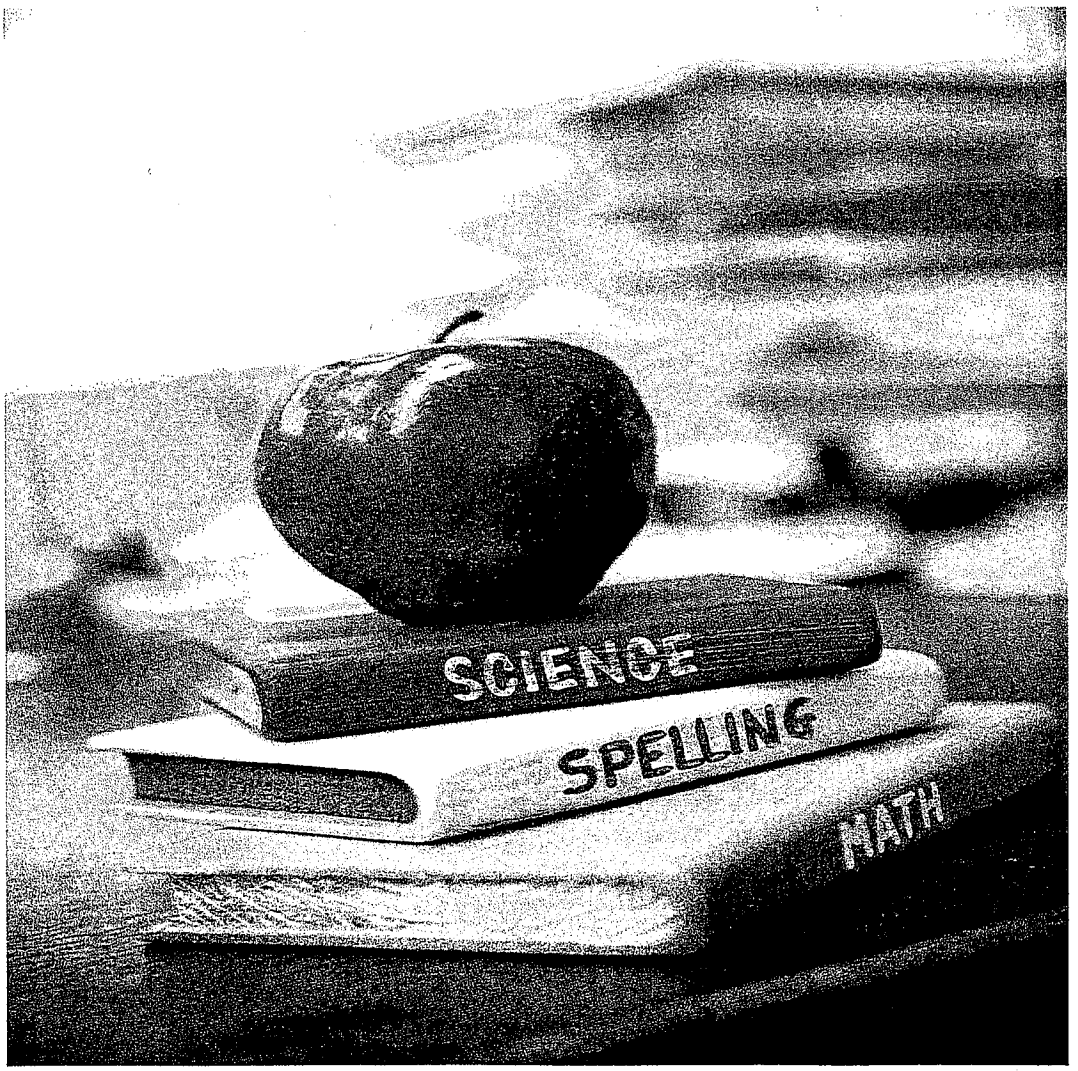
Fife School District No. 417

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

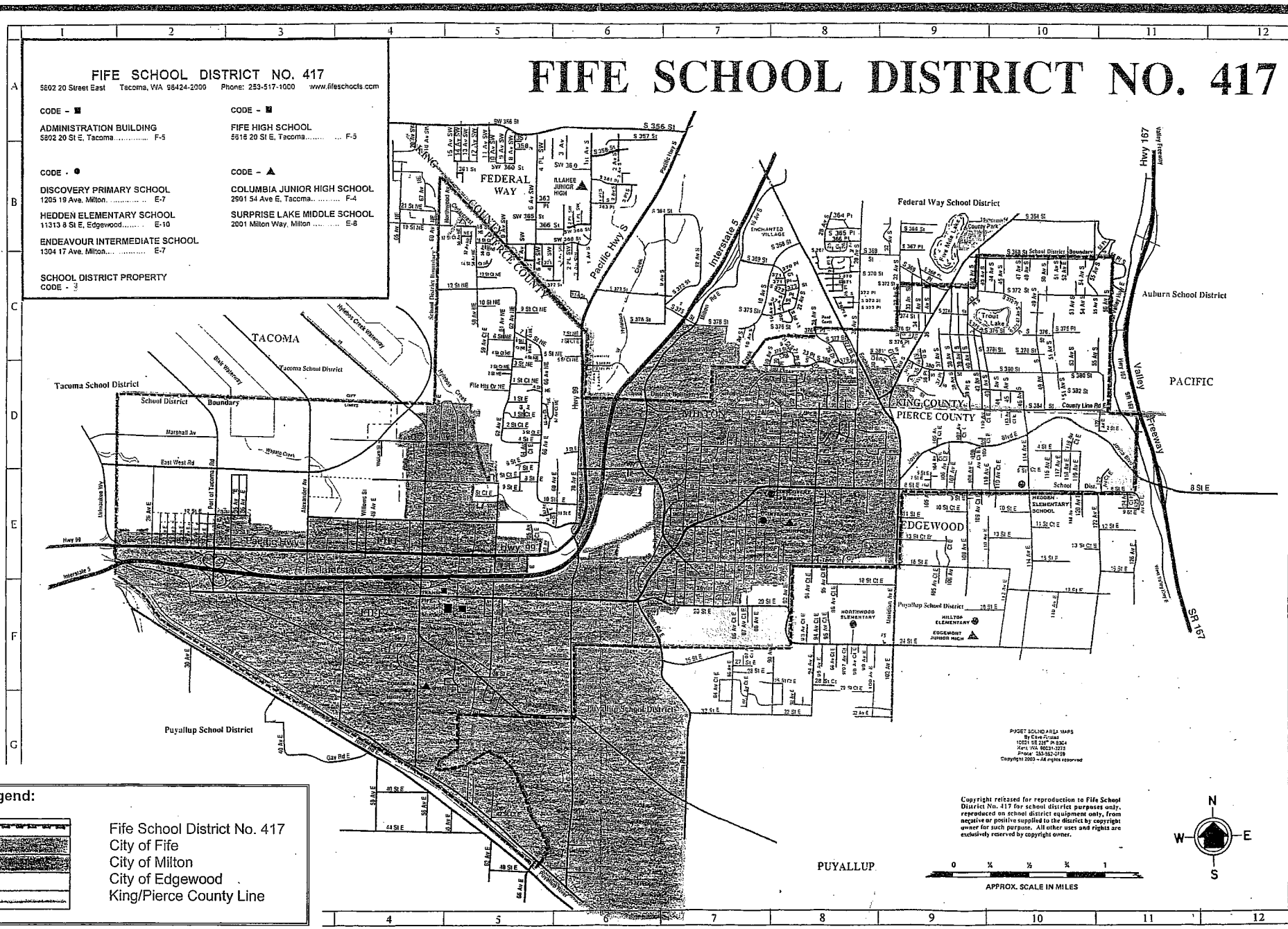
Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372
Principal: Teresa Sinay

Discovery Primary School, 1205 19th Ave, Milton WA 98354
Principal: Julie Bartlett

TABLE OF CONTENTS

	Page
DISTRICT MAP	1
INTRODUCTION	2
INVENTORY OF EXISTING SCHOOL FACILITIES	3
ENROLLMENT BASE AND PROJECTION	4
STANDARD OF SERVICE	5
CAPACITY AND SPACE NEEDS	
Fife High School	6
Columbia Jr. High School	7
Surprise Lake Middle School	8
Endeavour Intermediate School	9
Alice V. Hedden Elementary School	10
Discovery Primary School	11
FUTURE SCHOOL FACILITY NEEDS AND FINANCING	12-14
SCHOOL IMPACT FEE CALCULATION	15
APPENDIX	
Table 1. Current Facilities Inventory	A.1 Pierce Co.
Table 2. Square Feet per Student	A.2 Pierce Co.
Table 3. Individual Capacity Projects	A.2 Pierce Co.
Table 4. CFP Projects and Financing Plan	A.2 Pierce Co.
Table 5. Capital Facility Requirements to 2015	A.3 Pierce Co.
Table 6. School District Cost Per Student	A.3 Pierce Co.
Table 7. Projected Capacity to House Students	A.4 King Co.
Table 8. Six Year Finance Plan	A.4 King Co.
Table 9. Student Generation Rate Detail	A.5 King Co.

FIFE SCHOOL DISTRICT NO. 417



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INTRODUCTION

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

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

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

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

Existing District Facilities

Discovery Primary School (grades K-1 and preschool) Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 2-5) Built new and opened in 2001.

Endeavour Intermediate School (grades 2-5) Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.

Surprise Lake Middle School (grades 6-7) Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.

Columbia Junior High School (grades 8-9) Built new and opened in September 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School (grades 10-12) Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. Alternative High School modernized in 1997.

Transportation Center Built new in 1996.

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

INVENTORY OF EXISTING SCHOOL FACILITIES

School	Capacity	Site Size				Facility Size	Portable Number	Portable Capacity	Portable Size
		(est.acres)	(sq. ft)	(sq. ft)	(sq. ft)	(sq.ft.)	(3/2012)		(sq. ft.)
			(D-7)	(D-7)	(D-7)				
			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	819	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	646	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	638	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	729	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	596	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	624	634
Total K-12	#	3454	3497	3478	3426	***3470***	3550	3688	3807	3938	4052	4204
FTE	FTE					***3310.27***						
% Increase		4.41%	1.25%	-.54%	-1.50%	***1.28%***	2.31%	3.89%	3.23%	3.44%	2.90%	3.75%
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 Clsrm	7					***7***	7	7	7	7	7	7
Down Clsrm	1					***1***	1	1	1	1	1	1
Sp. Ed.	2					***2***	2	2	2	2	2	2
Home Ec.	1					***1***	1	1	1	1	1	1
Lib. Comp Lab	1					***1***	1	1	1	1	1	1
Basic Lab	1					***1***	1	1	1	1	1	1
V Annex												
Up Clsrm	1					***1***	1	1	1	1	1	1
Down Clsrm	9					***9***	9	9	9	9	9	9
VI Gym												
Clsrm	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**					***Use***	**Proj**	**Proj**	**Proj**	**Proj**	**Proj**	**Proj**
Sp. Ed.	2					***2***	2	2	2	2	2	2
Lab	1					***1***	1	1	1	1	1	1
ESL	1					***1***	1	1	1	1	1	1
Title I/Lap	2					***2***	2	2	2	2	2	2
Art	1					***1***	1	1	1	1	1	1
Music	1					***1***	1	1	1	1	1	1
Gym	1					***1***	1	1	1	1	1	1
Classrooms	21					***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 modernnized 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							
				Student	Student	Calculated	
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Size	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:				0.348	0.119		
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft	Cost	Size	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)							
				Student	Student	Cost/	Cost/
	%Portable/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft	Cost	Size	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							
				Student	Student		
	Boeckh	SPI	State	Factor	Factor	Cost/	Cost/
	Index	Footage	Match %	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:						SFR	MFR
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 Sumary:			Single - Family	Multiple - Family		
	Site Acquistion 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		
Elementary		
Discovery Primary	485	1205 – 19th Avenue, Milton WA 98354
Hedden Elementary	485	11313 8th Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17th Avenue, Milton WA 98354
Middle/Junior		
Surprise Lake Middle School	530	2001 Milton Way, Milton WA 98354
Columbia Jr. High School	600	2901 54th Avenue East, Tacoma, WA 98424
Senior		
Fife High School	705	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.