127	154	155
Total 2-5	#	460	451	453	465	509	500	529	549	564	596	603
FTE						508.09						
Plan Capacity**	485											
Teachers						25	25	26	27	28	30	30
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	1	2	4	4
Portables	4					0	0	0	1	2	4	4
Future						0	0	0	0	0	0	0
Total	30					25	25	26	27	28	30	30
Storage Containers												

*Headcount

**Even though the Plan Capacity of Alice V. Hedden Elementary is listed at 485, the actual regular capacity of the facility is less than 485 due to the programming needs at the school and the actual use of classroom spaces. As such, the District analyzes capacity needs at this school each year during the six year planning period

Capacity and Space Needs

DISCOVERY PRIMARY		(based on District-adjusted 11/12 OSPI enrollment projections)										
Enrollment*		07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
Pre-School Sections		3	3	3	4	4	5	5	5	5	5	5
K		233	277	265	236	289	290	294	299	303	307	312
1		219	253	271	269	249	303	304	308	313	317	322
Total K-1		452	530	536	505	538	593	598	607	616	624	634
FTE						398.50						
Plan Capacity	485	(Includes Preschool)										
Teachers												
Teachers						27	30	30	30	31	31	32
Pre-School						4	5	5	5	5	5	5
total						31	35	35	35	36	36	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						2	6	6	6	7	7	8
Portables**												
	6					2	6	6	6	6	6	6
Future						0	0	0		1	1	2
Total	35					31	35	35	35	36	36	37
**Share Endeavour Portables												
Storage Containers						2	2	2	2	2	2	2

*Headcount

SCHOOL FACILITIES SUMMARY AND FUTURE NEEDS / FINANCING

A survey and study was completed in July 1997, and revised April 2000. Based on those projections, the District received voter authorization to build 2 new schools (elementary and junior high schools) to meet projected enrollment growth. The Alice V. Hedden Elementary School was built and occupied in September 2001, adding capacity for 485 students. However, there were still approximately 350 secondary students occupying portables on sites throughout the District. Existing core facilities and support space at the secondary grade levels (bathrooms, cafeteria, gym, special programs, etc) remained over capacity as a result. The Columbia Junior High School was opened in September 2003 as planned, adding additional capacity for 600 students. The balance of the project (entry road and parking lot) was completed during the fall of 2006. The grade configuration at the high school was changed to grade levels 10-12, eliminating the need to build a new high school. Primary grade levels remain as grades K-5. The middle and junior high schools now serve grades 6-9. As a result of these two new schools, the District has been able to meet the current capacity needs, and enable the Fife School District to maintain a high Standard of Service and commitment to our students and community.

Both Pierce and King County showed a short-term birth rate decline which affected our 2009-11 enrollments. County records indicated this decline ended in 2007, as evidenced by our enrollment increase in 2012. With birth rates on the rise again, our student population is expected to increase by approximately 700 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 the space allocation used in the State's funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 101.23 square feet per student compared to 90 in the state formula. The National average is 110.

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

Future Classroom Needs

Although the projected enrollments shown on pages 6-11 indicate our schools are primarily over capacity at the elementary levels by 2017-18, the District will consider grade re-configuring and use of portable classrooms at our schools to help accommodate enrollment growth and to balance over-all enrollment among our six schools.

District-wide projected classrooms needed, (including those for preschool), are shown below. In addition to classrooms, there is additional space needed for support services such as special programs, gym, cafeteria, storage, bathrooms, etc. These projections for future classrooms are based simply on past enrollment statistics through the 2011-12 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated enrollment growth and residential development.

	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18
FHS	6	6	5	3	0	0	1	0	3	2	5
COLUMBIA	0	0	0	0	0	0	0	0	0	2	4
SLMS	0	0	1	1	1	2	2	5	7	6	8
ENDEAVOUR	0	0	0	0	0	1	2	3	4	6	6
HEDDEN	0	0	0	0	0	0	0	1	2	4	4
DISCOVERY	0	3	2	1	2	6	6	6	7	7	8
Classrooms Needed	6	9	8	5	3	9	11	15	23	27	35

Addition to Sr High

Current Building Conditions

Since modernization began in 1992, all District facilities have been completely modernized and/or built new. This includes the new Columbia Junior High and Alice V. Hedden Elementary Schools, Discovery Primary, Fife Transportation Center as well as remodels/additions to Endeavour Intermediate, Surprise Lake Middle School, Fife High School, and the District Administration Office. Recently added modular classrooms at Columbia Junior High and Alice V. Hedden, as well as the proposed Fife Senior High addition are outlined below.

School Construction Plans

1996-1997	Survey and study
1998-1999	Planned for schools
1999-2000	Planned and requested bond issue for schools (approved February 2000)
2000-2001	Built/occupied Hedden Elementary (completed 2001)
2001-2003	Built/occupied Columbia Junior High (occupied 2003)
2007-2008	Added modular classrooms at Hedden and Columbia
2007-2009	Survey and Study (Updated)
2013-2015	Plan for senior high school addition and request bond issue
2016-2018	Build/occupy new addition

Cost

Alice V. Hedden Elementary & Modular Classrooms - Alice V. Hedden Elementary School was constructed on a 14.89 acre site located in Edgewood and opened in September 2001 with a capacity of 485 students. Final cost was \$11,100,000. Due to continued enrollment growth and special program needs, four new portable classrooms were added for use during the 2007-08 and 2011-12 school years. Final cost was \$671,918 or about \$167,980 per classroom.

Columbia Junior High & Modular Classrooms - Columbia Junior High School was constructed in Fife as part of a joint cooperative effort with the City of Fife. The total site encompasses 34.4 acres, with the City of Fife providing 27.1 acres and the District providing an additional 7.3 acres. In return for receiving the 27.1 acres valued at approximately \$1.85 million, the District built additional park and athletic facilities. Usage, operations, and maintenance expenses will be shared according to interlocal agreements signed by the two agencies. The school has a capacity for 600 students and opened in September 2003, with final project completion during the fall of 2006. Final construction costs were \$25,398,269. Due to continued enrollment growth four new modular classrooms were added for use during the 2007-08 school year. Final cost was \$638,184, or about \$159,546 per classroom.

Proposed Fife Senior High Addition - As a result of our study and survey completed in 2009, preliminary plans call for a \$25,108,233 expansion/remodel of the present high school within the next 6 years to accommodate growing secondary enrollments. The existing five portable classrooms will be removed to make way for the new 320 student addition.

Funding

Alice V. Hedden Elementary, Columbia Junior High, & Modular Classrooms - The District's last bond issue for \$35 million was approved by the voters on February 29, 2000 to construct the two new schools Alice V. Hedden Elementary, and Columbia Junior High. Impact fees were also collected and applied to these projects. The primary funding source for the modular classrooms for these two schools added during the 2007-08 and 2011-12 school years, were school impact fees.

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

Impact Fees

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. Impact fees for Fife School District are shown on the following page. Student Generation Rates (SGR) were updated in 2012, and are based on an analysis of all single and multiple-family new residential development projects constructed in the five years from 2007 – 2011 within Fife School District boundaries. The results were updated with 2012 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$1,163. The multiple-family rate is calculated at \$0. Because the updated analysis shows there were no high school students generated in the last five years from multi-family housing, the calculated fee has dropped to zero.

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 108 students, under capacity at the middle/junior high school level by 52 students, and over capacity at the high school level by 79 students.

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

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

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

Based on the District's student generation rates, the District expects that .348 students will be generated from each new single family home in the District and that .119 students will be generated from each new multi-family dwelling unit.

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

School Impact Fee Calculation							
District: FIFE							
School Site Acquisition Cost:							
((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	0.179	0.090	\$ -	\$ -
Jr. High	0.00		600	0.108	0.029	\$ -	\$ -
Sr. High	0.00		320	0.061	0.000	\$ -	\$ -
				TOTAL		\$ -	\$ -
School Construction Cost:							
((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	95.09%	\$0	485	0.179	0.090	\$ -	\$ -
Jr. High	95.09%	\$0	600	0.108	0.029	\$ -	\$ -
Sr. High	95.09%	\$25,108,233	320	0.061	0.000	\$ 4,551.25	\$ -
				TOTAL		\$ 4,551.25	\$ -
Temporary Facility Cost:							
((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	4.56%	\$0	44	0.179	0.090	\$ -	\$ -
Jr. High	4.56%	\$0	88	0.108	0.029	\$ -	\$ -
Sr. High	4.56%	\$0	22	0.061	0.000	\$ -	\$ -
				TOTAL		\$ -	\$ -
State Matching Credit:							
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	188.55	90.0	0.00%	0.179	0.090	\$ -	\$ -
Jr. High	188.55	108.0	0.00%	0.108	0.029	\$ -	\$ -
Sr. High	188.55	130.0	0.00%	0.061	0.000	\$ -	\$ -
				TOTAL		\$ -	\$ -
Tax Payment Credit:							
Average Assessed Value						\$ 234,627.00	\$ 143,423.00
Capital Bond Interest Rate						3.84%	3.84%
Net Present Value of Average Dwelling						\$ 1,918,283.77	\$ 1,172,610.20
Years Amortized						10	10
Property Tax Levy Rate						\$ 1.16	\$ 1.16
Present Value of Revenue Stream						\$ 2,225.21	\$ 1,360.23
Fee Summary:				Single -	Multiple -		
				Family	Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 4,551.25	\$ -		
Temporary Facility Cost				\$ -	\$ -		
State Match Credit				\$ -	\$ -		
Tax Payment Credit				\$ (2,225.21)	\$ -		
Sub-total				\$ 2,326.04	\$ -		
Local Share				\$ 1,163.02	\$ -		
District Discount				\$ -	\$ -		
FEE				\$ 1,163	\$ 0		YEAR 2012

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
	101.23	152.30	178.82

(1) Includes Discovery @ 116.04, Hedden @ 101.52 and Endeavour @ 96.36.

(2) Includes Surprise Lake Middle School @ 134.91 and Columbia @ 169.43.

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	2008-2018
Sources of Funds:	
Existing Revenue:	288,117
New Revenue:	
Bonds, Not approved	25,000,000
Impact Fees	897,667
Total Sources:	26,185,784
Use of Funds:	
Capacity Projects:	
Senior Hi Addition	25,108,233
Sub Total:	25,108,233
Non-Capacity Projects:	1,077,551
Sub Total:	1,077,551
Total Costs/Use of Funds:	26,185,784
Balance: Surplus or (Deficit)	0

Appendix Table 5

Public School Facilities Capital Facility Requirements to 2017-18

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2011-12 Actual	3,470	3,335	-135	-\$ 6,465,555*
2011-12 to 2017-18 Growth	4,204	3,655	-549	-\$ 26,293,257*

* Calculated using cost per student (Table 6) avg. \$47,893 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	\$78,463

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 \$25,108,233 ÷ 320 (projected capacity).

Appendix Table 7

PROJECTS CAPACITY TO HOUSE STUDENTS

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
New Addition							320
Core Capacity	3335	3335	3335	3335	3335	3335	3655
Portable # Change	2*	0	0	0	0	0	-5**
Portable Capacity Change	44	0	0	0	0	0	-110
Portable Capacity	594	594	594	594	594	594	484
Core + Portable Capacity	3929	3929	3929	3929	3929	3929	4139
Projected Enrollment (Headcount)	3470	3550	3688	3807	3938	4052	4204
Surplus Capacity with Portables	459	379	241	122	-9	-123	-65
Surplus Capacity w/o Portables	-135	-215	-353	-472	-603	-717	-549

*Addition of 2 portable classrooms at Hedden Elementary.

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

Appendix Table 8

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

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Local Bond	State	Impact Fees/Other
New Capacity						\$25,108	\$24,211	\$0	\$897
# Portables Purchased									
Cost of Portables Purchased							\$0	\$0	\$0
Totals						\$25,108	\$24,211	\$0	\$897

Appendix Table 9

2012 Fife School District Student Generation Rates*

	Total Pierce and King County SGR	King County SGR	Pierce County SGR
SINGLE FAMILY			
Elementary -- K through 5	0.179	0.256	0.170
Middle School -- 6 through 9	0.108	0.103	0.110
High School -- 10 through 12	0.061	0.026	0.063
Total	0.348	.385	0.343
MULTIPLE FAMILY			
Elementary -- K through 5	0.090	0.000	0.090
Middle School -- 6 through 9	0.029	0.000	0.029
High School -- 10 through 12	0.000	0.000	0.000
Total	0.119	0.000	.119

Grade	SF Combined	MF Combined
K	8	1
1	12	1
2	9	1
3	18	1
4	10	2
5	9	0
6	15	0
7	9	1
8	6	0
9	10	1
10	5	0
11	7	0
12	10	0
Total	128	8
Total Units	368	67

*Note: These student generation rates are based on new residential development for the five year period 2007 through 2011.