

CAPITAL FACILITIES PLAN 2022 – 2028



integrus

Adopted July 25, 2022

FIFE SCHOOL DISTRICT NO. 417

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

FIFE SCHOOL DISTRICT NO. 417

1720 OAK STREET
MILTON, WA 98354

School Board Members

Chelsea Bjorkman
Iesha Kidd
Jennifer Mayhew
Cheryl Reid-Simons
Kimberly Palmer Yee

Kevin Alfano, Superintendent
Ben Ramirez, Deputy Superintendent
Jeff Nelson, Assistant Superintendent Teaching, Learning & Innovation
Kari Harris, Assistant Superintendent, Business Services

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

Principal: Paige Carroll
Assistant Principal: Doug Gonzales
Assistant Principal: *To be Filled*

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: Sarah Edwards
Assistant Principal: Beka Haynes

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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 just over 3,600 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.

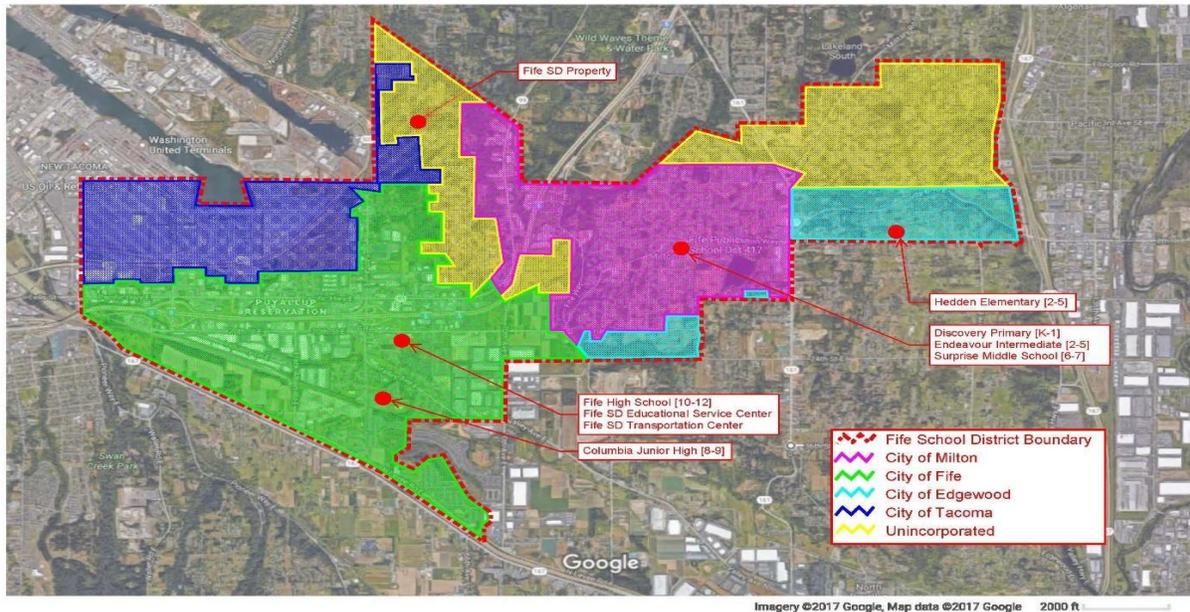
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year 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 3,672 students (October 2021 headcount). Like all school districts in our area, the global pandemic impacted enrollment, resulting in an enrollment decline, starting in the 2019-20 school year and continuing in the schools years immediately following. 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 (special needs) and grades kindergarten through second grade at Discovery Primary School
- Third through fifth grades at Alice V. Hedden Elementary School
- Kindergarten through fifth grade at Fife 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 through second grades in Discovery Primary, third through fifth grades in Hedden Elementary, and kindergarten through fifth grades at the recently opened new Fife Elementary School (Endeavour Elementary School closed for K-12 instruction following the opening of the larger Fife Elementary School). 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.

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.

The District is considering future grade reconfiguration 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-2 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	3-5	14.89	51,673	3,564	475
Fife Elementary School	K-5	28.86	58,496	0	825
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

*Fife Elementary School and Fife High School are located on a shared parcel.

Discovery Primary School (grades K-2 and preschool)
 1205 – 19th Avenue, Milton, WA 98354
 Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 3-5)
 11313 8th Street East, Edgewood, WA 98372
 Built new and opened in 2001.

Fife Elementary School (grades K-5)
 5804 20th Street East, Tacoma, WA 98424
 Built new and opened in 2021

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2021.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

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

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

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 Fall 2022.*

Transportation Center5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center

1720 Oak Street, Milton, WA 98424

5802 20th Street East, Tacoma, WA 98424

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. ESC moved in 2021 following opening of Fife Elementary School and closure of Endeavour.

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. Notably, the Cohort Survival Method does not account for anomalies, like a global pandemic, that may affect student enrollment.

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 1.48% per year.

OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2010 and 2020, Fife grew 19.9%. During the same time periods, Milton grew 14.99% and Edgewood grew 31.32%. The State change in population during the same time period grew 14.61%

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. Prior to the pandemic, 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 2021. According to that update, it is estimated that the incorporated cities within the Fife School District have the capacity to accommodate 5,555 additional housing units.

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 2027-28 school year. The school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

	Actual Headcount						2021	Projected					
	Enrollment - October							Enrollment					
	2015	2016	2017	2018	2019	2020		2022	2023	2024	2025	2026	2027
Pre-K Special Needs	54	50	62	67	68	70	73	73	75	75	75	75	75
KINDERGARTEN	252	277	295	266	292	252	265	245	285	285	305	305	325
GRADE 1	318	270	279	313	266	286	277	267	250	290	290	311	311
GRADE 2	277	294	273	300	305	258	284	279	270	252	293	293	314
GRADE 3	292	277	302	275	308	282	271	286	279	270	252	293	293
GRADE 4	279	287	294	298	289	313	289	275	292	285	276	258	299
GRADE 5	262	290	286	285	294	274	321	292	274	291	284	275	257
GRADE 6	292	280	314	289	209	299	298	323	300	282	299	292	283
GRADE 7	293	280	285	312	288	285	294	300	322	299	281	298	291
GRADE 8	284	306	288	276	317	282	276	296	299	321	298	280	297
GRADE 9	267	284	304	281	293	331	290	278	298	301	323	300	282
GRADE 10	303	268	288	318	285	273	312	289	278	298	301	323	300
GRADE 11	231	290	270	259	299	268	222	258	239	229	246	248	267
GRADE 12	240	210	280	234	245	274	222	212	246	228	219	235	237
Total	3644	3663	3820	3773	3758	3747	3694	3673	3707	3706	3742	3786	3831

*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

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2021 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	423	(14)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Alice V. Hedden Elementary	27	485	1	(10)	475	458	17	4	88	Special ed.
Fife Elementary School	40	825	0	-	825	815	10	0	0	
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	650	2	(20)	610	592	18	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	565	(5)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	756	(61)	5	110	Special ed.
TOTAL	194	3,750	14	(156)	3,574	3,609	(35)	27	594	

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

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2021-2027)

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:** Surprise Lake Middle School was replaced and reopened in the fall of 2020. The replacement school included an expansion of total capacity to 650 students 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. This project is expected to open in September 2022.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center was relocated to the former Endeavor Intermediate School site (Endeavor closed following the opening of the larger new Fife Elementary School).
- **New Elementary School:** Fife Elementary School opened in the fall of 2021 to accommodate student growth at the K-5 level.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District readjusted attendance boundaries and reconfigured grades at the elementary school level.

While addressing these capital facility projects, it is important to note that interim capacity may be needed to accommodate the continually growing student population. Thus, the District may add portable capacity during the six-year planning period.

Mid – and Long-term (2027+)

The District is in process of reviewing a bond proposal that would be considered by the Board of Directors for presentation to the voters in the next 2-3 years. Preliminary planning includes replacing older portions of Fife High School. Future updates to this capital Facilities Plan will include details and updated information. The District’s planning follows 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 2022 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.

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Surprise Lake Middle School [complete 2020]	\$ 62,956,152	72,176	650
PHASE IA	Relocate Educational Service Center (Endeavor EI) [complete 2021]	\$ 18,227,155	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 10,524,063		
PHASE II	New Fife Elementary School [complete 2021]	\$ 78,495,790*	58,496	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,745,126*	29,000	330
		\$ 198,948,286		

*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 Fife High School addition and the new Fife Elementary School 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 reviewed updated student generation rate figures in the spring of 2022. It appears that the ongoing pandemic is skewing the data set. Because of these anomalies, the District has chosen to use the 2020 study for an additional year for purposes of this update. The District plans to commission a new student generation rate study in the next CFP 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 \$4,039. The multiple-family rate is calculated at \$733.

APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

Fife Public Schools Student Generation Rates (2020 Study)		
	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 Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$ -	825	0.212	0.081	\$0	\$0
Middle	30.00	\$ -	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/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ 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/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ 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 CCA	OSPI Square Footage	District Funding %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$ 246.83	90	53.25%	0.212	0.081	\$2,508	\$958
Middle	\$ 246.83	108	0.00%	0.147	0.053	\$0	\$0
High	\$ 246.83	130	0.00%	0.116	0.030	\$0	\$0
					TOTAL	\$2,508	\$958
Tax Payment Credit:							
Average Assessed Value						\$461,672	\$203,416
Capital Bond Interest Rate						2.45%	2.45%
Net Present Value of Average Dwelling						\$4,051,042	\$1,784,918
Years Amortized						10	10
Property Tax Levy Rate						\$2.67	\$2.67
						\$10,816	\$4,766
Fee Summary:							
				Single Family	Multi-Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$21,401	\$7,270		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$2,508)	(\$958)		
Tax Payment Credit				(\$10,816)	(\$4,766)		
FEE (AS CALCULATED)				\$8,077	\$1,546		
50% LOCAL SHARE				\$4,039	\$773		

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

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2021-2029
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	28,745,126
New Elementary	78,495,790
Sub Total:	170,197,068
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:	198,948,286
Balance: Surplus or (Deficit)	(857,718)

Information Required by Pierce County

APPENDIX TABLE 8 – Six Year Finance Plan

PROJECTS	Costs in											
	Estimated Expenditures									S		
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	Total Project Cost**	2018 Bond Program	State Match	Other Funds^
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	10,000	8,139						28,745^	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>^Includes received and anticipated school impact fee revenue.</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 2021-2027

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2021	3,694	3,750	3,574	-120	\$ 11,124,600
2022-2028	3,831	4,080	3,904	73	\$ ---
* 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 2021)**

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1707	95.62
6-7	592	121.91
8-9	566	162.54
10-12	756	185.44

Information required by Pierce County

Projects Capacity to House Students

APPENDIX Table 12 – Projects Capacity to House Students

	2021	2022	2023	2024	2025	2026	2027
Adjusted Program Capacity	3574	3904	3904	3904	3904	3904	3904
Portable Capacity	594	594	594	594	594	594	594
Total	4168	4498	4498	4498	4498	4498	4498
Projected Enrollment (K-12)	3621	3600	3632	3631	3667	3711	3756
<i>New Capacity From Projects*</i>	<i>825</i>	<i>330</i>					
<i>Removal of Endeavor El School</i>	<i>-520</i>						
<i>Projected Removal of Portables</i>							
Surplus / (Deficit) w/o Portables	-47	304	272	273	237	193	148
Surplus / (Deficit) w Portables	547	898	866	867	831	787	742

Information required by Pierce County

*2021: Fife Elementary School opens with additional elementary school to accommodate growth; Endeavor ES closes.

*2022-23: 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.