

Puyallup School District #3
2012-17 Capital Facilities Plan - DRAFT
302 2nd Street SE
Puyallup, Washington 98372

Board of Directors

Greg Heath, President
Chris Ihrig, Vice President
Pat Donovan, Legislative Representative
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Superintendent

Tim Yeomans, Ed.D.

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Presented by:

Rudolph J.K. Fyles, A.I.A.
Chief Operations Officer
FylesRK@puyallup.k12.wa.us
(253) 841-8772

Prepared by:

Brian Devereux
Facilities Planner
DevereBJ@puyallup.k12.wa.us
(253) 841-8772



PUYALLUP SCHOOL DISTRICT

Puyallup School District #3 2012-2017 Capital Facilities Plan

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Section I ► Introduction

The purpose of this report is to establish a six year Capital Facilities Plan for the Puyallup School District, in response to the provisions of the Growth Management Act (GMA). Specifically, this document will inventory the District's school and support facilities, as well as its undeveloped/underdeveloped properties. In addition, this document will assess the District's student enrollment growth prospects and identify the new construction, modernization and renovation work needed to meet the long-term enrollment growth. The District's planned construction projects are presented over the next six years through 2017.

Historically, residential development and the need for new school construction, replacement and modernization for existing schools have not necessarily progressed in an orderly and coordinated manner. However, the selection of school sites and the construction of schools generally preceded, or closely followed, the construction of new homes. The gap between available school space and the current need for school space has increased over the years in many areas of the district as a result of sustained periods of high residential growth combined with a growing timeframe for permitting and development for school construction. As a result, schools have commonly become overcrowded. With overcrowding, the use of portable classrooms, without the benefit of adequate support facilities, has also increased.

Relief for overcrowded schools and the need to renovate older worn-out schools has primarily come from local residents who have supported tax levies and bond issues. Voter approval of school levies and bond issues is becoming more difficult as other interests vie for property tax dollars. In addition, many existing residents are questioning the equity of having to pay for the educational facilities of new residents and/or school facilities that they believe have not been properly maintained over time. In an effort to overcome the perceived inequity of property tax supported levies and bond issues, school districts have sought conditions upon development activity to provide a share of the local financial support needed for the construction of new school facilities.

This plan is designed, in part, to support the use of school impact fees as provided for under the 1990 Growth Management Act. Therefore, the Plan consists of: (a) an inventory of the existing schools, support facilities and properties owned by the Puyallup School District; (b) an enrollment history and growth projection through a thirteen (13) year time period; (c) an identification of the District's benchmark and current "levels of service" with respect to capital facilities; (d) a forecast of the District's need for new construction, renovation and modernization (e) a plan that will finance the proposed construction projects, maintenance and property purchases within projected funding capacities and clearly identified sources of public money for such purposes.

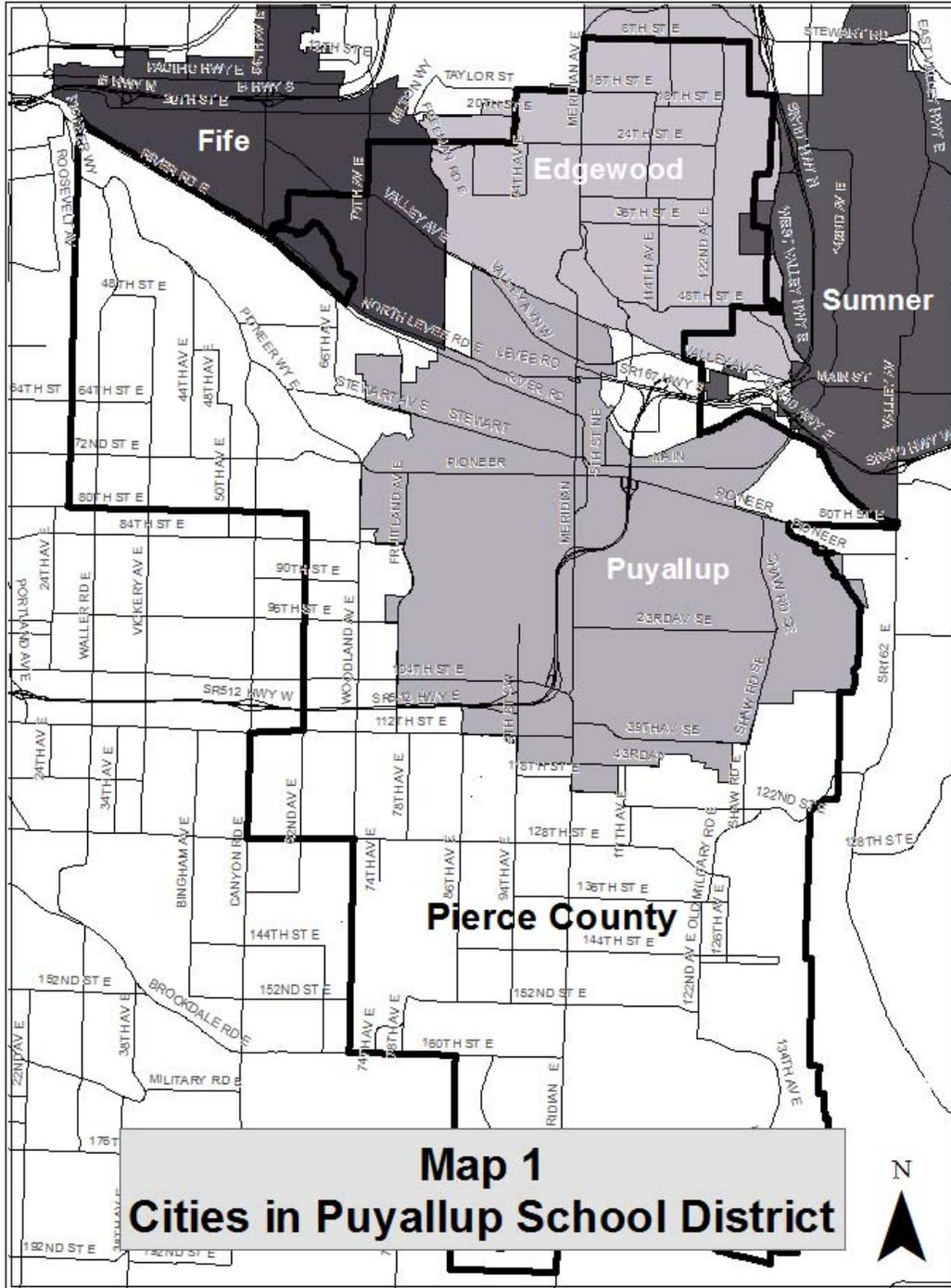
The Puyallup School District Capital Facilities Plan supports implementation of school impact fees as have been authorized by Pierce County, the City of Puyallup, the City of Edgewood, and the City of Fife, and should eventually be authorized by other municipalities that may have jurisdiction in the future. In addition, this plan will also provide a basis for mitigation under the State Environmental Protection Act (SEPA) or the State Subdivision Act.

The Growth Management Act, which was passed in 1990 and amended in 1991, includes two elements addressing the impacts of development on schools:

1. RCW 58.17.110(2), a portion of the state subdivision act, was amended to require denial of any plat "unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for ... schools and school grounds.... Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under... this act may be required as a condition of subdivision approval..."

RCW 58.17.060 was also amended to require that the same determination be made with regard to short plats.

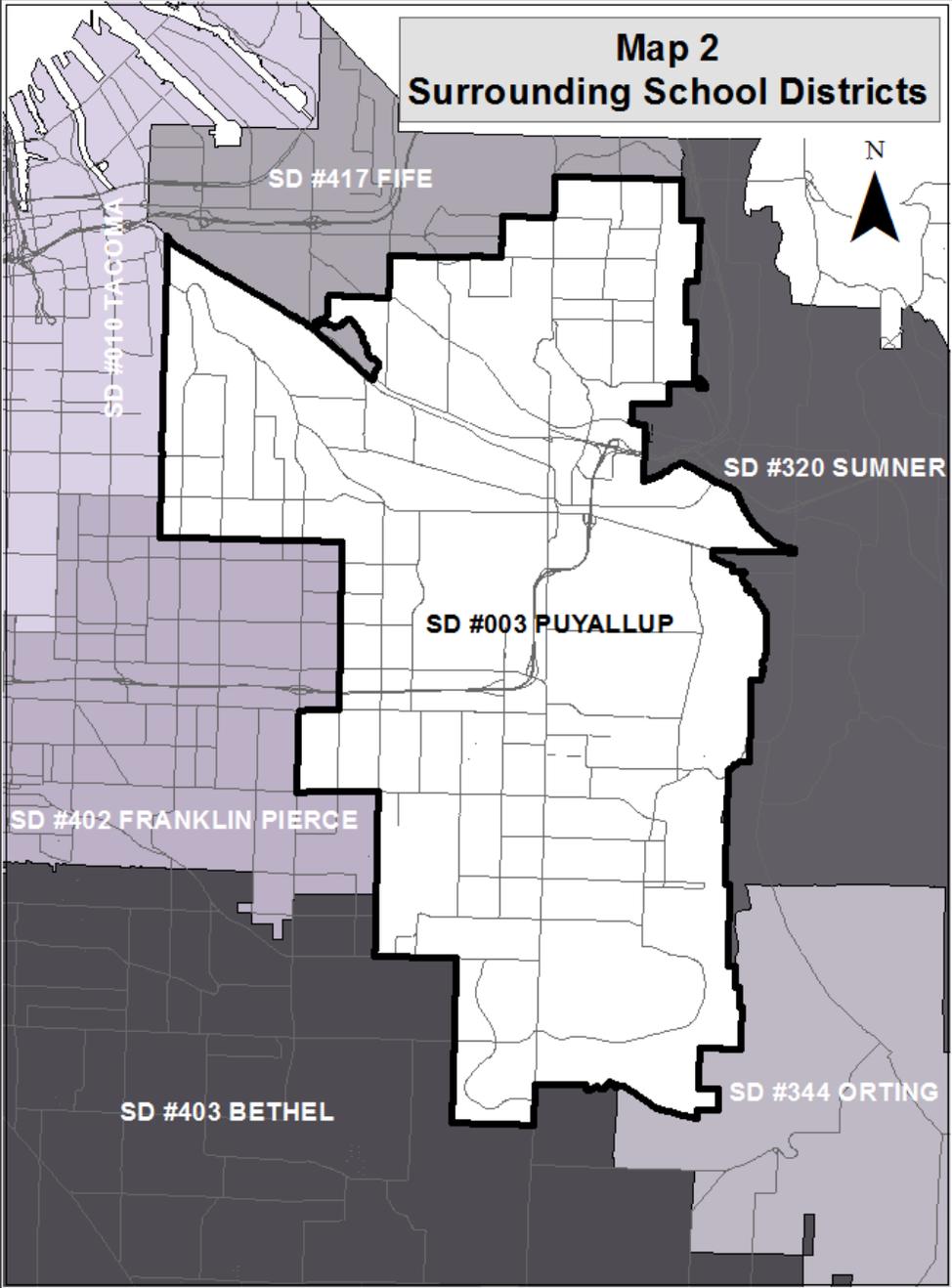
2. Impact fees for school facilities are authorized for jurisdictions planning under GMA (RCW 82.02.050-.110) upon adoption of a capital facilities plan element and enabling ordinance.



Section II ► School District Description

Introduction

The Puyallup School District is located within eastern Pierce County and incorporates approximately 54 square miles within its boundaries. It is situated along the intersection of the Highways 512 and 167. To the north, the District is bordered by the Fife School District and to the east by the Sumner and Orting school districts. To the south, the District is bordered by the Bethel School District and to the west by the Franklin Pierce and Tacoma school districts.



School Facilities Inventory

As shown on Map 3, the Puyallup School District currently has twenty-one (21) elementary schools, seven (7) junior high schools, three (3) comprehensive senior high schools and one (1) alternative high school. Two new elementary schools (Edgerton and Carson) opened in the south end of the district in 2007 to serve the growing student population in the South Hill area. Alternatively, Riverside Elementary (2007) and Hilltop Elementary (2009) in the north end of the District were closed, in part, due to low and declining student enrollment patterns.

One junior high school building opened in 2007 and two more buildings opened in 2008. The new Kalles Junior High school building opened in 2007, replacing the old school facility built originally in 1956. The new Ayles Junior High school building opened in 2008, replacing the old school facility built originally in 1962 on the same 17.67-acre site. The new Glacier View Junior High also opened in 2008 on approximately 21-acres just east of Emerald Ridge High School, creating the seventh junior high within the Puyallup School District.

Grade Configuration

The District currently operates basic educational programs under the following general grade level configurations:

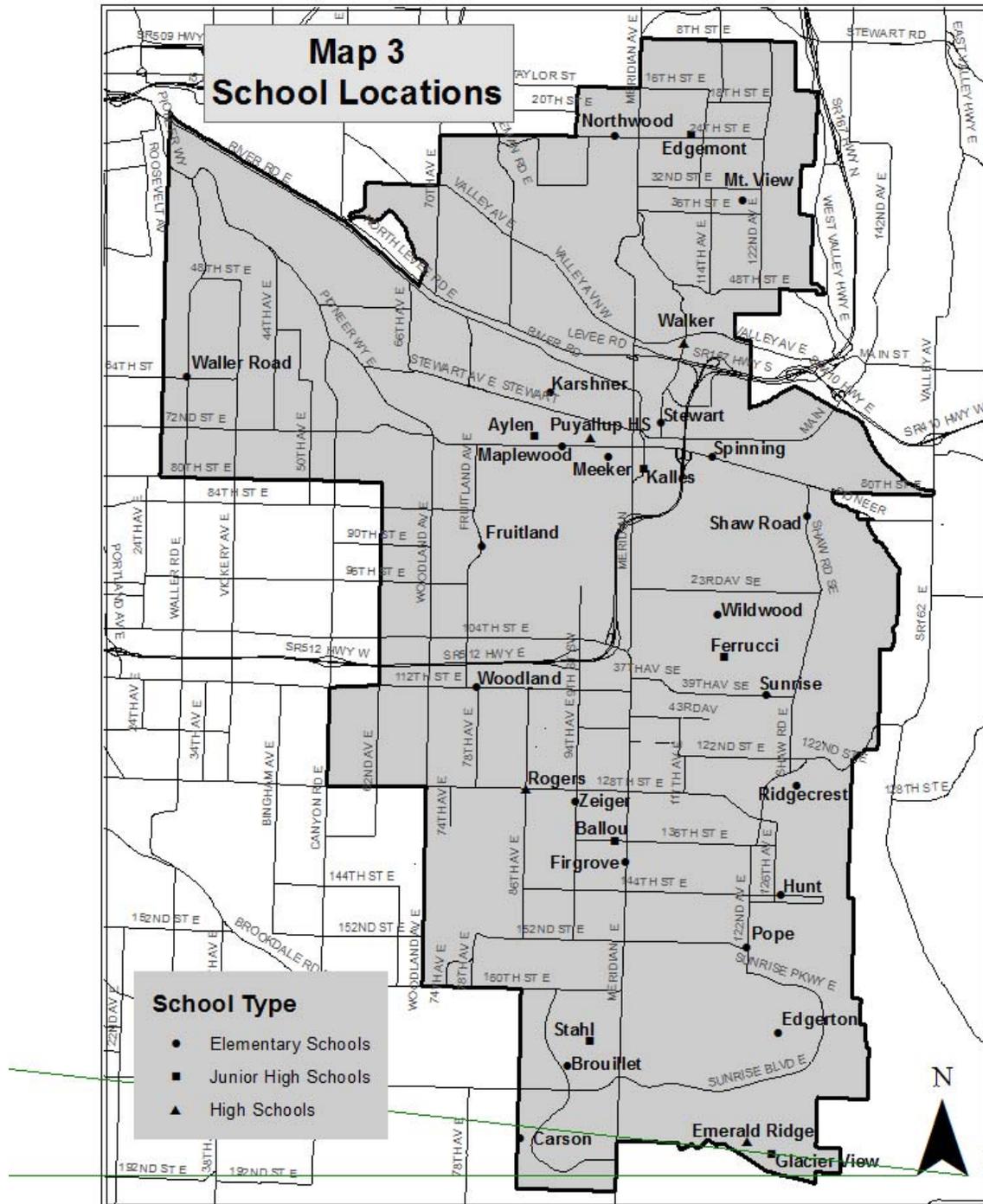
- Kindergarten through sixth grade housed in elementary schools
- Seventh through ninth grade housed in junior high schools
- Tenth through twelfth grade housed in senior high schools

The Puyallup School District recently concluded its study of grade reconfiguration to support the middle school grade configuration model in support of its Strategic Directions 2011-2020, Direction 1, Goal 1.2 – *Study the strengths, challenges, and impacts of student learning in a middle school grade configuration model and report the findings for consideration by the board.* A 15-member Grade Level Configuration Committee over several years studied a proposed district-wide grade reconfiguration to:

- Kindergarten through fifth grade at the elementary level
- Sixth through eighth grade following the middle school model
- Ninth through twelfth grade at the high school level

On July 9, 2012, the school board unanimously agreed to maintain the current grade configuration in a K-6, 7-9, and 10-12 format. Ultimately, the board decided that the challenges identified in the committee's research outweighed the advantages of moving to a complete middle school model. Adding ninth graders on high school campuses, which already operate over capacity, would result in more students in portable classrooms and increased issues of common area space such as cafeterias.

Furthermore, the analysis revealed that numerous middle school concepts were possible under current grade configuration, with some already under way. These concepts include providing a smooth transition between elementary and junior high and from junior high to high school, expanding program offerings at the junior high level and assimilating the ninth grade class into the high school curriculum to support post K-12 learning opportunities.



Map 3

Site Size

Elementary school sites range in size from 2.6 acres at Meeker Elementary to 20.0 acres at Northwood Elementary. The Karshner, Maplewood, Meeker, Ridgecrest, Spinning, Stewart and Waller Road elementary school sites are all substantially smaller than the minimum site size standard, resulting in a lack of available parking, play fields and/or space to site portable classrooms. The District's prototype elementary school design requires a well-configured site of not less than 10.5 usable acres. Beginning in the 2009-2010 school year, QUEST (Highly Capable Program at elementary level) converted from one central location (next to Maplewood Elementary) to a regional program, with locations at multiple host schools situated throughout the District. For the 2012-2013 school year, Quest will continue to be located at the following elementary schools: Brouillett, Pope, Zeiger, Sunrise, Shaw Road, Stewart, Maplewood and Northwood.

A breakdown of the District's elementary school site sizes is shown in Table 1.

**Table 1
Inventory of Elementary Schools**

School	Site Size (acres)	Permanent Square Footage	Number of Portable Classrooms	Portable Square Footage
Brouillet	10.29	46,698	8	6,960
Carson	15.00	71,734	5	4,350
Edgerton	11.98	71,734	3	2,610
Firgrove	10.00	51,492	12	10,440
Fruitland	10.97	47,200	4	3,480
Hunt	15.00	46,698	10	8,700
Karshner	7.15	31,445	5	4,350
Maplewood	5.50	43,621	3	2,610
Meecker	2.59	39,415	0	0
Mountain View	10.01	28,862	3	2,610
Northwood	20.00	29,214	6	5,220
Pope	9.67	42,228	10	8,700
Ridgecrest	7.27	42,228	3	2,610
Shaw Road ¹	14.30	46,731	3	2,610
Spinning	4.78	37,287	2	1,740
Stewart	3.99	43,728	0	0
Sunrise	9.39	46,432	3	2,610
Waller Road	6.80	31,241	7	6,090
Wildwood	10.00	45,565	7	6,090
Woodland	10.53	46,731	4	3,480
Zeiger	12.93	47,066	10	8,700
Elementary #24	24.02	0	0	0
Elementary #25	16.84	0	0	0
Total	249.01	937,350	108	93,960

¹ A fourth portable is owned and occupied by the YMCA and not included in this count.

Junior high school sites range in size from 15.5 acres at Kalles Junior High to 30.0 acres at Stahl Junior High. Edgemont Junior High added 9.1 acres with the closure of the adjacent former Hilltop Elementary school in 2009. The District's prototype junior high school design requires a well-configured site of not less than 20 acres. A breakdown of the District's junior high school site sizes is shown in Table 2.

Table 2				
Inventory of Junior High Schools				
School	Site Size (acres)	Permanent Square Footage	Number of Portable Classrooms	Portable Square Footage
Aylen	17.67	100,597	0	0
Ballou	29.69	89,094	11	9,570
Edgemont	23.78	78,569	0	0
Ferrucci	20.00	88,104	12	10,440
Glacier View ¹	21.07	102,299	5	4,350
Kalles	15.49	100,597	5	4,350
Stahl	30.01	92,522	13	11,310
Total	157.71	651,782	46	40,020
¹ Three of the portable classrooms are located on the Emerald Ridge Campus.				

The site sizes vary dramatically between Puyallup High School and the other two comprehensive high schools, Rogers and Emerald Ridge. Puyallup HS is located on a 14-acre site within the City of Puyallup. Rogers HS is located on a 40-acre site in unincorporated Pierce County. The Rogers site acreage is close to what might be considered ideal for high schools with an 1800 student enrollment capacity, the planned long-term capacity at each of the three comprehensive high schools. The site at Emerald Ridge HS site is approximately 55 acres located within the Sunrise Master Planned Community in the District's southeastern corner (unincorporated Pierce County). A breakdown of the District's high school site sizes is shown in Table 3.

Table 3				
Inventory of High Schools				
School	Site Size (acres)	Permanent Square Footage	Number of Portable Classrooms	Portable Square Footage
E.B. Walker ¹	3.38	8,543	13	11,310
Emerald Ridge	55.00	203,119	10	8,700
Puyallup ²	14.00	233,531	13	11,310
Rogers	40.00	206,505	16	13,920
Total	112.38	651,698	52	45,240
¹ Portable Classroom count includes two double portables for Summit Program currently located at Sparks Stadium.				
² Puyallup High School site size does not include Sparks Stadium.				

Facility Size

Puyallup elementary schools range in size from 28,862 permanent square feet at Mountain View Elementary to 71,734 permanent square feet at Carson and Edgerton Elementary. The District has two (2) elementary schools in the twenty to thirty thousand square foot range, four (4) elementary schools in the thirty to forty thousand square foot range, twelve (12) elementary schools in the forty to fifty thousand square foot range and three (3) elementary schools that are larger than fifty thousand square feet. A breakdown of the square footage of the District's elementary schools is shown in Table 1.

Junior high schools range in size from 78,569 square feet at Edgemont Junior High to 102,299 square feet at the new Glacier View Junior High replacement building which opened in September 2008. A breakdown of the square footage of the District's junior high schools is shown in Table 2.

Puyallup School District has three comprehensive high schools. Emerald Ridge has a total 203,119 square feet, Puyallup High has a total of 233,551 square feet and Rogers High has a total of 206,505 square feet. A breakdown of the square footage of the District's high schools, including Walker High School, is shown in Table 3.

Number of Portables

An inventory of the portable classrooms currently in use for instructional purposes at the elementary school level is shown in Table 1. One hundred and eight (108) portable classrooms are currently utilized at the elementary level. The usage ranges from a high of twelve (12) portables at Firgrove Elementary to no portables at several locations.

An inventory of the portable classrooms currently in use for instructional purposes at the junior high school level is shown in Table 2. Forty-six (46) portable classrooms are currently being utilized at the junior high level. The usage ranges from a high of thirteen (13) portables at Stahl Junior High to no portables at Edgemont Junior High. An inventory of the portable classrooms currently in use for instructional purposes at the senior high school level is shown in Table 3. Fifty-two (52) portable classrooms are currently being utilized at the high school level.

Currently, there are a total of two-hundred and six (206) portable classrooms used for instructional purposes in the Puyallup School District.

Benchmark Level of Service Capacity

The Growth Management Act (GMA) requires that school districts provide "level of service" or "school capacity" data as a component of their Capital Facilities Plan. The GMA was developed, in part, to help ensure that public services, including schools, necessary to support development shall be adequate to serve said development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards. In other words, each public service needs to clearly define their service level so that the service level can be maintained in the face of new development. In the paragraphs to follow, the "level of service" concept will be defined and related to school facilities. The Space Allocation Model (SAM) will be explained and rationale provided for why that model was used to describe the Puyallup School District's "level of service".

Definition. In a generic sense, the "level of service" is an indicator of the extent or degree of service provided by each type of capital facility. Level of service is a quantifiable and objective measure, such as gallons of water per customer or acres of park space per capita.

With respect to public schools, the "level of service" is a measure of the school building space provided for the purpose of supporting the instruction of students. Most often, this measure of service is reported as the number of students a school is designed to accommodate (i.e. the Practical Capacity). However, the number of square feet each student is afforded (i.e. a Space Allocation) is also used as a measure of service.

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and the use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, bilingual education, remediation, alcohol and drug education, preschool programs, computer labs, music programs, etc. These mandated special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Variations in student capacity between schools are often a result of special or nontraditional programs offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing such programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the Puyallup School District have been designed to accommodate many of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school space inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The Space Allocation Model. The Puyallup School District's "level of service" has been defined in terms of the amount of permanent and portable school space that is provided for the instruction of each elementary, junior high and senior high school students.

The Space Allocation Model (SAM) was selected over the Practical Capacity Model (PCM) for several reasons. Those reasons are as follows:

1. The SAM is a well-established and familiar model. WAC 392-343-035 sets forth state funding assistance in the construction of school facilities for K-12 based upon space allocation per enrolled student. The current Student Space Allowance (SSA) is as follows: 90 square feet per student in grades K-6, 117 square feet per student in grades 7 and 8, and 130 square feet per student in grades 9-12. One hundred, forty-four square feet per student is assigned to a specially designated self-contained classroom.

As spoken to earlier, the space allocation figures set forth in WAC 392-343-035 are only used for the purpose of determining a school district's eligibility for state matching funds. Experience has shown, those space allowances do not reflect an accurate total of the true space needed to carry out the instructional programs of any particular school district. However, the state's square footage figures are very familiar to anyone associated with new school construction in the State of Washington.

2. The SAM is an easier model to calculate. Establishing the practical enrollment capacity of an elementary school is not particularly troublesome. However, trying to accurately assess the practical capacity of a junior or senior high school is extremely difficult. Teacher planning periods, specialty areas like food laboratories, music rooms, shop classrooms, etc., the Fast Start Program, late arrival, early dismissal and zero periods; these are just a few examples of the complexities of a secondary school's instructional program.
3. The SAM is also a much easier model to explain. The straight forward calculations of the SAM are not difficult to understand, especially to someone who is not totally familiar with the complexities of the instructional programs of schools.

The Puyallup School District does not use square footage of its portable classrooms as part of their "level of service capacity" calculations, but continues to use portables in its "benchmark level of service" calculations. The District does not consider portables as being adequate long-term instructional space for students and/or staff members. By design, portable classrooms separate their occupants from the rest of a school's student body and/or staff members. In addition, the increased enrollment that portables afford a school serve to tax the "core" facilities of the permanent building(s); such spaces as the gymnasium, the library, the restrooms, the main office and the food service facilities.

Starting in school year 1999-2000, the Puyallup School District made a determination not to use the portable classrooms as part of the "level of service capacity". This is consistent with other school districts in State of Washington, and with the Office of the Superintendent of Public Instruction. The Puyallup School District reserves the right to adjust the benchmark "level of service" as needed to accommodate its instructional program within the district.

Benchmark Calculations. When the Puyallup School District's Capital Facilities Plan was initially adopted by the Puyallup School Board on September 12, 1994, the "level of service" calculations were based on 1993-1994 enrollment and facility size figures. As a result, the first "level of service" figures have established the Benchmark, against which subsequent "level of service" figures will be compared.

Elementary Level. There is a wide diversity of building types and corresponding efficiencies of each elementary site. The district's approach in calculating Elementary Level LOS has been modified from the, more homogeneous, Junior High, and Senior High School methodology in recognition of this diversity of building stock. Thus the Elementary LOS is calculated separately for each building then a district-wide average LOS is established using the LOS's of each of the twenty-one (21) elementary sites during the 1999-2000 school year (see Table 4).

The **benchmark** "level of service" square footage allowance for the Puyallup School District's elementary grades remains based on the 1999-2000 "level of service" which was calculated as follows:

Step 1: The Square Footage of each Elementary School Building + The Square Footage of Portables at each Elementary School Site = The Total Square Footage of that Elementary School Site

Example: Brouillet Elementary School
45,975 sq. ft. + 5,184 sq. ft. = 51,159 sq. ft.

Step 2: The total area of each Elementary School Building / the number of students = the site level of service (SLOS) (expressed in square feet per student) for that elementary building site.

Example: Brouillet Elementary School
51,159 sq. ft. / 601 Students = 85 sq. ft. per student (Brouillet SLOS) See Table 4

Table 4					
Benchmark (1999-2000) Elementary Site Level of Service					
Elementary School Site	Permanent Area (SQ. FT.)	Portable Area (SQ. FT.)	Total Elementary Area (SQ. FT.)	Number of Students (OCT. 1999)	Elementary Site Level of Service (SLOS)
Brouillet	45,975	5,184	51,159	601	85
Firgrove	50,582	6,912	57,494	668	86
Fruitland	32,496	8,640	41,136	564	73
Hilltop	30,544	864	31,408	304	103
Hunt	45,975	6,048	52,023	676	77
Karshner	31,670	4,320	35,990	414	87
Maplewood	43,503	0	43,503	302	144
Meeker	34,263	1,728	35,991	395	91
Mountain View	27,080	2,592	29,672	328	90
Northwood	28,646	864	29,510	230	128
Pope	42,364	6,912	49,276	722	68
Ridgecrest	42,364	3,456	45,820	487	94
Riverside	21,293	4,320	25,613	240	107
Shaw Road	46,041	6,048	52,089	669	78
Spinning	36,398	2,592	38,990	441	88
Stewart ²	13,784	5,184	18,968	290	65
Sunrise	45,717	1,728	47,445	512	93
Waller Road	32,373	0	32,373	270	120
Wildwood Park	44,344	5,184	49,528	583	85
Woodland	46,041	1,728	47,769	563	85
Zeiger	46,510	864	47,374	584	81
TOTAL SLOS					1,929
Note: The school data in this chart is a snapshot of the elementary facilities in existence during the 1999-2000 school year, which is used to calculate the Elem Benchmark LOS					

Step 3: The total of SLOS's of all Elementary School Buildings/The Total number of all Elementary Schools = the District Elementary Level of Service (LOS)

Therefore;

The Calculated Elementary Level of Service is $1929/21 = 91.86$ sq. ft. per student.

Step 4: It is important to note the above calculations include portable area. In 1999 the District had 94 portable buildings on the elementary level. Furthermore, one needs to realize that portables do not provide any of the needed support space (library, gymnasium, offices, restrooms, etc.).

When the district builds new permanent facilities it includes all such support space for each classroom. Typically, this results in a doubling of the square footage. In order to capture some of this needed additional area the District is increasing the LOS to 94 square feet per student. The basis for this number is derived from the OSPI's White Paper on School

Construction (Feb. 11, 1992) Comparative Space Standards. In these standards, 94 square feet per student was the average LOS of the 13 states surveyed.

Therefore;

The Adopted Elementary Level of Service is: 94 sq. ft. per student.

Junior High Level. The **benchmark** "level of service" for the Puyallup School District's junior high grades is still based on the 1993-1994 "level of service" square footage allowance but no longer breaks out portables as a percentage, and is as follows;

Step 1: The Square Footage of all Permanent Junior High School Buildings + The Square Footage of all Portable Junior High School Buildings = The Total Square Footage of all Junior High School Buildings

Therefore;

476,177 sq. ft. + 23,904 sq. ft. = 500,081 sq. ft.

Step 2: The Total Square Footage of all Junior High School Buildings / The Total Junior High School Enrollment = The Per Pupil Square Footage Allowance for Junior High School Students

Therefore;

500,081 sq. ft. / 4,065 students = 123.02 sq. ft. per Junior High Student

Senior High Level. The updated 2011-2016 **benchmark** "level of service" for the Puyallup School District's senior high grades is still based on the 1993-1994 "level of service" square footage allowance but no longer breaks out portables as a percentage, and is as follows;

Step 1: The Square Footage of all Permanent Senior High School Buildings + The Square Footage of all Portable Senior High School Buildings = The Total Square Footage of all Senior High School Buildings

Therefore;

417,320 sq. ft. + 33,672 sq. ft. = 450,992 sq. ft.

Step 2: The Total Square Footage of all Senior High School Buildings / The Total Senior High School Enrollment = The Per Pupil Square Footage Allowance for Senior High School Students

Therefore;

450,992 sq. ft. / 3,364 students = 134.06 sq. ft. per Senior High School Student

Current Level of Service Capacity

The Puyallup School District's "current level of service capacity" calculations are made on an annual basis using enrollment and building space data that are available early each fall, usually in the month of October. First, the enrollment data comes from a count of elementary, junior high and senior high school students on the first school day in October. These enrollment numbers are recorded on the P223 Form, which is the District's official enrollment count. Second, the inventory of the District's permanent school space (square feet), and numbers of portables are also updated each October. The current year's "permanent square footage" figures are displayed in Table 1, Table 2 and Table 3 of this plan and based primarily on the data within the District's most recent State Study and Survey report.

The Present Enrollment figures have been obtained from the October 2011 P223 Form, which is the District's official enrollment count. The Benchmark Capacity figures are derived by dividing each school's total permanent space by the Benchmark Level of Service (LOS) figure for each grade configuration (i.e., elementary, junior high and senior high). If the Present Enrollment figure is larger than the Benchmark Capacity figure, then the school is viewed as being over capacity and the difference is reported as a positive number. However, if the Present Enrollment figure is smaller than the Benchmark Capacity figure, then the school is viewed as being under capacity and the difference is reported as a negative number.

Elementary Level. The Current Level of Service Capacity data for the elementary level are found in Table 5. The District’s total elementary school enrollment is over capacity by 513 students.

Table 5			
Current Level of Service Capacity			
Elementary Level			
Elementary School Site	Present Enrollment (# of students)	Benchmark LOS Capacity (# of Students)	Current Capacity (# of students)
Brouillet	673	497	+176
Carson	896	763	+133
Edgerton	701	763	-62
Firgrove	512	548	-36
Fruitland	511	502	+9
Hunt	662	497	+165
Karshner	328	335	-7
Maplewood	334	464	-130
Meeker	371	419	-48
Mountain View	292	307	-15
Northwood	380	311	+69
Pope	605	449	+156
Ridgecrest	457	449	+8
Shaw Road	544	497	+47
Spinning	315	397	-82
Stewart	373	465	-92
Sunrise	502	494	+8
Waller Road	289	332	-43
Wildwood	486	485	+1
Woodland	572	497	+75
Zeiger	682	501	+181
Total	10,485	9,972	+513
Note: Present Enrollment numbers are from the October P223 Headcount and do not include Pre-School, Homebound, SP ED/Med Fragile PSS Program or Chief Leschi students. Positive numbers in the Current Capacity field indicate students over benchmark capacity.			

Junior High Level. The Current Level of Service Capacity data for the junior high level are found in Table 6. The District’s total junior high enrollment is under our space capacity by -277 students.

Table 6			
Current Level of Service Capacity			
Junior High Level			
Junior High School Site	Present Enrollment (# of students)	Benchmark LOS Capacity (# of Students)	Current Capacity (# of students)
Aylen	733	818	-85
Ballou	743	724	+19
Edgemont	405	639	-234
Ferrucci	759	716	+43
Glacier View	836	832	+4
Kalles	720	818	-98
Stahl	825	752	+73
Total	5,021	5,298	-277
Note: Present Enrollment numbers are from the October P223 Headcount and do not include Homebound, SP ED/Med Fragile PSS Program or Chief Leschi students. Positive numbers in the Current Capacity field indicate students over benchmark capacity.			

Senior High Level. The Current Level of Service Capacity data from the senior high level is found in Table 7. The District’s total senior high school enrollment is over our space capacity by +10 students.

Table 7			
Current Level of Service Capacity			
Senior High Level			
Senior High School Site	Present Enrollment (# of students)	Benchmark LOS Capacity (# of Students)	Current Capacity (# of students)
E.B. Walker	122	64	+58
Emerald Ridge	1503	1515	-12
Puyallup	1525	1742	-217
Rogers	1721	1540	+181
Total	4,871	4,861	+10
Note: Present Enrollment numbers are from the October P223 Headcount and do not include Homebound, SP ED/Med Fragile PSS Program or Chief Leschi students. Positive numbers in the Current Capacity field indicate students over benchmark capacity.			

Student Generation Numbers

The Puyallup School District has established its Student Generation Numbers by examining a sampling of the District's newer single-family and multi-family developments. Periodically, the number of single-family homes and the number of multi-family living units are counted in those developments identified in the samples. Subsequently, using the District's Geographic Information System (GIS), the number of elementary, junior high and senior high students residing in the sample developments is established. The Student Generation Numbers are calculated by dividing the number of students currently living in the homes and living units by the number of homes and living units.

Student Generation Numbers are used to help predict the impact a new development will have on the District. For example, when a new single-family or multi-family development comes on line, the District's Student Generation Numbers can be used to estimate the number of elementary, junior high, and senior high students that will come from said development. Accuracy in determining these rates is critical to long range planning by the District.

An estimate of the new students coming from a new development is one of the early measures of how that particular development will impact the school system. Once the impact is determined, then steps can be taken to help mitigate such impact.

The 2012-2017 Capital Facilities Plan update uses the rates shown in Table 8 for single family and Table 9 for multi-family residential developments. The tables use October 2011 student records and planned development information from Pierce County and the cities in Puyallup School District. Site visits have also been conducted to those developments in Tables 8 and 9 that are not fully built out, to update the District's records of occupied units. The developments are located throughout the District and represent a variety of building types within the specific category. To reflect the students generated by recent housing growth, Tables 8 and 9 primarily include recently completed developments, and in some cases, developments that are still under construction.

The single family data counted over 1,600 residences. Where developments were still in construction as of October 2011, estimates of the numbers of units occupied were used. The estimates were based on data from Pierce County Assessors website in addition to field observations and discussions with builders and realtors involved with the construction and sale of the houses.

More than 2,200 multi-family units were included in the analysis. They include a mixture of one, two and three bedroom units. The number of bedrooms was verified through the Pierce County Assessor's website, when available, along with communication with property managers of the developments. Variations in the rates are indicative of the number of bedrooms. Three bedroom units typically generate significantly higher numbers of students than one bedroom units.

Puyallup School District - Student Generation Rates
Table 8 - Single Family

Description	Elementary Attendance Area	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 SGR	JH SGR	HS SGR	Total SGR
Ashley Meadows ¹	Karshner	30	5	2	6	13	0.17	0.07	0.20	0.43
Avalon Estates	Mt. View	15	5	1	0	6	0.33	0.07	0.00	0.40
Blackstone I	Fruitland	44	21	15	7	43	0.48	0.34	0.16	0.98
Brookfield (SilverCreek Ph.3) ¹	Carson	238	151	65	35	251	0.63	0.27	0.15	1.05
Brookfield Farms Ph. 1	Firgrove	108	38	19	33	90	0.35	0.18	0.31	0.83
Crossroads ¹	Hunt	32	10	7	7	24	0.31	0.22	0.22	0.75
LaGrande Station ¹	Meeker	80	22	10	4	36	0.28	0.13	0.05	0.45
Lancastle Estates ¹	Zeiger	35	9	5	3	17	0.26	0.14	0.09	0.49
Lancastle II Div. II ¹	Zeiger	29	6	6	3	15	0.21	0.21	0.10	0.52
Lipoma Firs North	Edgerton	214	91	33	32	156	0.43	0.15	0.15	0.73
Meridian Greens ¹	Firgrove	30	12	3	4	19	0.40	0.10	0.13	0.63
Morning View Estates 1&2 ¹	Edgerton	21	7	4	2	13	0.33	0.19	0.10	0.62
Navarro ¹	Brouillet	64	35	12	10	57	0.55	0.19	0.16	0.89
Poplar Farms ¹	Karshner	24	4	6	4	14	0.17	0.25	0.17	0.58
Puyallup Highlands ¹	Shaw Rd	40	8	4	5	17	0.20	0.10	0.13	0.43
Rebecca Ridge	Edgerton	73	49	20	18	87	0.67	0.27	0.25	1.19
Ridge View	Edgerton	37	16	7	12	35	0.43	0.19	0.32	0.95
South Ridge (SilverCreek Ph 18) ¹	Carson	141	62	20	19	101	0.44	0.14	0.13	0.72
Southwood Estates I & II ¹	Edgerton	269	155	68	49	272	0.58	0.25	0.18	1.01
Valley Haven ¹	Northwood	42	7	4	3	14	0.17	0.10	0.07	0.33
Villages at South Hill ¹	Sunrise	71	18	6	2	26	0.25	0.08	0.03	0.37
Woodland View	Woodland	19	14	3	6	23	0.74	0.16	0.32	1.21
Totals		1656	745	320	264	1329	0.450	0.193	0.159	0.803

¹ = residential development is partially built-out
SGR~Student Generation Rate = Students per Residence

Puyallup School District - Student Generation Rates
Table 9 - Apartments/Multifamily

Description	Unit Type	Address	Avg Bdrm per unit	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 SGR	JH SGR	HS SGR
Alicia Meadows	Townhome	10300-10500 140th St Ct	3.0	91	31	11	5	47	0.34	0.12	0.05
Ballou Estates	Townhome	13600-13800 97th Ave Ct E		45	10	8	7	25	0.22	0.18	0.16
Blueberry Circle	Townhome	822 10th St SE	3.0	14	3	1	1	5	0.21	0.07	0.07
Glenbrooke	Apartment	701 43rd Ave SE	1.9	225	72	22	13	107	0.32	0.10	0.06
The Hamptons	Apartment	2519 South Meridian	1.8	230	24	8	14	46	0.10	0.03	0.06
Addison Greens	Apartment	1715 East Main	1.7	225	15	5	6	26	0.07	0.02	0.03
River Trail	Apartment	1617 East Main	1.7	225	13	5	6	24	0.06	0.02	0.03
Sierra Crest	Condo	12415 172nd St E	2.4	100	8	9	11	28	0.08	0.09	0.11
Sierra Sun	Apartment	12415 172nd St E	2.2	149	25	16	19	60	0.17	0.11	0.13
Tarmigan	Apartment	3350 70th Ave E	2.0	152	12	8	2	22	0.08	0.05	0.01
The Heights	Apartment	102 23rd Ave SE	1.7	106	7	3	4	14	0.07	0.03	0.04
Riverside Park Ph. III	Apartment	2905 5th Ave NE	2.2	75	19	4	4	27	0.25	0.05	0.05
Orion Townhomes (E. Main)	Apartment	2309 E Main	3.0	76	22	9	8	39	0.29	0.12	0.11
Sterling Ridge (Silver Creek)	Townhome	9900 187th St E	3.4	126	53	25	16	94	0.42	0.20	0.13
Trio Condos	Condo	13200-13600 97th Ave E	1.8	216	14	6	9	29	0.06	0.03	0.04
Waterford Crossing	Condo	10100-10200 186th St E		144	21	8	5	34	0.15	0.06	0.03
Wisteria Condominiums	Townhome	6500 127th St Ct E	2.3	32	5	1	1	7	0.16	0.03	0.03
Totals				2231	354	149	131	634	0.159	0.067	0.059

Section III ► Forecast of Future Needs

Introduction

Enrollment in the Puyallup School District has been growing steadily for over two decades until recently. The District's enrollment increased from 15,582 students in October 1991 to 20,885 students in October 2007. This trend has been interrupted with minor enrollment declines over the past four years resulting in 20,377 students in October 2011. This recent decline can primarily be contributed to the result of fewer new construction home sales together with a decline in turnover of existing housing stock within the District and throughout the region. In 2012, however, school impact fee collections from residential new construction permits have increased significantly district-wide and may indicate a housing market recovery has already begun.

Looking over the next six-year period, K-12 student enrollment within the district is expected to increase. The birth cohorts of recent years have been larger, and forecasts suggest that they will continue to increase over time as the number of females in their child-bearing years continues to increase. In addition, most forecasts for Puyallup and the region predict continued growth in the population over the next decade. A student population increase, primarily within the elementary grade-level, is expected to lead to district-wide growth over the next six years and beyond.

In this section, the plan will examine (a) the District's student enrollment history over the past six (6) school years, (b) the District's 2011-2012 enrollment figures, and (c) most importantly, the District's enrollment projections through the 2016-2017 school year. Chief Leschi enrollment figures have been excluded from the enrollment figures presented in this document. A series of graphs have been employed to more effectively display Puyallup's enrollment data over this time period.

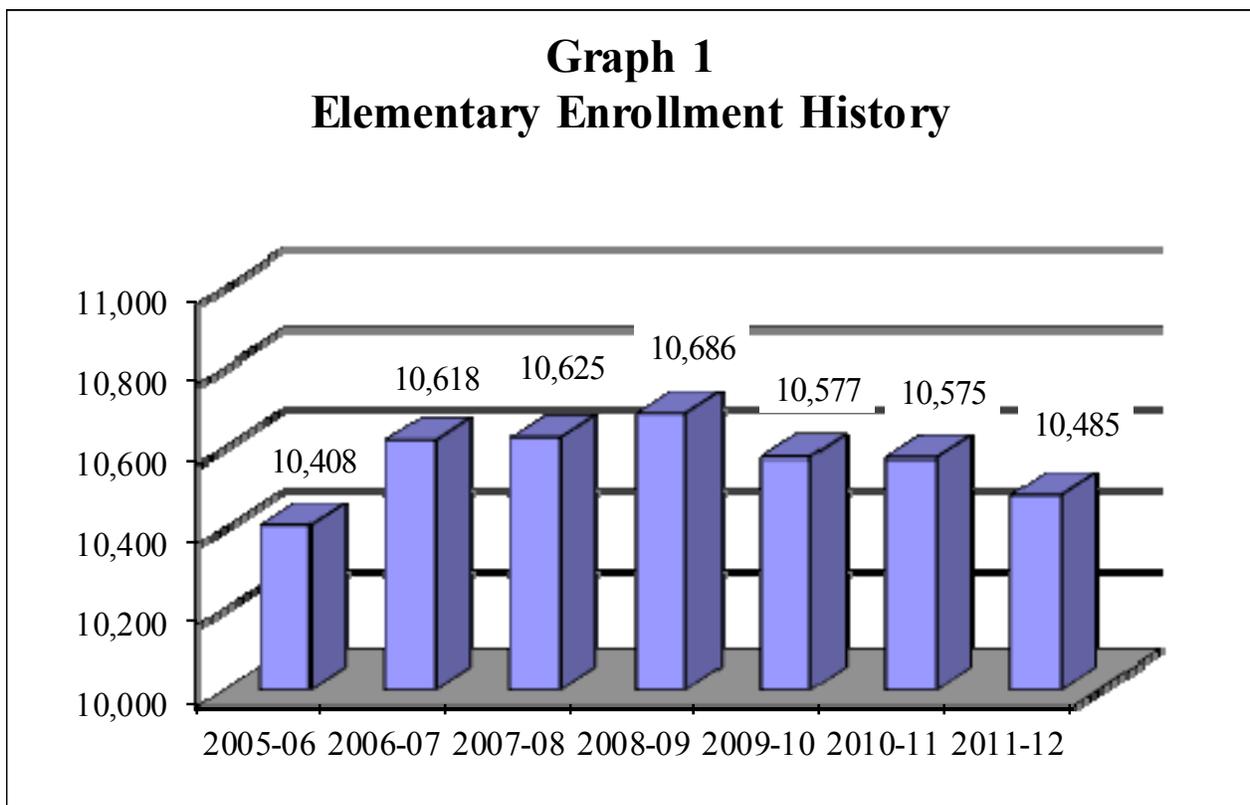
Based on the Benchmark Level of Service (LOS) capacity calculations, we'll also explore the District's need for additional space. In other words, using our ten (10) year enrollment projections, how much more square footage will need to be provided at the elementary, junior high, and senior high levels to maintain the District's current level of service standards?

Student Enrollment Trends

Six Year Enrollment History

Over the past six (6) school years, the District's elementary school enrollment shown steady until reaching the 2009-2010 school year. Between the 2005-2006 school year and the 2011-2012 school year, the elementary school enrollment changed from 10,408 students to 10,485 students. This growth of 77 elementary students represents a shy 1% increase.

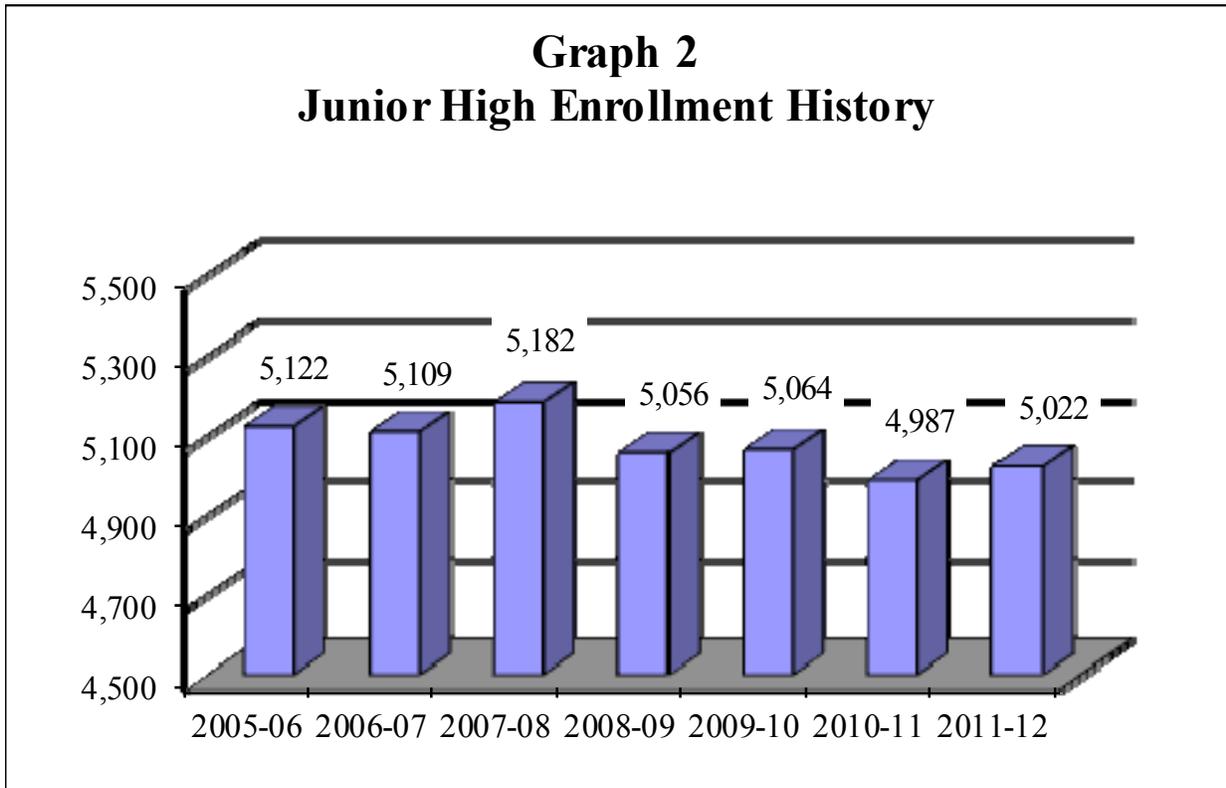
On average, the elementary school enrollment has grown approximately 13 new students each year. Graph 1 sets forth the elementary school enrollment data over the past six (6) school years.



The junior high school enrollment has experienced an overall decline between 2005-2006 school

year and the 2011-2012 school year. During that time period, the junior high school enrollment changed from 5,122 students to 5,022 students. This loss of 100 junior high students represents a 2% decrease.

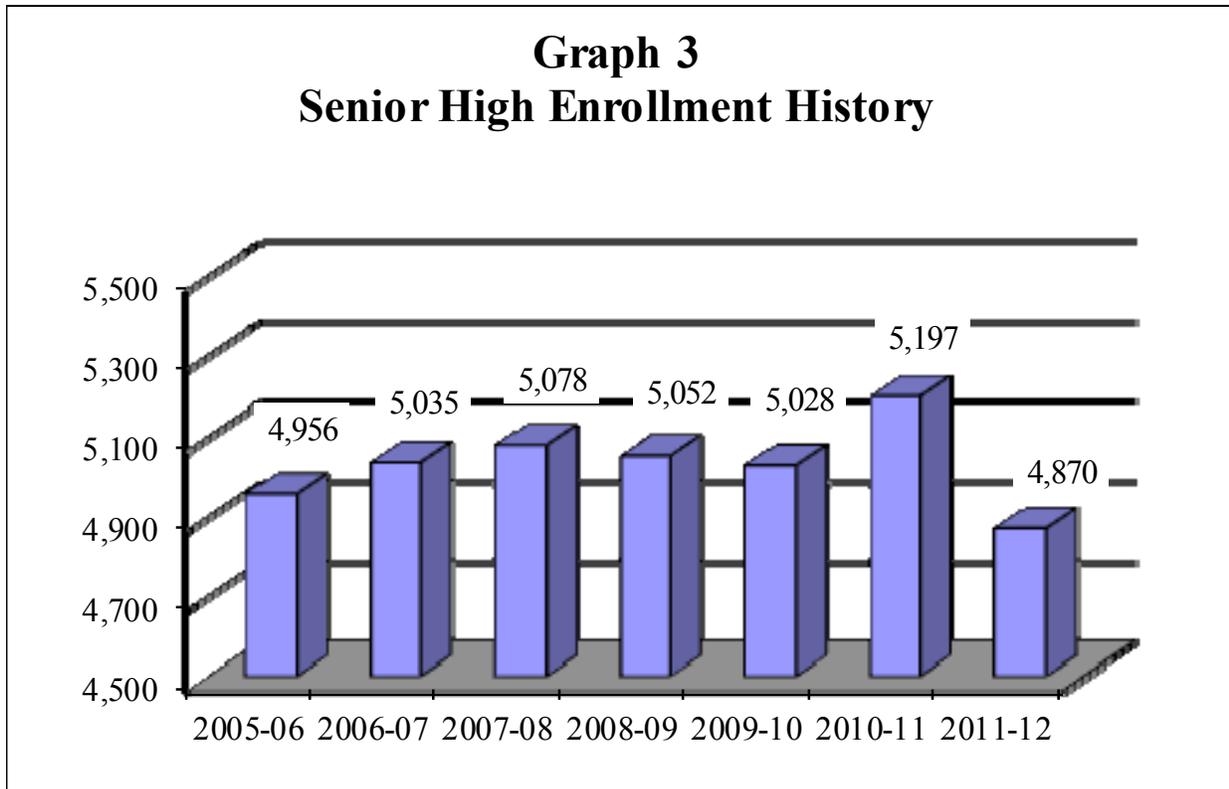
On average, the junior high school enrollment has lost approximately 17 students each year. Graph 2 sets forth the junior high school enrollment data over the past six (6) school years.



The senior high school enrollment has also shown a decline over the past six (6) school years. Between the 2005-2006 school year and the 2011-2012 school year the senior high school enrollment changed from 4,956 students to 4,870 students. This loss of 86 senior high students represents a 1.8% decrease.

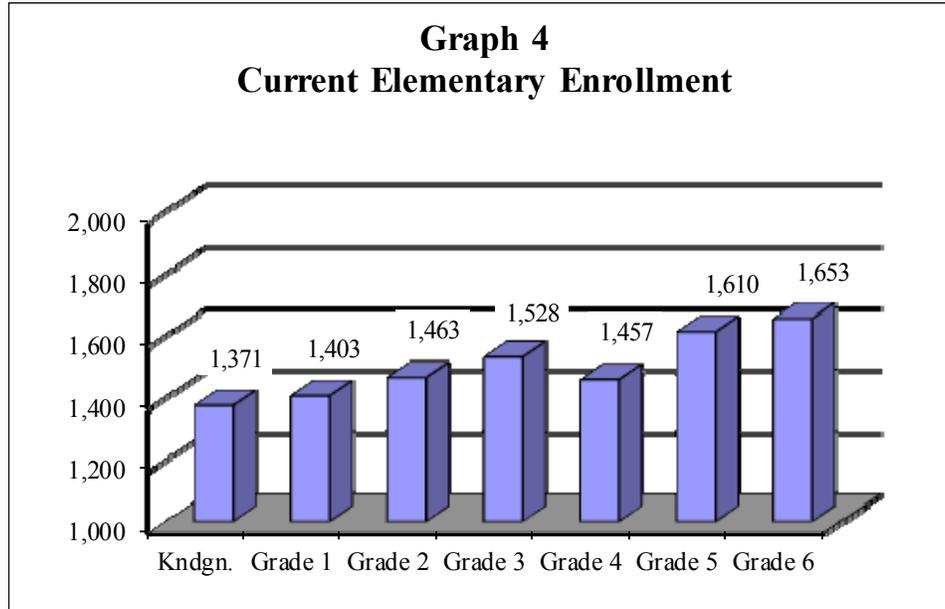
On average, the senior high school enrollment has declined approximately 14 students each year.

Graph 3 sets forth the senior high school enrollment data over the past six (6) school years.

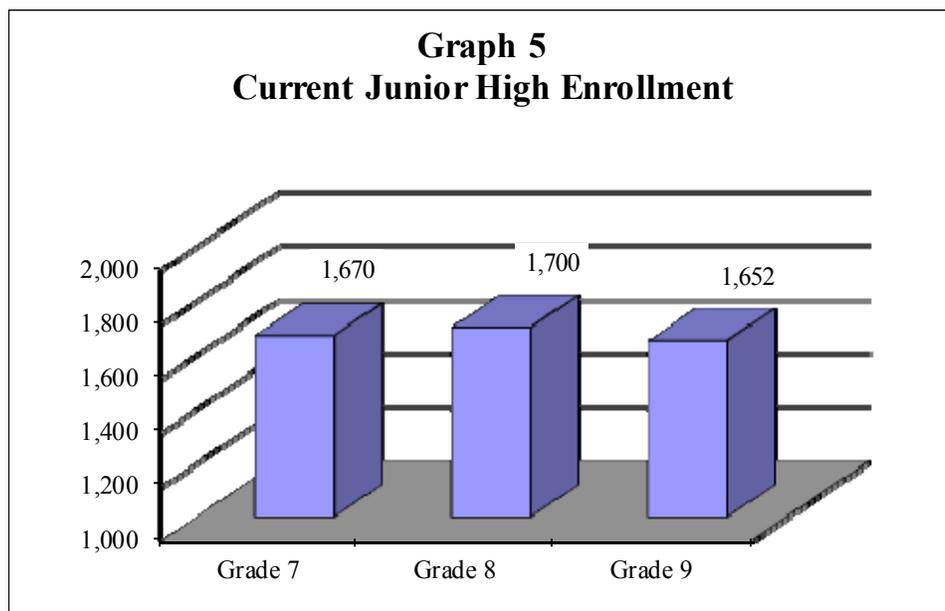


Current Enrollment

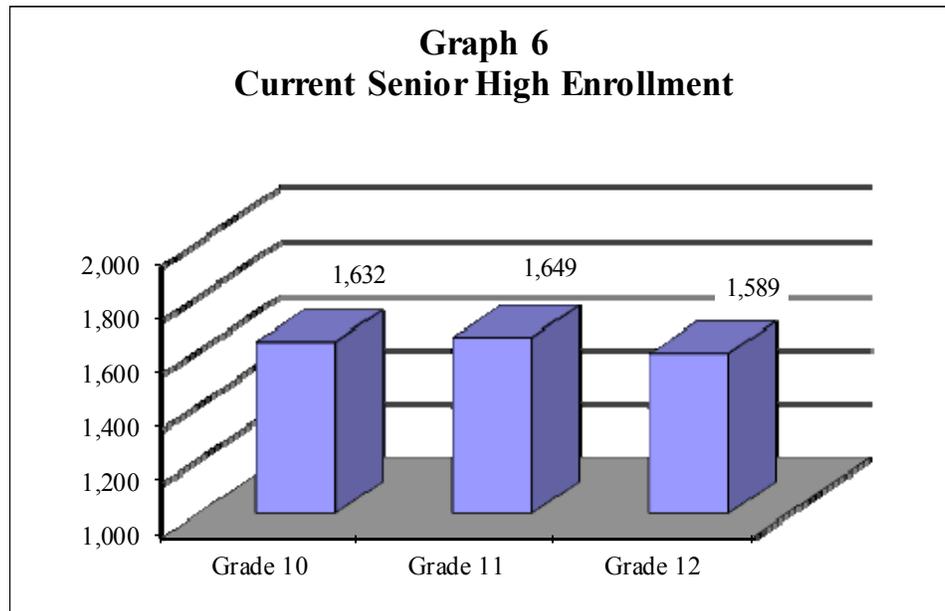
Based upon October 2011 data, the Puyallup School District's 2011-2012 elementary school enrollment, excluding those elementary students enrolled at Chief Leschi School, totaled 10,485 students. The largest grade level continues to be sixth grade, while the lowest enrollment continues within Kindergarten. The average enrollment of the seven elementary grades (K-6) is 1,498 per grade. Graph 4 sets forth the 2011-2012 elementary school enrollment data.



Also based upon October 2011 data, the District's 2011-2012 junior high school enrollment, excluding those students enrolled at Chief Leschi School, totaled 5,022 students. The largest grade level is found in eighth grade with 1,700 students. The average enrollment of the three junior high grades (7-9) is 1,674 per grade. Graph 5 sets forth the 2011-2012 junior high school enrollment data.



Utilizing October 2011 data, the District's 2011-2012 senior high school enrollment, excluding those students enrolled at Chief Leschi School, totaled 4,870 students. The largest grade enrollment this year is in the eleventh grade with 1,649 students. The average enrollment of the three senior high grades (10-12) is 1,623 per grade. Graph 6 sets forth the 2011-2012 senior high school enrollment data.



Six Year Enrollment Projection

The accuracy of student enrollment projections obviously diminishes year-by-year from the time the projections are first made. Therefore, some degree of care needs to be taken in interpreting any enrollment forecasting data.

There are two (2) primary factors used to project enrollments for the Puyallup School District. First, Kindergarten enrollments and the county birth statistics were correlated to be able to project Kindergarten enrollments into the future. Second, historical enrollment statistics from the District were employed. Specifically, the most current year's enrollments were studied, along with the enrollment progression from grade-to-grade for the last five (5) school years. Therefore, the enrollment projections through the 2017-2018 school year are computerized calculations, which estimate each successive year's enrollment by incorporating prior year's data, projected Kindergarten enrollment and cohort survival factors.

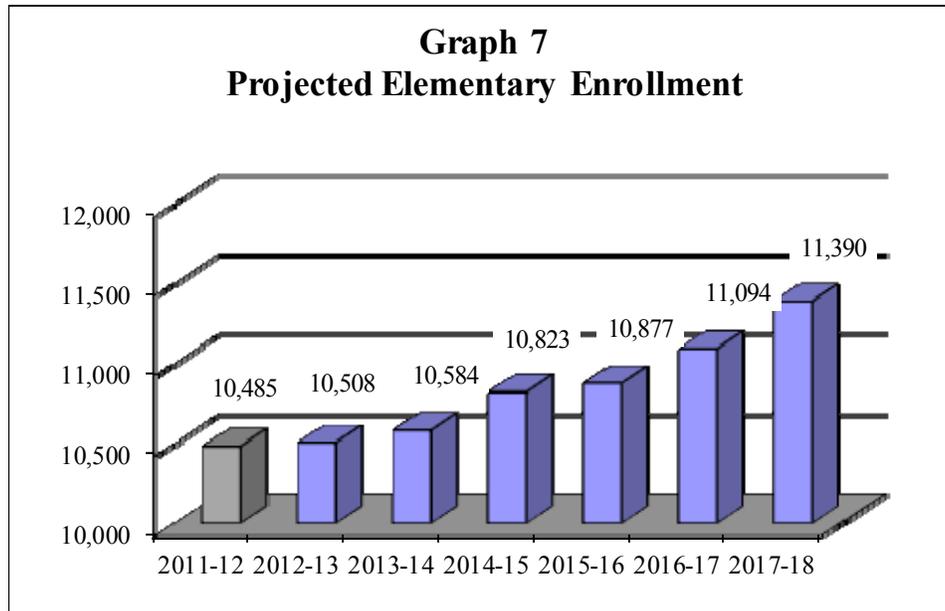
To best preserve the accuracy of the enrollment projections, each of the primary factors need to be checked annually to determine if any significant changes have occurred to the demographic profile of the District. As a result, the enrollment projections set forth in this Capital Facilities Plan have been updated using the District's October 2011 enrollment data.

The Puyallup School District, through its Educational Support departments, maintain student enrollment data, both in terms of the number of individual students (head count) and the number of Full-Time Equivalent students (FTE). However, their student enrollment projections are always done in terms of Full-Time Equivalent students (FTE) because that is the basis by which the State drives revenues to the District.

Even though the District's enrollment projections are based on Full-Time Equivalent students, for the purposes of this document they will be reported as the number of individual students, as was used in presenting the Six-Year Enrollment History data.

Over the next six (6) school years the District's elementary school enrollment is expected to increase from the current enrollment of 10,485 students to 11,390 students in the 2017-2018 school year. The projected increase of 905 elementary students represents an 8.6% increase.

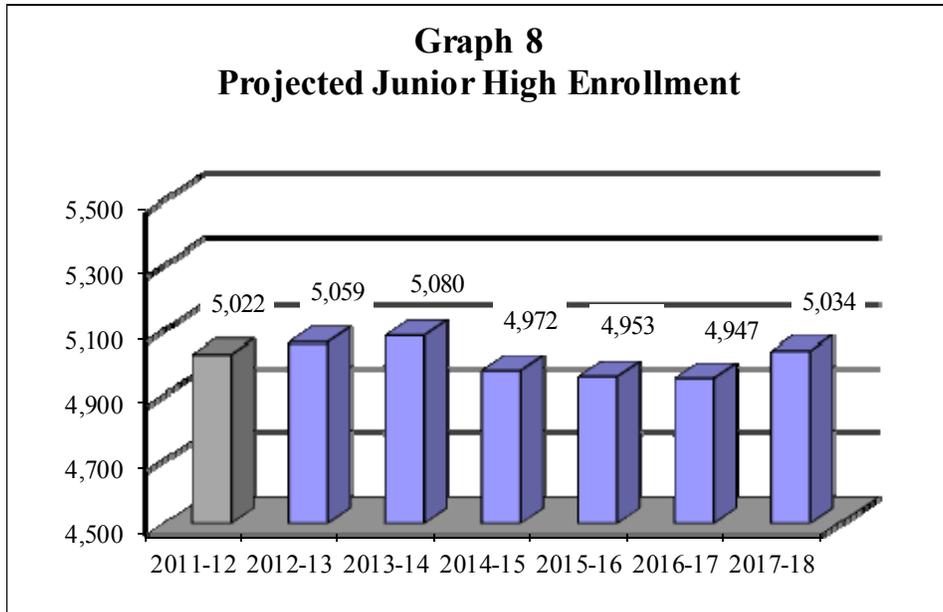
The elementary school enrollment is projected to continue to steadily increase after the 2011-2012 school year. On average, the elementary school enrollment is expected to increase approximately 151 elementary students each year through the 2017-2018 school year. Graph 7 sets forth the projected elementary school enrollment data over the next six (6) school years.



Over the next six (6) school years, the District's junior high school enrollment is projected to increase slightly from the current enrollment of 5,022 students to 5,034 students in the 2017-2018 school year. The projected growth of 12 junior high students represents less than a 1 percent increase.

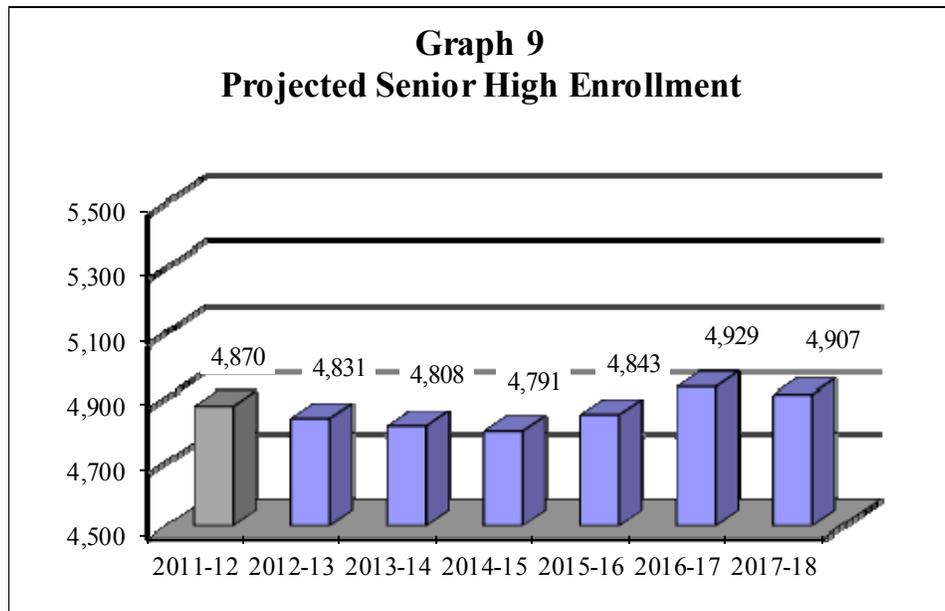
On average, the junior high school enrollment is expected to gain approximately 2 junior high students each year through the 2017-2018 school year. Graph 8 sets forth the projected junior high school

enrollment data over the next six (6) school years.



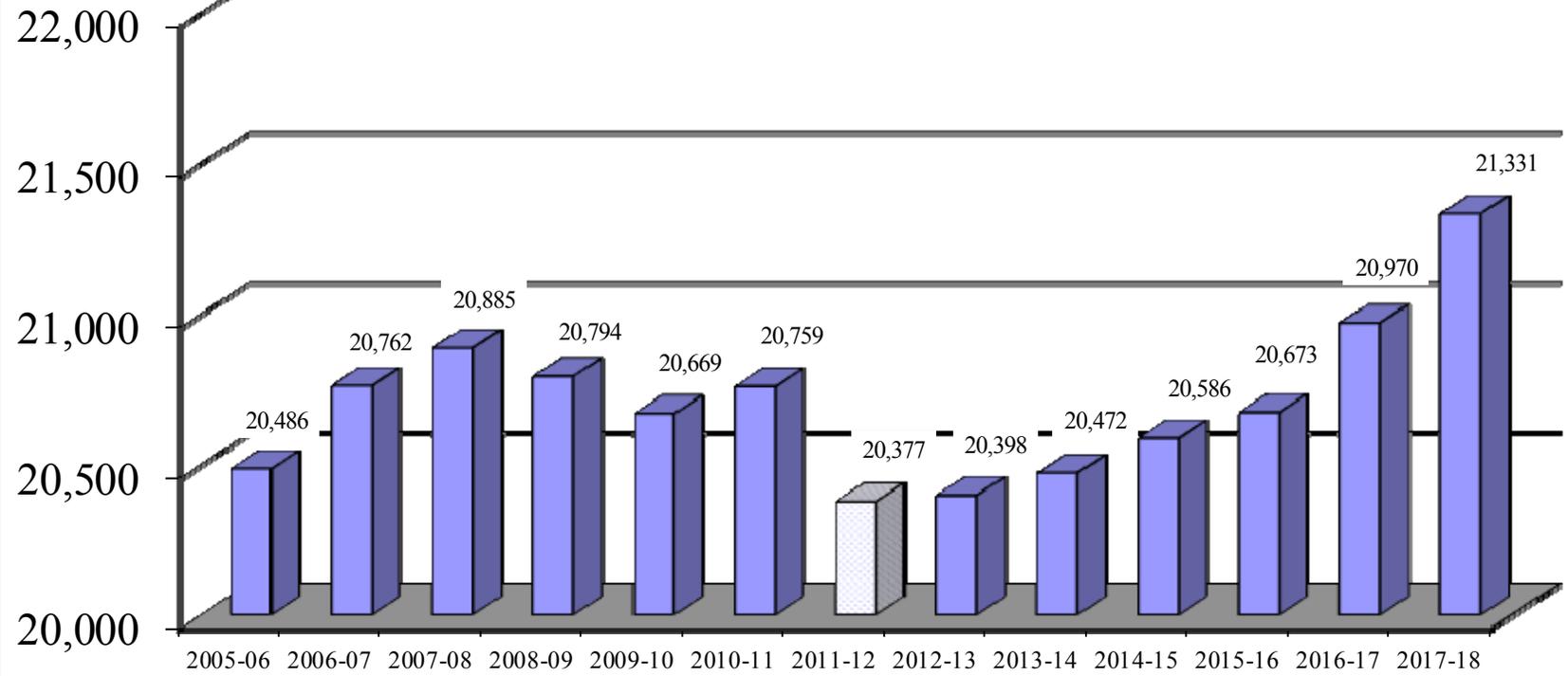
Over the next six (6) school years, the District's senior high school enrollment is expected to grow from 4,870 students to 4,907 students in the 2017-2018 school year. The projected increase of 37 senior high students represents less than a 1 percent gain.

On average, the senior high school enrollment is expected to increase approximately 6 students each year through the 2017-2018 school year. Graph 9 sets forth the projected senior high school enrollment data over the next six (6) school years.



Graph 10 sets forth the District's total enrollment data from the 2005-2006 school year to the 2017-2018 school year. District-wide enrollment is projected to increase from 20,377 K-12 students in the 2011-2012 school year to 21,331 K-12 students in the 2017-2018 school year. This represents a projected increase of 954 K-12 enrollment gain, and a 4.7% increase, over the coming six-year period.

Graph 10
Total District Enrollment



Future Capital Facility Needs

School Space Needs

In the paragraphs to follow, we'll explore how the District's projected student enrollments over the next six (6) school years compared with the District's available permanent and portable space to house this projected number of students in the absence of any new construction. Specifically, based on the Benchmark Level of Service (LOS) capacity calculations for each grade configuration (i.e., elementary, junior high, senior high), what space surplus or deficit is the District expecting to experience over the next six (6) school years, based on our enrollment projections over that same period of time. The District's Benchmark LOS capacity for the Elementary Level is 94 square feet per student, the Junior High Level is 123 square feet per student and the Senior High Level is 134 square feet per student.

Elementary Level. The District's future school space needs for the Elementary Level are shown in Table 10. The elementary enrollment projections show growth through the 2017-2018 school year and beyond. Based on the Benchmark LOS capacity calculations for elementary students, as shown in Table 5, the District presently has permanent capacity for 9,972 elementary students.

Over the next six (6) school years, the District's projected elementary school enrollment capacity begins with +536 students over capacity in the 2012-2013 school year and grows steadily to +1,418 students over capacity in the 2017-2018 school year. Concurrently, the District will be under built at the Elementary Level by 50,402 square feet in the 2012-2013 school year with an increased gap of 133,310 square feet in the 2017-2018 school year.

Table 10				
Future School Space Needs				
Elementary Level				
School Year	Future Enrollment Projections (# of students)	Benchmark LOS Capacity (# of students)	Projected Capacity (# of students)	Project Space Surplus/Deficit (square feet)
2012/2013	10,508	9,972	+ 536	+ 50,402
2013/2014	10,584	9,972	+ 612	+ 57,546
2014/2015	10,823	9,972	+ 851	+ 80,012
2015/2016	10,877	9,972	+ 905	+ 85,088
2016/2017	11,094	9,972	+ 1,122	+ 105,486
2017/2018	11,390	9,972	+ 1,418	+ 133,310
2018/2019	11,615	9,972	+ 1,643	+ 154,460
2019/2020	11,736	9,972	+ 1,764	+ 165,834
2020/2021	11,838	9,972	+ 1,866	+ 175,422
2021/2022	11,921	9,972	+ 1,949	+ 183,224

Postive numbers in the Projected Capacity column indicate projected students over capacity. Postive numbers in the Project Space Surplus/Deficit column indicate a projected deficit.

Junior High Level. The District’s future school space needs for the Junior High Level are shown in Table 11. The junior high enrollment projections show a slight overall decline through the 2017-2018 school year. Based on the Benchmark LOS capacity calculations for junior high students, as shown in Table 6, the District presently has permanent space capacity for 5,298 junior high students.

Over the next six (6) school years, the District’s projected junior high school enrollment capacity begins with 239 students under capacity in the 2012-2013 school year and ends with 264 students under capacity in the 2017-2018 school year. Concurrently, the District will have a surplus at the Junior High Level of 29,424 square feet in the 2012-2013 school year. By the 2017-2018 school year, the building surplus at the junior high level is projected at 32,499 square feet. However, it should be noted that Table 11 also shows student growth at the junior high level and a district-wide deficit beginning in the 2019-2020 school year and beyond.

Table 11				
Future School Space Needs Junior High Level				
School Year	Future Enrollment Projections (# of students)	Benchmark LOS Capacity (# of students)	Projected Capacity (# of students)	Project Space Surplus/Deficit (square feet)
2012/2013	5,059	5,298	-239	-29,424
2013/2014	5,080	5,298	-218	-26,840
2014/2015	4,972	5,298	-326	-40,127
2015/2016	4,953	5,298	-345	-42,464
2016/2017	4,947	5,298	-351	-43,202
2017/2018	5,034	5,298	-264	-32,499
2018/2019	5,060	5,298	-238	-29,301
2019/2020	5,180	5,298	- 118	- 14,538
2020/2021	5,402	5,298	+104	+12,772
2021/2022	5,602	5,298	+ 304	+ 37,376

Postive numbers in the Projected Capacity column indicate projected students over capacity. Postive numbers in the Project Space Surplus/Deficit column indicate a projected deficit.

Senior High Level. The District’s future school space needs for the Senior High Level are shown in Table 12. The senior high enrollment projections show an increase through the 2017-2018 school year. Based on the Benchmark LOS capacity calculations for senior high students, as shown in Table 7, the District presently has permanent capacity for 4,861 senior high students.

Over the next six (6) school years, the District projected senior high school enrollment begins with 30 students under capacity in the 2012-2013 school year and adjusts to +46 students over capacity in the 2017-2018 school year. Concurrently, the District will have a district-wide surplus at the Senior High Level by 4,054 square feet in the 2012-2013 school year and is projected to be under built by 6,134 square feet by the 2017-2018 school year.

Table 12				
Future School Space Needs Senior High Level				
School Year	Future Enrollment Projections (# of students)	Benchmark LOS Capacity (# of students)	Projected Capacity (# of students)	Project Space Surplus/Deficit (square feet)
2012/2013	4,831	4,861	- 30	- 4,054
2013/2014	4,808	4,861	- 53	- 7,138
2014/2015	4,791	4,861	- 70	- 9,417
2015/2016	4,843	4,861	- 18	- 2,445
2016/2017	4,929	4,861	+ 68	+ 9,084
2017/2018	4,907	4,861	+ 46	+ 6,134
2018/2019	4,966	4,861	+ 105	+ 14,044
2019/2020	4,987	4,861	+ 126	+ 16,859
2020/2021	5,069	4,861	+ 208	+ 27,852
2021/2022	5,098	4,861	+ 237	+ 31,740

Postive numbers in the Projected Capacity column indicate projected students over capacity. Postive numbers in the Project Space Surplus/Deficit column indicate a projected deficit.

Support Space Needs

Support Services Consolidation. At the present time, the District's support services are fragmented in numerous locations throughout the district. Long range plans for support services envision a consolidation of support services to the current South Hill transportation/warehouse site located near the NE corner of 17th St SW and 39th Ave SW in Puyallup. Such a consolidation would provide a more cohesive and efficient support environment for all District schools. New/remodeled facilities would also enable the District to replace aging support facilities that, in many cases, were not designed to house its current use and struggle at time to meet the current needs of the District.

While the needs to consolidate exist today, it is recognized that such a consolidation will likely happen in a phased approach, stretching potentially over a decade or more to complete. Thus, it is important to ensure that district support facilities are serviceable over the next six-years identified in this plan and beyond.

Transportation. As of the 2010-11 school year, the District has a fleet of 121 large school buses and 67 special need buses. Combined with two (2) training buses, the district maintains a bus fleet of 190 buses total. The downtown transportation location in Puyallup, at 323 12th Street Northwest, provides parking for 113 buses. In 2007, a second transportation location was improved with a paved parking lot at the South Hill facility at 1501 39th Avenue Southwest, Puyallup. Currently, 76 buses are being parked at the South Hill facility, with a total capacity of 82 bus parking stalls.

While the new transportation facility on 39th Ave SW has provided additional bus parking space and a secondary operation hub servicing primarily the South Hill region of the district, bus and staff parking at the downtown site remains to be at a premium. The lack of parking is the result of limited site acreage upon which the downtown transportation center is located, combined with the reality that this site houses the only bus shop facility. This requires all district-owned vehicles, including buses parked at the warehouse site, to be stationed at the downtown transportation yard for a period of time. The lack of onsite staff parking has also resulted in many staff vehicles parking offsite along the adjacent street right-of-way, which does impact the surrounding residential community.

Outside of a major reduction in transportation operations, the insufficiencies at the downtown transportation site may persist void of site expansion/improvements until a consolidation at the South Hill site may be accomplished. To mitigate these conditions, the District purchased in 2010 approximately a half-acre residential property adjacent to current district property at 319 12th St NW. As part of the City of Puyallup's 2011 Comprehensive Plan amendment process, the property was effectively rezoned from Residential to Public Facilities. In fall 2012, a project is planned to relocate the existing Facilities portable further south and provide more parking and a secondary driveway access to the bus yard off of 12th St NW.

Warehouse Space. The central warehouse site at 1501 39th Ave SW in Puyallup was constructed in 1987. In 2007, the site welcomed the new Information Technology Center (ITC) building along with the South Hill Transportation bus yard improvements. However, there has been no recent expansion or improvements to the warehouse storage capacity for the past 25 years. The District relies heavily on the Firwood warehouse site located in the City of Fife in addition to the central warehouse facility to meet current warehouse needs. Long range plans include an expansion/consolidation of warehouse space on South Hill to replace storage space now at Firwood and expand space for increased District needs.

Although the current plans for the Hwy 167 extension corridor no longer call for the acquisition of the District's Firwood site, consolidating the warehouse space into one, central location would increase

efficiency, saving maintenance, transportation and security costs associated with the Firwood warehouse site. Funding for the central warehouse expansion could potentially be partially funded by the proceeds received from the surplus and sale of the Firwood property.

In 2012, the student records trailer building was relocated onsite to be next to the ITC facility to improve efficiency and oversight of student records. However, the warehouse expansion plans include space for the science resource center, print shop, curriculum center, and student records.

Central Office Functions. While many central office functions were consolidated at the Educational Service Center (ESC) in 1998, a number of other central services remain at remote sites. As the District has grown in size and with the advent of the full implementation of Washington State educational reform, as well as the federal “No Child Left Behind” legislation, the need for staff in-service and training has grown significantly. There exists a great need for conference and training facilities in the District. A 12,000 square foot training facility is included within long-range plans to consolidate the central administrative office onto the South Hill transportation site. Funding for the central administrative office could potentially be partially funded by the proceeds received from the surplus and sale of the ESC, 109, and Special Services buildings.

Print Shop. Presently, the District’s Print Shop is located in leased facilities located at 211 10th Street Southeast, Puyallup. Annual lease costs total approximately \$20,000. See the “Warehouse Space” section above for long range consolidation plans, which includes the print shop.

Sparks Stadium. Sparks Stadium is located in downtown Puyallup at 601 7th Ave SW and serves the District as the primary venue for many of the outdoor athletic practice and game events for schools throughout the District, including the three comprehensive high schools. A significant renovation to Sparks Stadium was completed over the summer of 2008 with the replacement of the track and field turf surfaces. The renovation also included the replacement of the sound system and scoreboard. Although the Emerald Ridge High School field improvements will provide a secondary lighted, artificial field turf athletic facility in the district, high-attendance events such as varsity football will remain at Sparks Stadium.

The conditional use permit issued by the City of Puyallup for the major remodel of Sparks Stadium in 1998 requires the district to provide additional parking above what exists currently onsite. To meet the additional parking requirement, the District has entered into and maintained a parking agreement with the Western Washington Fairgrounds over the past decade that provides for additional event parking at the Fair’s Red lot, just south of the stadium, to augment the 158 onsite parking spaces within the Sparks Stadium property.

The possibility of future expansion of the Sparks Stadium facility, with its dual primary functions of serving as support for Puyallup High School physical education along with its role as the primary high school sports venue, will be further researched by district staff over the next year.

Property Needs.

An annual Demographic Study was prepared for the Puyallup School District by Dr. Les Kendrick and presented to the school board December 2011. The largest percentage of growth continues in the southern portion of the district, which includes the continual buildout of three large Master Planned Communities of Sunrise, Silver Creek, and Gem Heights. Based on existing sub-divisions and the availability of sub-dividable land, Dr. Kendrick projects that growth in the District will continue through the 2025-2026 school year when a student population of 23,659 is projected. This represents a total increase of 3,282 students over the next 14 year period.

Elementary Level. The District presently owns a 20+ acre site for Elementary #24, north of the Emerald Ridge High School campus in the Sunrise development. In 2006, the District also acquired a 16.84-acre property for Elementary #25 near the 80th block along 144th Street East in the southwest area of the District. The past unsuccessful capital bond programs in 2007 and 2009 included the construction of a 750-student elementary building at this site. These two elementary sites are each located in the South Hill area of the District, which is where most of the District's growth is anticipated.

The six year plan does not anticipate the need for additional elementary sites; although, current plans do call for replacement buildings on existing sites. Replacement building projects for Sunrise and Firgrove are included in the proposed 2013 Bond Program proposal. These planned school replacement buildings will be relocated onsite away from major roads that have grown in terms of both size and capacity since the original construction of these sites.

At 3.99 acres, the Stewart Elementary campus is second only to Meeker Elementary, in terms of the smallest school site in the District. There are private properties adjacent to the school site located south and west of the school which may provide opportunities to expand the site in the future. The District will continue its standing policy of purchasing surrounding residential property when made available around Stewart Elementary until the whole city block is part of the school campus.

The overall growth of the District has not been consistent throughout its boundaries. As a result, the Puyallup School District Board of Directors, at its July 13th, 2009 Board meeting, approved Resolution #176 2009-10 to close of Hilltop Elementary. This decision was made after an analysis report for the potential school closure was prepared and presented by District staff. The report noted that since 1995 (the year the City of Edgewood incorporated) student enrollment at Hilltop had declined steadily by 33%, from 313 students to 211 students in 2008. Due to this decade-long trend, Hilltop had the lowest enrollment of the 22 elementary schools in the District with 211 students in the 2008-2009 school year. In fact, three of the four elementary schools in the 2008-2009 school year with a student enrollment of less than 300 were located in the North Hill area of the District (Hilltop, Northwood, Mt. View). The Hilltop Elementary closure was approved despite the fact that district-wide student enrollment exceeds the district-wide Benchmark LOS capacity of elementary facilities. This decision highlights the inequity of regional growth patterns throughout the district. It also identified the need to maintain a minimum level of enrollment at each school to facilitate a breadth of educational programs, extra-curricular offerings, and professional development opportunities for staff.

Beginning in the 2009-2010 school year, elementary students within the former Hilltop Elementary attendance area were assigned to either Northwood Elementary or Mt. View Elementary. The existing facilities at Northwood and Mt. View had additional capacity to house the Hilltop students in the short-term. Long-range plans in the North Hill area include the Northwood Master Plan that was adopted by the School Board in 2006. Phase I of the Northwood Plan, which included the construction of a new playfield area at Northwood, has been completed. Phase II of the Master Plan calls for the replacement of the existing Northwood building on the same 20-acre campus. The new building would be constructed to house 550 or 750 students, per the adopted district-wide elementary education specifications, depending upon how much long-term growth may occur as a result from potential residential density increases and the new sewer system being installed along the Meridian corridor within the City of Edgewood.

The same procedure for school closure was followed by the School Board when it approved the closure of Riverside Elementary, effective beginning in the 2007-2008 school year. Riverside's closure was based upon a declining student population, in addition to a number of significant environmental factors.

The school board approved Resolution #115 2010-11 at their July 25, 2011 meeting to authorize a short term lease (up to 3 years) of a large portion of the Riverside building to the Puget Sound Educational Service District to house their ReLife program. The district may look for opportunities to sell the property again once the terms of this lease have been completed.

Junior High Level. The District opened Junior High #7 (Glacier View Junior High) in South Hill in the Sunrise development at the beginning of the 2008-2009 school year. Currently, the Junior High level is the only grade level program that has enough building capacity to meet projected enrollment through the 2016-2017 school year (see Table 11). However, an increase in enrollment at the junior high level of more than 800 students is projected by the 2025-26 school. This projected growth at the junior high level will most likely require additional facilities, including a site for a possible Junior High #8. District staff has identified a site on South Hill, east of Meridian (a high-growth area of the District), of 20+ acres as a possible future secondary site. District staff will continue to work with the property owners over the next year and update the board on the property availability and terms.

In the north region of the District, the Edgemont Junior High campus incorporated the adjacent 9-acre site as part of its campus upon the closure of Hilltop Elementary and classroom building demolition. This site consolidation into the Edgemont Junior High campus will provide enough on-site area to relocate the current track and field facility north of 24th Street East. The relocation will improve site security and student safety by eliminating the need for students to cross 24th Street East. The closer location will also add minutes each day to the instructional time for physical education. Once the new Edgemont track and field has been relocated, the District could potentially surplus the 5-acre parcel on the south side of 24th Street East. If surplused, the remaining Edgemont site would remain at approximately 20 acres meeting the district site specifications for junior high schools.

High School Level. District educational specifications plan for an 1800 student population at each of the three comprehensive high schools. Long-range student growth in the high school population will be absorbed primarily with additions to the District's high schools on their existing sites.

Emerald Ridge and Rogers High Schools are both located on 55 acres and 40 acres respectively (see Table 3). These large campuses provide enough existing space to accommodate future additions. However, the Puyallup High School campus is the smallest in the District by a large margin at only 14 acres, Sparks Stadium not included. Within the past two years, the District purchased the last residential property within the current PHS Master Plan area, known as the Wrennall property at 522 2nd Ave NW.

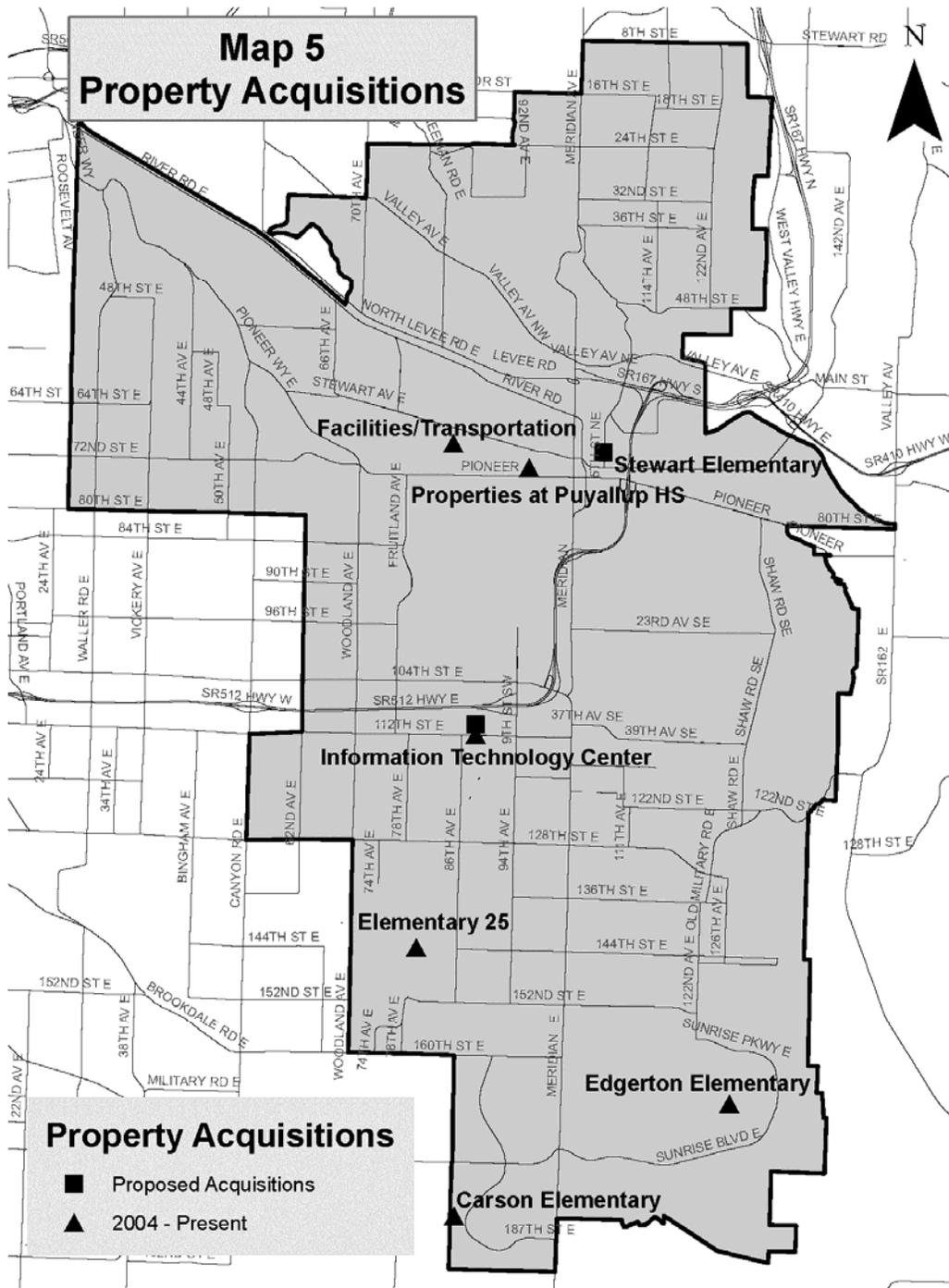
District staff recognizes that Puyallup High School would benefit from additional land acquisition to augment the limited physical education/athletic field space used by Puyallup HS students and will continue to monitor land availability, primarily those properties west of Sparks Stadium, to present to the board for possible future acquisition.

The District will also continue to pursue its partnership with Washington State University Puyallup Research and Extension Center. The District has within its boundaries one of the most prolific and important areas of environmental focus; the Clark's Creek Watershed. This unique and natural environmental experience has been the scene of past learning experiences for Puyallup students. However, a need for a sustained and system-wide method to deliver effective Science, Technology, Engineering and Mathematics (STEM) activities to a wider K-12 audience exists and is the focus of state and national STEM efforts.

Currently, STEM courses exist at each of the high school sites. The District is currently working

together with WSU Puyallup administration on an agreement that would provide the framework to allow a District double portable classroom building that would house high school STEM courses within the WSU Puyallup campus beginning in 2013-14.

Support Services. As explained in the preceding Support Space Needs section, a consolidation of support services in the District is planned at the South Hill transportation site. In order to provide sufficient acreage to accommodate such a consolidation, additional property will need to be acquired by the district. The District will look for opportunities to purchase additional property adjacent to this site as they become available, pending board approval.



Note: Future Junior High #8 site is not included on Map 5, but is described in the preceding section.

Section IV ► Capital Improvement Plan

Introduction

The Puyallup School District has been constructing three (3) types of new school facilities. The elementary schools are built to house students in Kindergarten through Grade 6. The junior high schools are built to house students in Grade 7 through Grade 9 and senior high schools are built to house students in Grade 10 through Grade 12. “District Standard” educational specification for all K-12 programs will be utilized as a blueprint for creating “Site Level” educational specifications for all the District’s buildings. This will establish a District-wide program standard to be articulated at each site taking into account the constraints of the specific site.

In the paragraphs to follow, we’ll explore the District’s plans to meet its facility needs for the next six years. Specifically, the District will set forth a six-year plan for the new construction, replacement construction and modernization of school facilities and support facilities. In other words, this report will examine what new school and support facilities will be built, when they will be ready for occupancy, and where they will be located. An analysis will be made of how the new school construction will help mitigate the need for additional building capacity, as defined by our future enrollment projections.

It is important to note that existing funds are not adequate to provide space for anticipated growth. Collection of impact fees, any state matching funds and any funding sources other than additional bond funds will not provide the level of funding that meet the level of service established by the District. This plan is predicated on the passage of a future bond package.

The Puyallup School District’s Strategic Directions

The Strategic Directions 2011-2020 were approved by the Puyallup School Board on September 12, 2011. Strategic Direction #2 states: "We will support equity and equal opportunity, and high performance for staff and students." Initiative 4.1 further states: “Provide students a safe and appropriate physical learning environment...”. This plan supports these strategic directions.

The 2004 Bond Program

The 2004 Bond Program consisted of the following projects:

1. New Elementary School #22 Edgerton (Southeast area of District – Pope/Hunt relief)
2. New Elementary School #23 Carson (Silver Creek area – Brouillet relief)
3. Fruitland Elementary School classroom addition
4. Meeker Elementary Remodel
5. Northwood Elementary Electrical and Field Improvements
6. New Junior High School #7 Glacier View
7. Aylen Junior High School Renovation
8. Kalles Junior High School Renovation
9. Ferrucci Junior High School Roof, Carpets, & Window Replacements
10. Puyallup High School East Campus Phase I renovation
11. Special Education Classroom Modifications
12. District-wide Infrastructure Systems update and/or replacements
13. District-wide Student and Staff Computer Technology replacements

The Bond Oversight Committee

The PSD Bond Oversight Committee (BOC) was commissioned by the Board on February 23, 2004. This nine citizen member committee's charter focused on the committee advising the Board regarding the 2004 Bond Program with focus given to the following areas:

- Project sequence
- Project time line
- Project budgets
- Site selection
- Building design
- Technology Steering Committee plans

Under the guidance and oversight of the BOC, the District substantially completed the 2004 Bond Projects listed in the section above. A final report of the PSD 2004 BOC was heard at the school board meeting on January 24, 2011. In that report, the BOC made a final recommendation to move forward with a 2.5 million dollar project to provide field improvements at Emerald Ridge High School with remaining 2004 bond funds. The school board approved the project at their following board meeting on February 14, 2011 meeting.

The project has been substantially completed and includes the addition of field turf, lighting, sound system and scoreboard, a small out-building, doubling of the bleacher seating capacity, and resurfacing the track.

It is expected that the Bond Oversight Committee will be recommissioned by the Superintendent subsequent to the passage of a future bond program.

The Citizens Facilities Advisory Committee

The Citizens Facilities Advisory Committee (the "CFAC") was once again commissioned by the Puyallup School Board of Directors at the May 9, 2011 school board meeting. The former CFAC was initiated in the fall of 2005 and completed their report to the Superintendent in 2006. This report was completed prior to either of the Puyallup school bond campaigns in 2007 and the following bond and levy campaign in 2009, all of which failed to meet voter approval.

The 2011 committee consisted of twenty-four advisory members including citizen representatives from schools throughout the district and facilitated by the Chief Operations Officer and supporting to accomplish the following:

Purpose:

To identify the most pressing Capital Construction, Property Management, and Technology needs of the Puyallup School District with a twelve-year outlook beginning in year 2012.

Tasks:

1. Based on projected student enrollment growth, to identify and recommend what new school and support facilities will need to be constructed in the Puyallup School District.
2. Based on Condition and Suitability data, to identify and recommend what school and support facilities will need to be modernized and/or replaced in the Puyallup School District.

3. Based on projected student enrollment growth and current inventory data, to identify and recommend what properties will need to be surplus or purchased in the Puyallup School District.

A final CFAC report was presented to the board at a study session meeting on January 12, 2012. At the time of the final report, the District was still operating under consideration of a grade-level reconfiguration, led by the multi-year effort of the Grade Level Configuration Committee (GLCC). This analysis led the CFAC to prepare recommendations under two grade level scenarios:

- A. Existing grade configuration of K-6 (elementary), 7-9 (junior high), 10-12 (high school); and
- B. Proposed grade configuration of K-5 (elementary), 6-8 (middle school), 9-12 (high school)

Ultimately, the school board unanimously agreed at their July 9, 2012 board meeting to maintain the schools in their existing grade configuration and discontinue further study. In the end, the challenges identified in the GLCC's research outweighed the advantages of moving to a complete middle school model. One of the most significant challenges highlighted would be to find space to add ninth graders on high school campuses. The District has begun and will continue, however, to implement key findings from its middle school study into practice within its existing grade configuration. Such efforts include, providing a smooth transition for students moving from elementary to junior high, as well as between junior high and high school.

The Bond Advisory Committee

A 17-member 2012 Bond Advisory Committee was commissioned on March 26, 2012, to submit a recommendation to the Superintendent regarding a bond scope and attendant financing plan for capital facilities and technology along with a recommendation for the timing of a possible bond election date.

The BAC relied heavily upon the work done by the 2011 Citizens Facilities Advisory Committee (CFAC) as a starting point, particularly the highest priority projects recommended by the CFAC be completed within the next four year period (Plan Period 1). Once the BAC completed its initial list of capital projects recommended for a potential future bond, it solicited public involvement and review through a series of 12 public forums held at various school buildings throughout the district. The project list was then further refined prior to the BAC's presentation to the school board at the June 21, 2012 board study session.

The 2009 Capital Bond and Levy Proposal

The March 10, 2009 proposed \$257 million bond and \$57 million capital levy failed to pass. The bond required a statutory 60% supermajority "yes" vote, while the capital levy required a simple majority 50% "yes" vote. The official election results show that the bond proposal received a 48.07% approval while the capital levy received a 47.82% yes vote. These most recent bond election results were significantly lower compared with the \$259.5 million bond election on May 15th, 2007 that narrowly failed passage with a 59.05% approval vote.

The 2013 Capital Bond Proposal

With the last school bond program approved by voters in 2004, a minimum of eight years will pass since the last successful capital bond or levy campaign. This period marks the longest stretch of time between successful capital bond/levy votes in the district's past 30 year history. A successful bond and/or capital levy program that will fund improvements in both facilities and technology is critical to meet the growing needs of the District.

The proposed 2013 Capital Bond Proposal is based upon the final BAC recommendation that was developed after preliminary review and feedback by the school board. The following list of projects may be modified until such time as the board moves to approve a bond resolution. Board approval of a capital bond resolution may occur as early as by the end of August 2012 that would set the election for February 2013.

Based upon the above assumptions, the following construction projects with the associated timelines are included at this time.

BAC recommended 2013 Capital Bond Projects

Project Description	Year of Completion
Puyallup High School Phase II: build 2 nd & 3 rd floor classroom addition	2015
Puyallup High School Half Field Upgrades	2016
Emerald Ridge High School Master Plan Phase I: build 400 student classroom addition	2015
Rogers High School Phase I: classroom wing additions & new gym	2016
Firgrove Elementary: replace	2015
Northwood Elementary Remediation Project	2014
Waller Road Elementary Remediation Project	2014
Spinning Elementary Remediation Project	2014
New Elementary School (Southwest Area): build new school	2017
Sunrise Elementary School: replace	2016
Pope Elementary Remodel and Expansion	2017
Relocate Edgemont Track and Field	2014
District-wide Life Cycle Projects: including earthquake improvements	2013-2017
District-wide Classroom Technology Improvements	2013-2017
Student Computer Replacement	2014
District-wide Special Education Renovations	2013-2017
Implement Remote Computing for Students to Access District Applications and Storage	2014
Improve Wireless Network Capacity to Support Staff and students	2014
Rogers High School Field Improvements	2014
Ballou Junior High Track and Field Relocation	2016

New Construction

A Six-Year Plan.

In the paragraphs to follow, the District's six-year plan for new school construction will be presented.

School Facilities.

The Puyallup School District is planning to add permanent school space as part of seven (7) construction projects over the next six (6) school years.

Elementary Level. Presently, the District is providing 937,350 square feet of permanent school space and 93,960 square feet of portable classroom space at 21 separate elementary school locations to support the instruction of 10,485 elementary students (see Table 5). The Benchmark level of service calculation for elementary school students in the Puyallup School District is 94 square feet per student. Once these projects are completed, the District will have added 158,380 square feet to the elementary level, increasing its capacity by 1,685 students.

Table 13 Existing and New Permanent Square Footage at the Elementary Level				
School Year	Existing Permanent Square Footage	New Permanent Square Footage	Total Permanent Square Footage	School
2011/2012	937,350	0	937,350	
2012/2013	937,350	0	937,350	
2013/2014	937,350	0	937,350	
2014/2015	937,350	0	937,350	
2015/2016	937,350	+23,141	960,491	Firgrove Elementary Replacement
2016/2017	960,491	+28,201	988,692	Sunrise Elementary Replacement
2017/2018	988,692	+107,038	1,095,730	Pope Elementary Remodel / New Elementary in SW Area of District
Note: New Sq. Ft. information based upon the BAC recommendation for February 2013 Bond program. Replacement Projects include only net new sq. ft.				

Portable classroom space will continue to adjust at the elementary level in order to provide temporary classroom facilities in concert with site specific enrollment increases and program changes. On the other hand, the construction of permanent elementary facilities, as shown in Table 13, will enable the removal of existing portable classrooms. Table 14 shows the known portable classroom space moves over the next six years. The origin of added portable classrooms at a particular site may be from another district facility and does not signify that the portable building itself is “new” to the district.

Table 14 Existing and New Portable Square Footage at the Elementary Level				
School Year	Existing Portable Square Footage	New Portable Square Footage	Total Portable Square Footage	Number of Portables
2011/2012	93,960	0	93,960	0
2012/2013	93,960	0	93,960	0
2013/2014	93,960	0	93,960	0
2014/2015	93,960	0	93,960	0
2015/2016	93,960	- 10,440	83,520	- 12
2016/2017	83,520	- 2,610	80,910	- 3
2017/2018	80,910	- 8,700	72,210	- 10

Note: Postive numbers indicate portable classroom additions, negative numbers indicate portable classroom removal

Junior High Level. Presently, the District is providing 651,782 square feet of permanent school space and 40,020 square feet of portable classroom space at seven (7) separate junior high school locations to support the instruction of 5,021 junior high students (see Table 6). As Table 15 demonstrates, no new permanent square footage is proposed at the Junior High level over the next six years.

Table 15 Existing and New Permanent Square Footage at the Junior High Level				
School Year	Existing Permanent Square Footage	New Permanent Square Footage	Total Permanent Square Footage	School
2011/2012	651,782	0	651,782	
2012/2013	651,782	0	651,782	
2013/2014	651,782	0	651,782	
2014/2015	651,782	0	651,782	
2015/2016	651,782	0	651,782	
2016/2017	651,782	0	651,782	
2017/2018	651,782	0	651,782	

Note: New Sq. Ft. information based upon the BAC recommendation for February 2013 Bond program. Replacement Projects include only net new sq. ft.

Table 16 shows there are no current plans to relocate portables at the junior high level.

Table 16				
Existing and New Portable Square Footage				
at the				
Junior High Level				
School Year	Existing Portable Square Footage	New Portable Square Footage	Total Portable Square Footage	Number of Portables
2011/2012	40,020	0	40,020	0
2012/2013	40,020	0	40,020	0
2013/2014	40,020	0	40,020	0
2014/2015	40,020	0	40,020	0
2015/2016	40,020	0	40,020	0
2016/2017	40,020	0	40,020	0
2017/2018	40,020	0	40,020	0

Note: Postive numbers indicate portable classroom additions, negative numbers indicate portable classroom removal

Senior High Level. Presently, the District is providing 651,698 square feet of permanent school space and 45,240 square feet of portable classroom space at four (4) separate high school locations to support the instruction of 4,871 senior high students (see Table 7). The Benchmark level of service calculation for senior high students in the Puyallup School District is 134 square feet per student. Once these projects listed in Table 17 are complete, the District will have added approximately 148,527 square feet to the high school level, increasing its permanent capacity by 1,108 students.

Table 17				
Existing and New Permanent Square Footage				
at the				
Senior High Level				
School Year	Existing Permanent Square Footage	New Permanent Square Footage	Total Permanent Square Footage	School
2011/2012	651,698	0	651,698	
2012/2013	651,698	0	651,698	
2013/2014	651,698	0	651,698	
2014/2015	651,698	0	651,698	
2015/2016	651,698	+84,057	735,755	Puyallup High School Master Plan Phase 2 Emerald Ridge High School Master Plan Phase 1
2016/2017	735,755	+64,470	800,225	Rogers High School Master Plan Phase 1
2017/2018	800,225	0	800,225	

Note: New Sq. Ft. information based upon the BAC recommendation for February 2013 Bond program. Replacement Projects include only net new sq. ft.

Table 18
Existing and New Portable Square Footage
at the
Senior High Level

School Year	Existing Portable Square Footage	New Portable Square Footage	Total Portable Square Footage	Number of Portables
2011/2012	45,240	0	45,240	0
2012/2013	45,240	0	45,240	0
2013/2014	45,240	0	45,240	0
2014/2015	45,240	0	45,240	0
2015/2016	45,240	- 20,010	25,230	- 23
2016/2017	25,230	- 13,920	11,310	- 16
2017/2018	11,310	0	11,310	0

Note: Postive numbers indicate portable classroom additions, negative numbers indicate portable classroom removal

Map 6 shows all new construction projects, including facilities built from 2004 to present, and proposed new construction projects over the next six year plan period.

Support Facilities. In the paragraphs to follow, the District’s Six-Year Plan for new construction of support facilities will be presented.

A 10,000+ square foot addition was constructed at the South Hill Transportation and Warehouse site in 2007, also known as the Information Technology Center (ITC). The relocation of ITC was necessary after passage of the 2004 bond that included a replacement of Kalles Junior High, on which campus the former ITC facility was formerly located.

An increasing student population has also led to the need for additional buses. With no potential for added capacity at the downtown transportation facility, approximately 82 paved bus parking stalls were added to the warehouse site in 2007, now known as the South Hill Transportation lot.

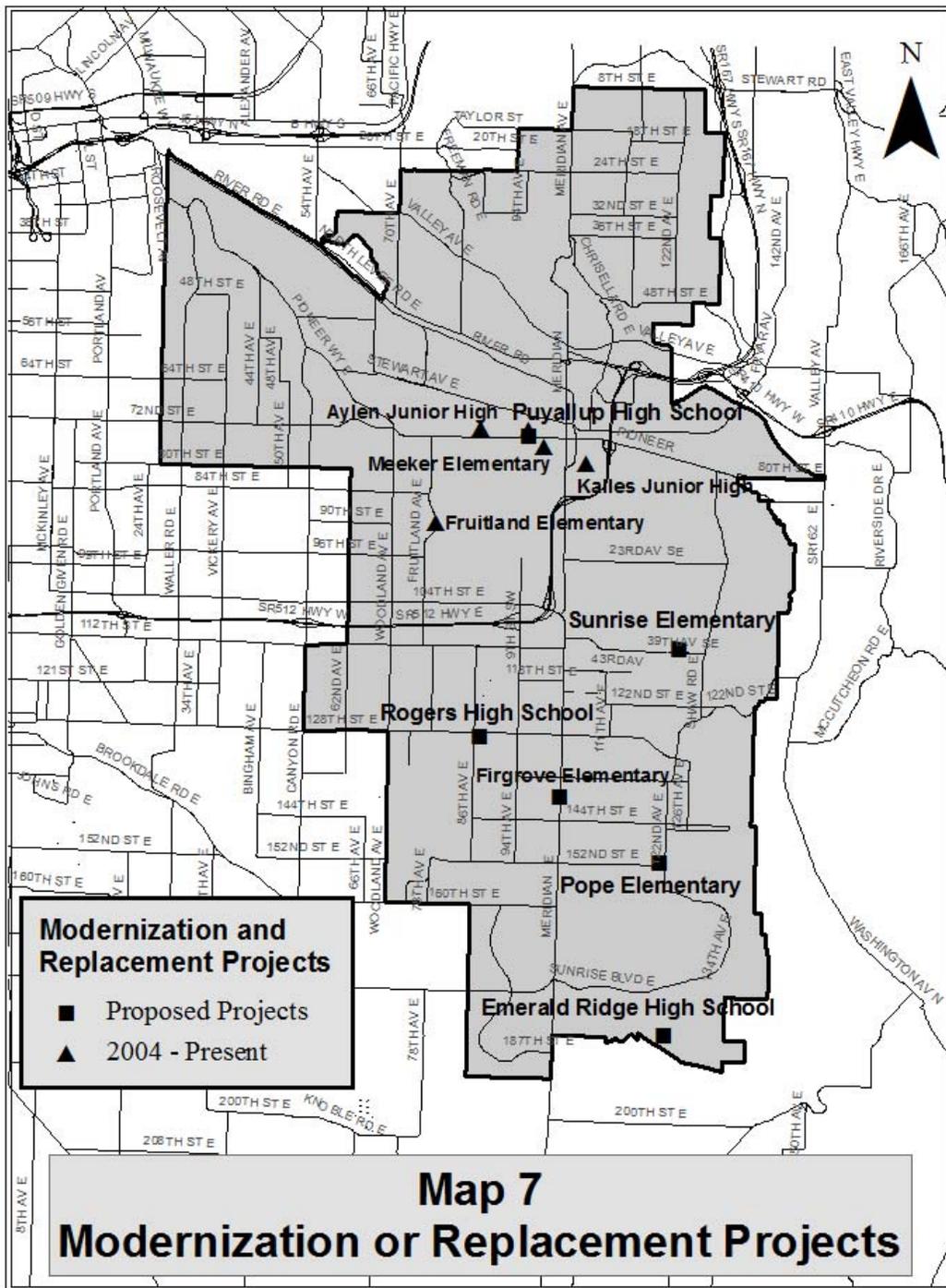
A need to increase efficiency and provide appropriate space for central administrative services will also encourage district staff to look for future opportunities to consolidate multiple locations into one central administrative facility. Funding for additional support facility projects, such as a future central administration building, will likely come from future state matching dollars and/or revenue from the surplus of existing property. Review and approval for any future project will be processed and approved through the board of directors.

Table 19
Existing and New Permanent Square Footage
at the
Support Facilities

School Year	Existing Permanent Square Footage	New Permanent Square Footage	Total Permanent Square Footage	Facility
2011/2012	99,775	0	+ 99,775	
2012/2013	99,775	0	+ 99,775	
2013/2014	99,775	0	+ 99,775	
2014/2015	99,775	0	+ 99,775	
2015/2016	99,775	0	+ 99,775	
2016/2017	99,775	0	+ 99,775	
2017/2018	99,775	0	+ 99,775	

Table 20
Existing and New Portable Square Footage
at the
Support Facilities

School Year	Existing Portable Square Footage	New Portable Square Footage	Total Portable Square Footage	Facility
2011/2012	5,220	0	+ 5,220	
2012/2013	5,220	0	+ 5,220	
2013/2014	5,220	0	+ 5,220	
2014/2015	5,220	0	+ 5,220	
2015/2016	5,220	0	+ 5,220	
2016/2017	5,220	0	+ 5,220	
2017/2018	5,220	0	+ 5,220	



Remodel or Replacement Construction

A Six-Year Plan

In the paragraphs to follow, the District's Six-Year Plan for remodel or replacement construction will be presented. Map 7 displays the proposed modernization and replacement projects, including those projects built from 2004 to present, in addition to remodel/replacement projects proposed over the next six year plan period.

School Facilities.

The Puyallup School District is planning two (2) major replacement projects over the next six (6) school years, both at the elementary level. Remodel work will also occur at the elementary and high school levels.

Elementary Level. The two (2) major replacement projects at the elementary level, Firgrove Elementary and Sunrise Elementary, are shown in Table 21 below. In addition, major remodel work will be done at Pope Elementary as part of the project to expand the existing facilities to 750-student capacity.

Table 21 Remodel or Replacement Projects at the Elementary Level		
School Year	Remodeled or Replaced Square Footage	School
2011/2012		
2012/2013		
2013/2014		
2014/2015		
2015/2016	51,492	Firgrove Elementary Replacement
2016/2017	46,432	Sunrise Elementary Replacement
2017/2018	15,000	Pope Elementary Remodel
<small>Note: Information based upon the BAC recommendation for February 2013 Bond program. Replacement Projects include existing square footage only.</small>		

Junior High Level. There is no future remodel/replacement projects at the junior high level currently planned within the next six years.

Table 22 Remodel or Replacement Projects at the Junior High Level		
School Year	Remodeled or Replaced Square Footage	School
2011/2012		
2012/2013		
2013/2014		
2014/2015		
2015/2016		
2016/2017		
2017/2018		

Senior High School Level. Each of the major high school projects proposed in the 2013 Bond Program will have a relatively small amount of remodel work included within existing facilities, as shown below in Table 23.

Table 23 Remodel or Replacement Projects at the Senior High Level		
School Year	Remodeled or Replaced Square Footage	School
2011/2012		
2012/2013		
2013/2014		
2014/2015		
2015/2016	11,100	Puyallup High School Master Plan Phase 2 Emerald Ridge High School Master Plan Phase 1
2016/2017		Rogers High School Master Plan Phase 1
2017/2018		

Note: Information based upon the BAC recommendation for February 2013 Bond program. Replacement Projects include existing square footage only. Rogers HS Master Plan Phase 1 is expected to have a small amount of remodel square footage, but amount is uncertain at this time.

Annual Small Capital Projects

The District evaluates facilities needs throughout the District on an annual basis to determine what systems repairs or program changes necessitate a facilities response. Over the past eight years, the volume of these small capital projects has been approximately \$500,000 per year. This plan anticipates continuing with the annual implementations of such projects over the next six years.

Support Facilities

No major remodel or replacement projects are currently planned for support facilities.

Summary

The projects outlined in this six-year plan are responsive to the growth needs of the District while providing for maintenance of the existing building stock. With the 2004 Bond Program substantially complete, the Puyallup School District has provided additional space for new student housing to accommodate the increasing student population. However, as of the 2011-2012 school year, the District currently does not meet LOS square footage standards at the elementary level, as shown in Graph 11.

The failure of the 2007 and 2009 Bond and Capital Levy Program proposals has undoubtedly resulted in a delay of meeting the identified student housing needs. In order to “close the gap” in terms of meeting the LOS standard, in light of an increasing student population, a new Bond Program to finance the construction of additional square footage is essential.

The future bond projects listed on page 40 are included in Table 13 for the Elementary School Level, Table 15 for the Junior High School Level and Table 17 for the Senior High School level. The following Graphs show how these additions respond to the need to provide student housing over the next six years and to what degree the District is meeting the Level of Service (LOS) need in terms of square footage.

Elementary Level of Service Summary

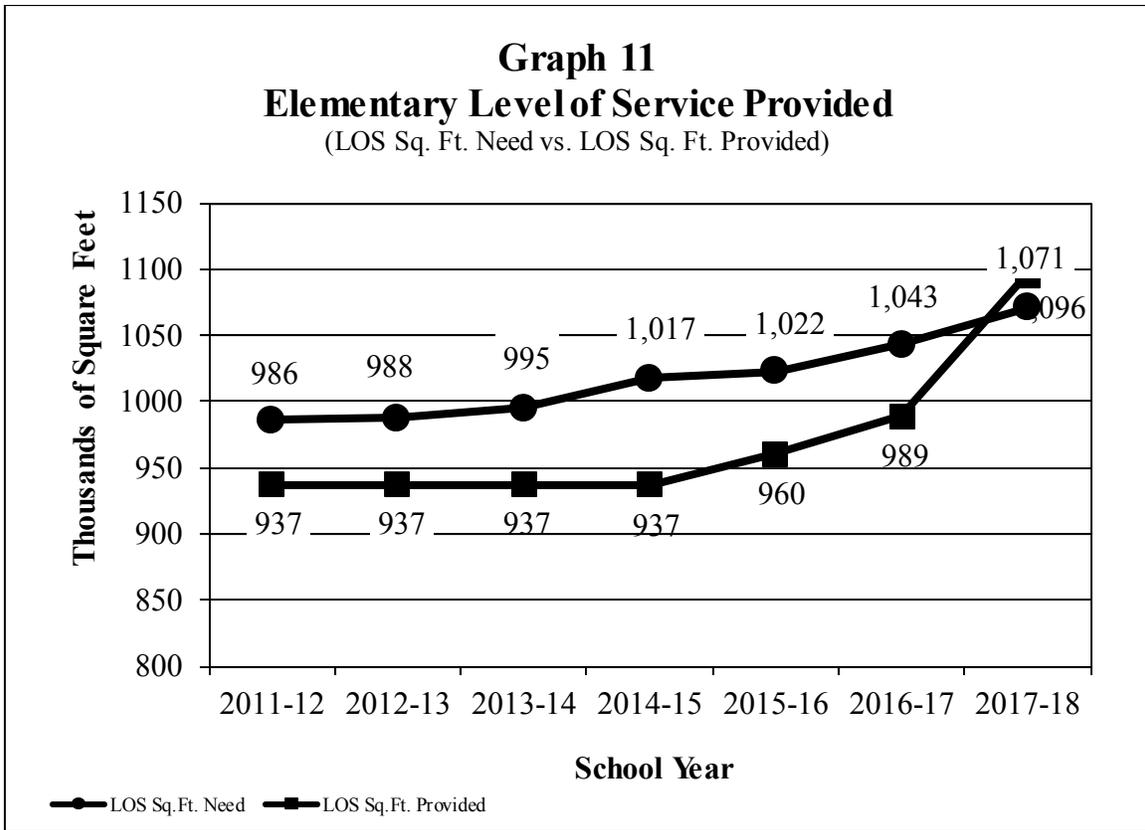
The District has come closer in recent years to catching up to the LOS need via the 2004 Bond Program. The additions of Edgerton (Elementary #22) and Carson (Elementary #23) in the 2007-2008 school year helped alleviate the growing student population in the southern end of the District.

Furthermore, in 2006, property was purchased in the southwest region of the district to house future Elementary #25. Graph 11 shows the disparity between square feet needed vs. provided until elementary projects from the proposed 2013 Bond Program (Firgrove Elem Replacement, Sunrise Elem Replacement, Pope Elem Remodel, and the new South Hill Elementary #25) are complete. As Graph 11 demonstrates, the elementary square foot need exceeds the elementary square foot provided until the 2017-18 school year, which represents the completion of the final major elementary project in the proposed 2013 Bond Program – Pope Elementary remodel.

School closures in recent years have contributed to the lack of permanent space at the elementary level. This irony gives light to the fact that students do not reside equitably throughout the district. It also points out that there are multiple factors to be considered when planning school facilities.

Riverside Elementary was closed in 2007 and Hilltop Elementary was closed in 2009. These closures combine for a net loss of approximately 47,500 sq. ft., widening the gap between the elementary LOS need vs. LOS provided. However, in each case it was determined that these closures would provide for better long-term educational opportunities, including a breadth of programs available that cannot be provided to schools with low and declining enrollment. And as state funding continues to be cut to local school districts, the ability to financially support small schools, which by nature have a much higher cost per student ratio than the current prototypical model, will become increasingly difficult.

The LOS for individual schools, as shown in Table 4, illustrates a wide variation between older smaller buildings, mostly in the north end of the district, and newer buildings in the south end. This can be largely attributed to underutilization and inefficiencies at the older schools. The District is reviewing this LOS disparity but has not made definite plans to address it.



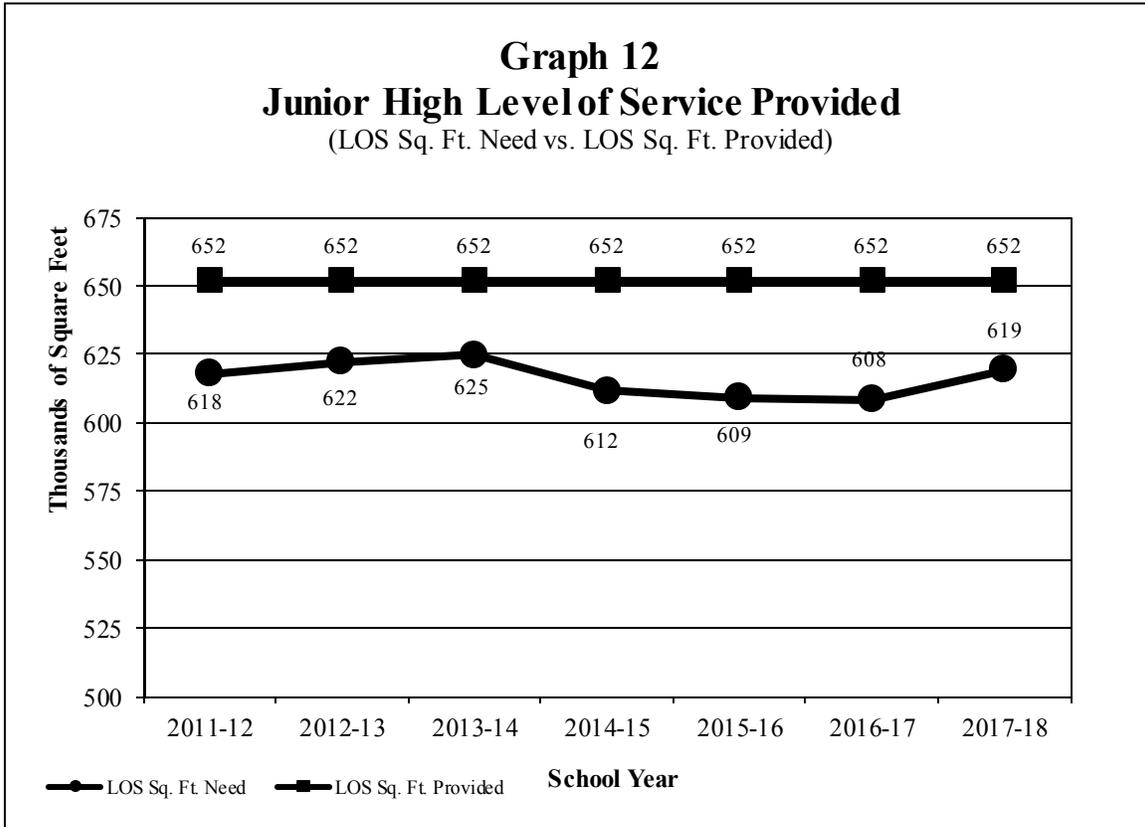
Junior High School Level of Service Summary

As can be noted in Graph 12, the District has met the LOS square foot need via the 2004 Bond Program over the next six-year period. The standard was finally met in 2008-2009 with the major increase in area coming from the opening of Glacier View Junior High and the Aylen Junior High Replacement projects. The district-wide junior high school student population is projected to remain relatively flat over the next six years and remain within the LOS capacities currently provided.

It is important to note, however, that a district-wide analysis can mask regional imbalances of student population and capacity. A clear example of this imbalance exists at the junior high level. While the district-wide junior high square foot need is met by the square foot provided; in reality, Glacier View Junior High is operating over permanent capacity in the 2011-12 school year and may need additional temporary classroom portable buildings in the near future as it serves a projected high-growth area of the district (South Hill East). On the other hand, Edgemont Junior High in the north end of the district is operating well below its permanent capacity (see Table 6). While a district-wide view provides rational level of analysis for this plan, it is important to recognize the regional circumstances may demand some capital project needs for those schools that experience enrollment increases and are currently operating at or over capacity.

As the larger birth cohorts begin to enter the Kindergarten grade level beginning in 2012-13, larger grade classes can be expected at the junior high level within the next 10 years. As a result, the Citizens Facilities Advisory Committee, in their final report to the Superintendent, recommended the

acquisition of land to house a future Junior High #8 additional land for a new junior high site may be needed within the next six years. The Citizens Facility Advisory Committee will evaluate this trend in more detail this fall and prioritize this need in coordination with other district facility needs as part of their report to the Superintendent.

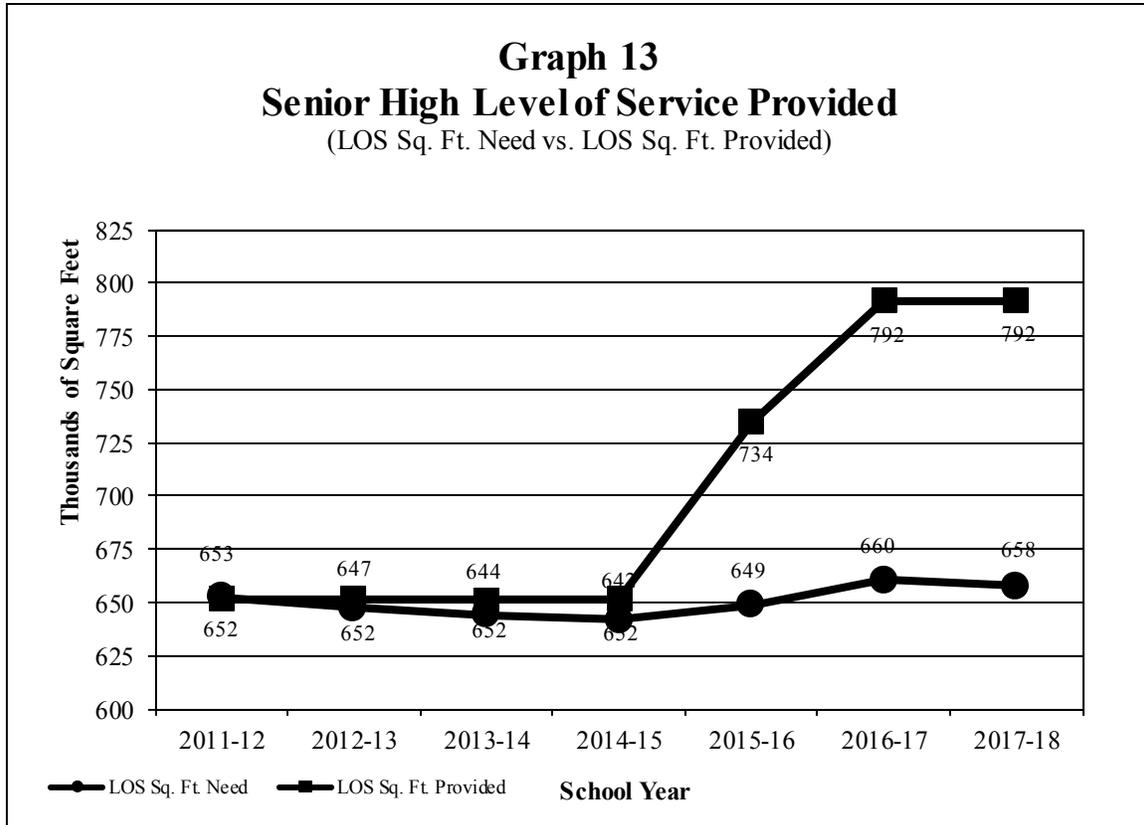


Senior High School Level of Service Summary

As can be noted in Graph 13, the LOS square foot needed is relatively in line with the LOS square footage provided at the senior high school level through the 2014-2015 school year. The major increase in the LOS square footage provided beginning in the 2015-2016 school year is a result of the completion of the next major Master Plan phases at each of the three comprehensive high schools.

While it appears that the proposed 2013 Bond Program may overbuild at the high school level over the provided six-year outlook of this plan, long-range enrollment projections provided by the District’s demographer consultant, Dr. Les Kendrick, show that this increase in LOS square footage provided will be met by an increase in high school level enrollment (the LOS square foot needed) by school year 2025-26. Graph 13 also indicates that the Level of Service standard used in this plan for the high school level may be inadequate, as the high school buildings currently occupy a combined 52 classroom portable buildings in support of instruction at within the existing permanent facilities. Future plans will look to update the Level of Service used, with an eye towards calculating program capacity at each school facility.

Lastly, that the demolition of the existing Library/Science buildings at Puyallup High School is not planned in Phase II, and not reflected in this six-year plan, and not accounted for in Graph 13 below. In other words, there will be a square foot surplus at Puyallup High School until Phase III is complete.



Section V ► Finance Plan

Introduction

The Puyallup School District clearly recognizes the value of long-range capital facilities planning. The development of the New Construction program identified earlier in this document addresses the District's need for additional permanent and portable space to accommodate the additional students anticipated to enroll over the next six (6) school years. In addition, Replacement and Modernization programs have also been identified to address needed code improvements, energy enhancements and educational upgrades to a number of the District's existing facilities.

In conjunction with this Capital Improvement Plan, the District needs a means of financing the new construction, replacement construction, and modernization. In the paragraphs to follow, the costs associated with the construction projects identified in the Capital Improvement Plan will be presented. In addition, the fund sources available to implement said construction projects will also be identified.

Construction Costs

A number of factors influence the total cost and, specifically, the local share of any school construction project. Even within the same school district, two (2) identical schools constructed at the same time will likely not be constructed for the same cost. The major factors that impact the cost of school construction are as follows:

1. The per acre cost of school sites will vary considerably from district to district. In general, the more urban a district tends to be, the more costly the school sites.
2. The acreage of available property will not always match the preferred school site sizes. For example, the Puyallup School District has one (1) prototype elementary on a 10.29 acre site, another on a 10.53 acre site, another on a 14.30 acre site and yet another on a 15.00 acre site; see Table 1.
3. The proximity of needed utilities (i.e. water, sewer, electricity, etc.) and roadways to a school site are often times significant cost variables.
4. As mentioned earlier, the nature of the instructional programs housed in school facilities drastically impact the cost of those facilities. The square foot cost of senior high schools is almost always higher than elementary and junior high schools. The square footage costs of junior high schools are usually higher than elementary schools. Specialized facilities for Vocational and Special Education programs can also increase construction costs.
5. The posture of the local governmental planning agencies (City or County) will affect such items as off-site street improvements, landscaping, street signaling and signage.
6. The "bidding climate" at the time a school construction project comes on line is terribly important. Normally, the less construction work available the more competitive the

general contractors become and visa-versa.

7. The experiences and competence of the lowest bidding general contractor and their major subcontractors can also impact the final cost of any school construction project.
8. The State's "matching percentage", as determined in accordance with the formula set forth in RCW 28A.525.166, establishes the relationship between the local and state funding of any school construction project.
9. The enrollment projection provisions of the State's "space allocations" as outlined in WAC 392-343-045 determine just how much area of a school facility will be eligible for state matching funds. Building a new school (i.e. elementary, junior high, senior high) without full "unhoused" eligibility increases the amount of local funds that have to be spent on a project.
10. The State's "construction cost allocation" also impacts the level of state financial assistance, as spoken to in WAC 392-343-060.
11. Increases over time of the basic costs of construction, labor, materials and equipment. Over short periods these costs can be volatile. In particular, recent dramatic escalations in material costs have greatly impacted project costs.

School Facilities

New Construction. New construction spaces part of the 2004 Bond program were completed and occupied by the 2009-2010 school year. Table 24 shows these 2004 Bond Program projects in addition to the projects planned over the next six (6) school years. Financing the construction of these future projects will depend primarily upon funds made available with the passage of a future bond. The cost estimates include total project costs, both construction and soft costs such as: taxes, furniture & equipment, architect & engineering fees, etc.

**Table 24
Construction Costs**

	Project	New Construction Costs (x \$1,000)	Remodel or Renovation Costs (x \$1,000)	Total Project Cost (x \$1,000)
2004 Bond Program Costs	Edgerton Elementary (#22)	\$ 22,749		\$ 22,749
	Carson Elementary (#23)	\$ 21,315		\$ 21,315
	Fruitland Elementary School Classroom Addition	\$ 4,507		\$ 4,507
	Meeker Elementary School Remodel	\$ 907	\$ 7,729	\$ 8,636
	Glacier View Junior High (#7)	\$ 36,224		\$ 36,224
	Aylen Junior High Replacement	\$ 8,796	\$ 27,646	\$ 36,442
	Kalles Junior High Replacement	\$ 6,715	\$ 26,153	\$ 32,868
	Ferrucci Junior High Remediation		\$ 901	\$ 901
	ITC Relocation		\$ 9,291	\$ 9,291
	Life Cycle Replacement Projects		\$ 13,681	\$ 13,681
	Ferrucci Junior High Field Improvement		\$ 126	\$ 126
	Junior High Science Upgrades		\$ 4,520	\$ 4,520
	Sparks Stadium Field Improvements		\$ 1,095	\$ 1,095
	District-Wide Special Education Renovations		\$ 1,889	\$ 1,889
	Puyallup High School Master Plan - Phase 1	\$ 7,551	\$ 8,699	\$ 16,250
	Northwood Elementary Electrical and Field		\$ 1,441	\$ 1,441
Portables	\$ 1,200		\$ 1,200	
Proposed 2013 Bond Program Costs	Puyallup High School East Campus - Phase 2	\$ 25,448	\$ 3,152	\$ 28,600
	Puyallup High School Half Field Improvements		\$ 1,600	\$ 1,600
	Northwood Elementary Remediation Project		\$ 1,300	\$ 1,300
	Spinning Elementary Remediation Project		\$ 2,700	\$ 2,700
	Waller Road Elementary Remediation Project		\$ 2,000	\$ 2,000
	Emerald Ridge High School - Phase 1	\$ 15,302	\$ 2,198	\$ 17,500
	Rogers High School Master Plan - Phase 1	\$ 29,300		\$ 29,300
	Rogers High School Field Improvements		\$ 3,000	\$ 3,000
	New Elementary #25	\$ 33,000		\$ 33,000
	Firgrove Elementary Replacement	\$ 10,697	\$ 23,803	\$ 34,500
	Sunrise Elementary Replacement	\$ 13,792	\$ 22,708	\$ 36,500
	Pope Elementary Renovation	\$ 17,089	\$ 7,911	\$ 25,000
	Ballou Junior High Track & Field Relocation		\$ 3,500	\$ 3,500
	Edgemont Junior High Track & Field Relocation		\$ 3,000	\$ 3,000
	District-Wide Special Education Renovations		\$ 1,300	\$ 1,300
	Life Cycle Replacement Projects		\$ 9,800	\$ 9,800
Portables	\$ 800		\$ 800	
Totals:		\$ 254,593	\$ 173,542	\$ 428,135

Note: Future Construction Costs in this table are primarily based upon the BAC recommendation for February 2013 Bond program and represent total costs over six-year plan. Capital Technology projects are excluded.

Property Acquisition. As part of the 2004 Bond program, the District purchased the property for Elementary #25 for a total site cost of \$5,810,000. In addition, the District has acquired several residential properties in the downtown area of Puyallup within the past few years. Several parcels were purchased near Puyallup High School to complete ownership of the property identified within the Puyallup High School Master Plan area. All parcels within the Master Plan area zoned Public Facilities, as identified by the City of Puyallup zoning code.

Support Facilities

While long-range plans include a support services consolidation at the District's South Hill Support Center site, no bond funding is identified within this six-year plan. It is anticipated, rather, that funding said consolidation will primarily be financed through the sale of existing properties that currently house support services, such as the Special Services building, Firwood warehouse, the ESC building and 109 buildings in downtown Puyallup. No certain timeline has been established for the support services consolidation.

Funding Sources

School districts utilize budgets consisting of a number of discrete funds. However, for the most part, the capital needs of any school system are addressed with the Capital Projects Fund and the Debt Service Fund.

The Capital Projects Fund is used for purposes such as: (a) to finance the purchase and development of school sites; (b) the construction of new and replaced facilities and the modernization of existing facilities; and (c) the purchase of initial equipment, library books and textbooks for new, replaced and remodeled facilities. Revenues accruing to the Capital Project Fund come primarily from bond sale proceeds, capital levy collections and state matching funds. However, revenues from the General Fund, the sale or lease of property and contributions can also be accrued to the Capital Projects Fund. Under the authority of the Growth Management Act (GMA), impact fees are accrued to the Capital Projects Fund. Mitigation funds that accrue under the authority of SEPA or the State Subdivision Act are also deposited in the District's Capital Projects Fund.

The Debt Service Fund is used as a mechanism to pay for bonds. When a Bond Issue passes, a school district sells bonds that have a face value and an interest rate. Local property taxes are adjusted to provide the funds necessary to meet the approved periodic payments on sold bonds. The proceeds from the taxes collected for this purpose are deposited in the Debt Service Fund and drawn out for payments at the appropriate times.

As noted earlier, school districts receive funds for capital construction program purposes from a variety of sources.

Sources of Public Money

Bonds. These are financial instruments having a face value and an interest rate that is determined at the time and by the conditions of their sale. Bonds are backed by the "full faith and credit" of the issuing school district and may be paid from proceeds derived from a specific increase in the property taxes for that purpose. The increase in taxes results in an "excess levy" of taxes beyond the constitutional limit, so the bonds must be approved by a vote of the people in the jurisdiction issuing them. The total of outstanding bonds issued by the jurisdiction may not exceed five (5) percent of the assessed value of the property within that jurisdiction at the time of issuance.

Bonds are multi-year financial instruments, generally issued for 10 to 20 years. Because of their long lasting impact, they require both an extraordinary plurality of votes and a specific minimum number of voters for validation. The positive votes must equal or exceed 60 percent of the total votes cast on the issue and the total number of voters must equal or exceed 40 percent of the total number of voters in the school district who cast ballots in their last general election.

Proceeds from bond sales are limited by bond covenants and must be used for the purpose(s) for which the bonds are issued. They cannot be converted to a non-capital or operating purpose. The life of the improvement resulting from the bonds must meet or exceed the term of the bonds themselves.

Capital Levies. These differ from bonds in that they do not result in the issuance of a financial instrument and, therefore, do not affect the "bonded indebtedness" of a school district. This method of financing is a straight increase in property tax rates to produce a voter-approved dollar amount. The amount generated from the capital levy is then available to a district in the approved year. The actual levy rate itself is determined by dividing the number of dollars approved by the assessed valuation of the total school district at the time the taxes are set by the County Council.

While a typical period for capital levies is one (1) or two (2) years, they can be approved for up to a six (6) year period at one election. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified capital purpose(s) for which they were passed. They cannot be converted to a non-capital or operating purpose.

State Matching Funds. The State of Washington has a Common School Construction Fund. The State Board of Education is responsible for administration of the funds and the establishment of matching ratios on an annual basis. The Office of the Superintendent of Public Instruction (OSPI), on behalf of the State Board of Education, has determined that Puyallup School District's matching ratio for fiscal year 2011 is 61.56 percent, for those expenses that are defined as matchable.

The base to which the percent is applied is the cost of construction, as determined by the Construction Cost Allocation. The Construction Cost Allocation is an index of construction costs that is used by the state to help define or limit their level of support. This particular construction cost index rarely matches the actual cost of school construction in districts across Washington State. Nevertheless, the Construction Cost Allocation for school construction costs for fiscal year 2011 is \$183.78 per square foot.

The formula for determining the amount of state matching support can be expressed as $A \times B \times C = D$, where:

- A = eligible area (determined by OSPI's student square foot allowances)
- B = the Construction Cost Allowance (in dollars per square foot)
- C = a school district's applicable matching rate
- D = the amount of state fiscal assistance to which a district will be entitled

Qualification for state matching funds involves an application process. Districts may submit information for consideration by the State Board of Education that meets once every two months during the calendar year. Once approved, a district qualifies for matching funds in a sequence that recognizes the existing approvals of previous submittals. Failure of a school district to proceed with a project in a timely manner can result in the loss of a district's "place in line."

Funds for the state match come from the Common School Construction Fund using revenues accruing predominantly from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet current needs, the legislature can appropriate additional funds or the State Board of Education can establish a moratorium on certain projects (Chapter 392, Sections 341-347 of the Washington Administrative

Code).

Market demand for timber and wood products has been declining over the past decade resulting in a substantial decrease in state matching revenues. Efforts in the State Legislature to supplement timber-generated revenues with general fund moneys have been only partially successful. As noted in WAC 392-343-057, in the event that state matching monies are not available to fund a specific school project, then school districts may proceed at their own financial risk. At such time state monies do become available, reimbursement will be made to the district for the state's share of said school project.

Mitigation/Impact Fees. According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee."

Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development. A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or portable school space or to pay for permanent and/or portable school space previously constructed as a result of growth in the district. The amounts to be charged are then calculated based on the costs for providing the space and the projected number of students in each residential unit. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. In the Puyallup School District those general government jurisdictions include the City of Puyallup, the City of Edgewood, the City of Fife and the County of Pierce.

Furthermore, developers may contribute properties that will have value to a district. In such cases, the developer is entitled to a credit for the actual cost of the provided property. This credit can reduce or eliminate the mitigation or impact fee that would have been chargeable under the mitigation/impact fee calculation. Following is the mitigation fee calculation for this year (see Table 26).

At the present rate of fee collection with the existing fee structure, the District anticipates receipt of approximately \$4,320,000 over the next six years. This assumes an average monthly rate of \$600,000. This year's estimate is a \$10K/month increase from the past several years' estimates of \$50K/month, based upon the growth of increase of impact fee collections during the 2011-12 school year. It should be noted that this depends considerably on actual housing starts, i.e. economic conditions which may vary considerably over the next six years.

Table 25 is a summary of the impact fee calculation factors with brief comments related to their origin. The factors are used in the calculation to determine the fee.

Table 26 represents Puyallup School District's Unfunded Need calculation for 2012. The Unfunded Need calculation represents the average financial impact, per new residential unit, to the District to pay for the necessary public facilities to serve new student growth. Ultimately, in the case of the Puyallup School District, the municipalities of Puyallup, Fife, Edgewood, and Pierce County determine the rate of impact fee collection as adopted in their respective impact fee ordinances. At the request of Pierce County, a note has been added at the bottom of Table 26 that calculates the Fee Obligation, per Pierce County code 4A.30.030

Table 25				
Impact Fee Calculation Factors				
Description	Grade Span	Value	Units	Comments
Student Generation Factor - Single Family Residence	Elementary	0.450	Students/Resid	See Table 8, Section 2
" "	Jr. High	0.193	Students/Resid	" "
" "	Sr. High	0.159	Students/Resid	" "
Student Generation Factor - Multi-Family Residence	Elementary	0.159	Students/Resid	See Table 9, Section 2
" "	Jr. High	0.067	Students/Resid	" "
" "	Sr. High	0.059	Students/Resid	" "
Facility Acreage	Elementary	15	Acres	Compliant with WAC 392-342-020
" "	Jr. High	20	Acres	" "
" "	Sr. High	40	Acres	" "
Cost per Acre	All	\$88,652	Cost/Acre	Based on 2010 appraisal of 14.1-ac. Masters site (undev. residential)
Facility Size - New Construction	Elementary	750	Students/School	Based on Carson and Edgerton Elementary Functional Capacity
" "	Jr. High	800	Students/School	Based on Glacier View J.H. (#7) Functional Capacity
" "	Sr. High	1800	Students/School	Per current district-wide High School Education Specifications
Facility Size - Temp Construction	Elementary	25	Students/CR	Based on Single Classroom Portable
" "	Jr. High	30	Students/CR	" "
" "	Sr. High	30	Students/CR	" "
Permanent Sq. Footage(Total)	Elementary	937,350	Square Feet	See Table 1
" "	Jr. High	651,782	Square Feet	See Table 2
" "	Sr. High	651,698	Square Feet	See Table 3
Portable Sq. Footage(Total)	Elementary	93,960	Square Feet	See Table 1
" "	Jr. High	40,020	Square Feet	See Table 2
" "	Sr. High	45,240	Square Feet	See Table 3
Facility Cost - New Construction	Elementary	\$25,931,740	Cost/School	Based on Carson Elementary actual costs with 4% annual inflation
" "	Jr. High	\$42,472,885	Cost/School	Based on Glacier View JH actual costs with 4% inflation
" "	Sr. High	\$122,760,000	Cost/School	Based on estimated 1800-student high school costs using 2012 dollars
Facility Cost - Temp Construction	Elementary	\$100,000	Cost/Portable	Based on Standard Portable including Site Costs
" "	Jr. High	\$100,000	Cost/Portable	" "
" "	Sr. High	\$100,000	Cost/Portable	" "
Construction Cost Allocation	All	\$188.55	Cost/Sq Foot	Per State OSPI for FY 2011
OSPI Space Allocation/Student	Elementary	90.0	Sq Foot/Student	Per State Funding Allocation
" "	Jr. High	121.3	Sq Foot/Student	" "
" "	Sr. High	130.0	Sq Foot/Student	" "
State Funding Assistance	All	62.37%	Percent	Per State OSPI for FY 2011
Average Assessed Value - Single Family	All	\$202,289	Cost/Unit	Per Pierce County Assessor-Treasurer 2011 Residential Revaluation Report
Average Assessed Value - Multi-Family	All	\$ 122,286	Cost/Unit	Per Pierce County Assessor-Treasurer 2011 Residential Revaluation Report
Capital Bond Interest Rate	All	4.93%	Percent	Per NW Securities
Years Amortized	All	20	Years	
Property Tax Levy Rate - Capital Construction Portion	All	\$ 1.51	Cost/1000 of Assessed Value	Per Pierce County Assessor-Treasurer Assessed Values, Levy Rates & Taxes for tax year 2011

**Table 26
Impact Fee Calculation**

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Calculated	
	Acreage	Acre	Size	SFR	MFR	Cost/	Cost/
						SFR	MFR
Elementary	15.00	\$88,652	750	0.450	0.159	\$ 797.65	\$ 281.33
Jr. High	20.00	\$88,652	800	0.193	0.067	\$ 428.27	\$ 148.02
Sr. High	40.00	\$88,652	1800	0.159	0.059	\$ 314.07	\$ 115.68
					TOTAL	\$ 1,539.99	\$ 545.03
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	SFR	MFR	SFR	MFR
Elementary	100.00%	\$25,931,740	750	0.450	0.159	\$ 15,554.87	\$ 5,486.23
Jr. High	100.00%	\$42,472,885	800	0.193	0.067	\$ 10,259.15	\$ 3,545.75
Sr. High	100.00%	\$122,760,000	1800	0.159	0.059	\$ 10,872.46	\$ 4,004.57
					TOTAL	\$ 36,686.48	\$ 13,036.56
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	100.00%	\$100,000	25	0.450	0.159	\$ 1,799.52	\$ 634.69
Jr. High	100.00%	\$100,000	30	0.193	0.067	\$ 644.12	\$ 222.62
Sr. High	100.00%	\$100,000	30	0.159	0.059	\$ 531.40	\$ 195.73
					TOTAL	\$ 2,975.04	\$ 1,053.04
State Matching Credit:							
Area Cost Allowance X SPI Square Footage X State Match % X Student Factor							
	Area Cost	SPI	State	Student	Student	Cost/	Cost/
	Allowance	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	188.55	90.0	62.37%	0.450	0.159	\$ 4,761.47	\$ 1,679.38
Jr. High	188.55	121.3	62.37%	0.193	0.067	\$ 2,756.47	\$ 952.69
Sr. High	188.55	130.0	62.37%	0.159	0.059	\$ 2,437.19	\$ 897.67
					TOTAL	\$ 9,955.12	\$ 3,529.74
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$ 202,289	\$ 122,286
Capital Bond Interest Rate						4.93%	4.93%
Net Present Value of Average Dwelling						\$ 2,535,998	\$ 1,533,040
Years Amortized						20	20
Property Tax Levy Rate						\$ 1.51	\$ 1.51
Present Value of Revenue Stream						\$ 3,829.36	\$ 2,314.89
Fee Summary:							
				Single -	Multiple -		
				Family	Family		
Site Acquisition Costs				\$ 1,539.99	\$ 545.03		
Permanent Facility Cost				\$ 36,686.48	\$ 13,036.56		
Temporary Facility Cost				\$ 2,975.04	\$ 1,053.04		
State Match Credit				\$ (9,955.12)	\$ (3,529.74)		
Tax Payment Credit				\$ (3,829.36)	\$ (2,314.89)		
Unfunded Need				\$ 27,417.03	\$ 8,790.00	YEAR 2012	
Note: Pierce County code 4A.30 calculates the Unfunded Need x 50% = the Fee Obligation (The Fee Obligation is the lesser of the Fee Calculations or the Maximum Fee Obligation as defined in Pierce County code 4A.30.030 School Impact Fee Schedule)				\$ 13,708.52	\$ 4,395.00		

Funding for School Facilities

The ability to move forward on school construction projects in the Puyallup School District hinges primarily on two (2) factors. First, the District needs to have local funding available to help pay for the cost of any school construction project. Normally, school districts secure the majority of their local funds through the sale of general obligation bonds, as approved by the qualified voters of their districts. The authority to issue and sell such bonds rests in the Constitution and laws of the State of Washington, including RCW 28A.530.010 and RCW 84.52.056.

Second, and of particular importance to the Puyallup School District, is its eligibility for State Matching Funds. Such state financial assistance is used along with local funds to pay for the cost of school construction projects. However, state monies cannot be used to purchase school sites, to make off-site improvements and/or fund those specific items spoken to in WAC 392-343-120. The formula for determining the exact amount of State Matching Funds a district can receive is set forth in WAC 392-343-020.

Table 27 shows how the District plans to fund the projects enumerated in this report. The allocation of State Matching Funds and Mitigation Impact fees for those projects planned over the next six (6) school years will be determined at the time secured funds have been obtained by the passage of a future bond program.

**Table 27
Funding for Construction Projects**

Project	2004 Bond Funds (x \$1,000)	Proposed 2013 Bond Funds (x \$1,000)	State Matching Funds Potential (Note:1) (x \$1,000)	Mitigation Impact Fees Estimated Revenue (x \$1,000)	Total Project Cost (x \$1,000)
G.W. Edgerton Elementary	\$ 13,113		\$ 7,636	\$ 2,000	\$ 22,749
Emma L. Carson Elementary	\$ 11,684		\$ 7,631	\$ 2,000	\$ 21,315
Fruitland Elementary School Classroom Addition	\$ 3,358		\$ 1,149		\$ 4,507
Meeker Elementary School Remodel	\$ 5,435		\$ 3,201		\$ 8,636
Elementary #25 Property Acquisition	\$ 2,810			\$ 3,000	\$ 5,810
Northwood Elementary Electrical and Field Improvements	\$ 1,441				\$ 1,441
Glacier View Junior High School	\$ 22,122		\$ 11,102	\$ 3,000	\$ 36,224
Aylen Junior High School Renovation	\$ 24,666		\$ 11,776		\$ 36,442
Kalles Junior High School Renovation	\$ 21,936		\$ 10,932		\$ 32,868
Ferrucci Junior High School Roof, Carpets, & Windows	\$ 901				\$ 901
Life Cycle Replacement Projects	\$ 13,681				\$ 13,681
Puyallup High School East Campus Phase I Renovation	\$ 13,261		\$ 2,989		\$ 16,250
Special Education Classroom Modifications	\$ 4,603				\$ 4,603
Portables	\$ -			\$ 1,200	\$ 1,200
Puyallup High School East Campus - Phase 2		\$ 28,600		\$ 1,000	\$ 28,600
Puyallup High School Half Field Improvements		\$ 1,600			\$ 1,600
Northwood Elementary Remediation Project		\$ 1,300			\$ 1,300
Spinning Elementary Remediation Project		\$ 2,700			\$ 2,700
Waller Road Elementary Remediation Project		\$ 2,000		\$ 1,000	\$ 2,000
Emerald Ridge High School - Phase 1		\$ 17,500			\$ 17,500
Rogers High School Master Plan - Phase 1		\$ 29,300		\$ 1,000	\$ 29,300
Rogers High School Field Improvements		\$ 3,000			\$ 3,000
New 750-student Elementary #25		\$ 32,480		\$ 520	\$ 33,000
Firgrove Elementary Replacement		\$ 34,500			\$ 34,500
Sunrise Elementary Replacement		\$ 36,500			\$ 36,500
Pope Elementary Renovation		\$ 25,000			\$ 25,000
Ballou Junior High Track & Field Relocation		\$ 3,500			\$ 3,500
Edgemont Junior High Track & Field Relocation		\$ 3,000			\$ 3,000
District-Wide Special Education Renovations		\$ 1,300			\$ 1,300
Life Cycle Replacement Projects		\$ 9,800			\$ 9,800
Portables		\$ -		\$ 800	\$ 800

Note: All 2004 Bond Program Projects were front funded by the bond issue, except PHS and infrastructure projects. When state matching funds were received, 2004 bond funds were released and reallocated at the Board's discretion resulting in additional projects.

Note: Proposed 2013 Bond Projects (identified with light gray shading)- State Matching Funds and Mitigation Impact fees allocation will be determined once secured funds for these projects has been obtained by the passage of a future bond program.

Section VI ► School Descriptions

This Capital Facilities Plan provides a brief description of each school facility. The descriptions include such items as the date of construction and/or modernization, names of the architect and contractors and the identification of funding sources. The descriptions can also include a short explanation of how the school was named. In addition, the descriptions identify what kind of permanent instructional spaces exist, the school's Condition and Suitability Score and a perspective of when the facility will be eligible for State Matching Funds for modernization.

BROUILLET ELEMENTARY SCHOOL (K-6)

17207 94th Avenue East

Puyallup, WA 98375

Brouillet Elementary School was opened in 1990 and is located in the Gem Heights Development on South Hill, west of Meridian Street South. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was C & T Construction, also of Tacoma, Washington. Brouillet Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Dr. Frank "Buster" Brouillet. Dr. Brouillet was a graduate of Puyallup High School where he also served as a teacher and counselor. He also served as a State Legislator and finished his professional career as the Superintendent of Public Instruction and President of Pierce College.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2004, the building had a Condition and Suitability Score of 95.0 and became eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2010. However, redevelopment of the Brouillet elementary site is limited by Pierce County zoning regulations related to Thun Field. In general terms, these regulations restrict building improvements to the existing footprint.

CARSON ELEMENTARY SCHOOL (K-6) (Elementary 23)

8615 184th Street East

Puyallup, WA 98375

Carson Elementary School opened in September 2007 and was dedicated a month later in October 2007. The school is located on approximately 15 acres inside the Silver Creek Master Plan Development on South Hill, west of Meridian Street South, south of 176th Street East, having frontage along the west side of Gem Heights Drive.

The school was named after Emma L. Carson, who was the first teacher in the Puyallup School District in 1854. Classes were held in the Blockhouse along the Puyallup River, and there were four students in her class. A stone marker stands today at the site of the Blockhouse, and a chestnut tree that the Carson's planted is still living. Carson was one of 150 people honored during the Puyallup School District's 150th Anniversary celebration.

Carson Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington and the general contractor was Commercial Structures, Inc. from Burien, Washington.

The new school is designed to house a 750 student population. The school includes twenty-four (24) general classrooms, twelve (12) Small Group project rooms, three (3) kindergarten classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

EDGERTON ELEMENTARY SCHOOL (K-6) (Elementary 22)
16528 127th Avenue Court East
Puyallup, WA 98374

Edgerton Elementary School opened in September 2007 and was dedicated a month later in October. The school is located on approximately 12 acres inside the Sunrise Master Plan Development on South Hill, east of Meridian Street South on the south side of 164th Street East.

The school was named after George W. Edgerton, a founding father of Puyallup, who served as a civic and business leader in the community. He was one of the 71 people who signed a petition to incorporate Puyallup in 1890 and was the last survivor of the group. His list of civic contributions are lengthy, including founder and director of Citizen's State Bank for 46 years, a founder and director of the Western Washington Fair, and a member of the Puyallup School Board for 24 years.

Edgerton Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington and the general contractor was Neeley Construction from Puyallup, Washington.

The new school is designed to house a 750 student population. The school includes twenty-four (24) general classrooms, twelve (12) mall group project rooms, three (3) kindergarten classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

FIRGROVE ELEMENTARY SCHOOL (K-6)
13918 Meridian South
Puyallup, WA 98373

Firgrove Elementary School opened in 1930 as part of a separate Firgrove School District. The school is located on South Hill, west of Meridian Street South and south of 136th Street East. In 1946, the Firgrove School District consolidated with the Puyallup School District. In 1951, a single classroom and a workroom were added to the original structure.

What is now known as the Main Classroom Building was constructed and opened in 1961. A six (6) classroom addition was made on the north side of the building in 1977. A play shed was constructed in 1980. In 1986, the school was completely modernized. This remodel was a state matched project with local funding coming from the 1984 Bond Issue.

The permanent buildings have a total of 19 general-use classrooms, two (2) kindergarten rooms, four (4) special education classrooms and a number of smaller specialty instructional spaces. In March 2004, the newer building had a Condition and Suitability Score of 65.0 and the old building had a score of 66.33. Firgrove is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

FRUITLAND ELEMENTARY SCHOOL (K-6)

1515 South Fruitland

Puyallup, WA 98371

Fruitland Elementary School opened in 1965 and is located in southwest Puyallup, south of West Pioneer Avenue and just east of Fruitland Avenue. The project architect was Seifert, Forbes and Berry of Tacoma, Washington and the general contractor was KAM Construction, also of Tacoma, Washington.

The school was named Fruitland Elementary because it was located in an area that had become known as Fruitland. The Ross family, early pioneers to that area, had extensive fruit orchards, hence, the name Fruitland.

In 1991, the building was completely modernized and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

In 2006, an eight classroom, 12,700 SF addition was completed as part of the 2004 Bond Program.

The permanent building has a total of 19 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 75.0 and became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

(FORMER) HILLTOP ELEMENTARY SCHOOL (K-6)

2110 110th Avenue East

Edgewood, WA 98372

Hilltop Elementary School was opened in 1957 as part of a separate Edgemont School District. The site is located on North Hill, east of Meridian Avenue North and north of 24th Street East. The Edgemont School District consolidated with the Puyallup School District in 1967.

The Puyallup School Board of Directors approved the closure of Hilltop Elementary prior to the 2009-2010 school year. The site has been incorporated as part of the adjacent Edgemont Junior High campus. The school building was razed prior to the 2010-2011 school year and the site has been restored as a non-irrigated grass field to match the existing field areas that surround the gym building, playshed, and playground equipment. In late 2010, the school board of directors approved by a unanimous vote to officially name the field space "Edgemont/Hilltop Community Field.

Plans to relocate the Edgemont track and field facilities (currently located south of 24th Street) to this site by the 2015-2016 school year are tentative on financing. The Hilltop gym building will remain in the interim and currently houses the Textbook & Media Center. In March 2004, the multi-purpose building had a Condition and Suitability Score of 63.27. The building was originally constructed in 1977.

HUNT ELEMENTARY SCHOOL (K-6)
12801 144th Street East
Puyallup, WA 98374

Hunt Elementary School was opened in 1990 and is located on South Hill, east of Meridian Street South and just north of 144th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was C & T Construction, also of Tacoma, Washington. Hunt Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Mr. Warren D. Hunt. Mr. Hunt is a graduate of Puyallup High School and the University of Puget Sound. Warren has been a local businessman and civic leader for many years. For 16 years he served as a member of the Puyallup School District's Board of Directors.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2004, the building had a Condition and Suitability Score of 81.0 and became eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2010.

KARSHNER ELEMENTARY SCHOOL (K-6)
1328 8th Avenue Northwest
Puyallup, WA 98371

Karshner Elementary School was opened in 1953 and is located in west Puyallup, west of Meridian Avenue and north of Stewart Avenue. A major addition to the school was completed in 1962. The entire school was modernized in 1989. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The school was named after Dr. Warner Karshner, who was a well-known doctor in Puyallup. Before becoming a doctor, he taught at Spinning School for a few years. Dr. Karshner was also a member of the state legislature for 12 years. He was always a supporter of the value of education.

Warner and his wife traveled extensively throughout the world bringing many interesting souvenirs back to Puyallup. With those souvenirs, they founded the Karshner Museum in memory of their deceased son. The Museum is located in the old Stewart School Building, located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The permanent building has a total of 12 general-use classrooms, one (1) pre-first classroom, one (1) kindergarten classroom and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2004, the building had a Condition and Suitability Score of 77.0 and became eligible for state matching funds for modernization or new construction in lieu of modernization in 2009.

MAPLEWOOD ELEMENTARY SCHOOL (K-6)

1110 West Pioneer

Puyallup, WA 98371

The first Maplewood School was constructed in 1891 and consisted of four (4) classrooms. The school is located in west Puyallup, west of Meridian Avenue and just south of West Pioneer Avenue. Maplewood School was named in recognition of all the maple trees that existed in the vicinity.

The original structure was razed and the current building was constructed and opened in 1934. In 1948, a gym/stage and a seven (7) classroom addition were built. In 1952, an additional two (2) classrooms were built on the east wing.

In 1998, Maplewood Elementary School was completely modernized. The project also included construction of a gymnasium/stage facility. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington. The general contractor was Neeley Construction of Puyallup, Washington. The modernization/addition was a state matched project with local funding coming from redirected 1991 Bond Issue revenues.

The permanent building has a total of 13 general-use classrooms, one (1) kindergarten classroom, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 97.00 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2029.

MEEKER ELEMENTARY SCHOOL (K-6)

409 5th Street Southwest

Puyallup, WA 98371

Meeker Elementary School was built in 1923 and is located in southwest Puyallup, west of Meridian Avenue and south of West Pioneer Avenue. In 1936, the school was remodeled and expanded. In 1948, another new addition was constructed.

In 1979, an arson fire damaged most of Meeker Elementary School, doing \$500,000 worth of damage. Double shifting at Maplewood Elementary School and the use of rooms at the Presbyterian Church enabled students to attend school while Meeker was being rebuilt.

It is assumed that Meeker Elementary School was named for Puyallup Valley pioneer, Ezra Meeker. Others have disputed that claim and think possibly another member of the Meeker family was the intended honoree. However, sometime in the 1960's the Puyallup School Board put the question to rest by officially designating the school as Ezra Meeker Elementary.

The permanent building has a total of 14 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the District's prototype play sheds.

A major remodel and expansion of Meeker was completed in the summer of 2006. The work included a multi-purpose addition of about 4,000 SF and conversion of the existing gym into two classrooms.

MOUNTAIN VIEW ELEMENTARY SCHOOL (K-6)

3411 119th Avenue Court East

Edgewood, WA 98372

Mountain View Elementary School was opened in 1966 as part of a separate Edgemont School District. In 1967, the Edgemont School District and the Puyallup School District consolidated. Mountain View Elementary School is located on North Hill, east of Meridian Avenue North and south of 32nd Street East.

In 1979, the kindergarten and music addition was constructed. In 1991, the school was remodeled and several of the buildings were connected. This remodel/addition was a state matched project with local funds coming from the 1988 Bond Issue.

The permanent buildings have a total 11 general-use classrooms, one (1) kindergarten room, one (1) special education classroom and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 77.00 and became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

NORTHWOOD ELEMENTARY SCHOOL (K-6)

9805 24th Street East

Edgewood, WA 98371

Northwood Elementary School opened in 1974 and is located on North Hill, west of Meridian Avenue North and just north of 24th Street East. This school was one of seven (7) school projects constructed in Washington under the Washington School Building Systems Program (WSBSP), Program One. In this program, bidders were invited to design structural, roofing, mechanical, space division, ceiling lighting, carpet, casework and fire protection systems. The design of each of the seven (7) schools was finalized in the local districts using the same low bid components for each project. Non-system items such as site work, utilities, foundations, slabs, exterior walls, finish hardware, specialties and plumbing required to complete each project were added and bid on an individual basis.

The project architect for Northwood Elementary School was Brudevold & Putnam Architects of Puyallup, Washington and the general contractor was William. B. Johnson of Sumner, Washington. In 1977, an addition was made at Northwood that added more classroom spaces.

The permanent building has a total of 10 general-use classrooms, one (1) kindergarten room, two (2) special education preschool classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the main building had a Condition and Suitability Score of 61.70 and the gymnasium had a score of 61.7. Both are eligible for state matching funds for modernization or new construction in lieu of modernization.

POPE ELEMENTARY SCHOOL (K-6)

15102 122nd Avenue East

Puyallup, WA 98374

Pope Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and just north of 152nd Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington and the general contractor was Pilcher Construction of Puyallup, Washington. Pope Elementary School was a state matched project with the local funds coming from the 1978 Bond Issue.

The school was named after Ms. Florence Pope. Ms. Pope was born on June 17, 1909, in Mabton, Washington and was a graduate of Central Washington University and Columbia University. Florence began teaching in Prosser, Washington in 1929, and later taught at Spinning Elementary in the Puyallup School District. She served as the Director of Elementary Schools in Puyallup from 1945 until her retirement in 1974. Florence Pope passed away on March 1, 1992.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 60.00 and is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

RIDGECREST ELEMENTARY SCHOOL (K-6)

12616 Shaw Road East

Puyallup, WA 98374

Ridgecrest Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and north of 128th Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington and the general contractor was Pilcher Construction Company of Puyallup, Washington. Ridgecrest Elementary School was a state match project with the local funds coming from the 1978 Bond Issue.

The school was named in recognition for its proximity to the western edge of the Sumner-Orting Valley.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 1999, the building had a Condition and Suitability Score of 64.26 and is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

RIVERSIDE ELEMENTARY SCHOOL

5515 44th Street East

Puyallup, WA 98371

Riverside Elementary School opened in 1956 as part of a separate Riverside School District. The school was named in recognition for its proximity to the southern edge of the Puyallup River. The site is located west of the City of Puyallup, south of River Road and just north of 44th Street East. In 1962, the Riverside School District consolidated with the Puyallup School District.

In 1959, a two (2) classroom addition was made and the library was added in 1977. In 1990, the school was completely modernized. This remodel was a state matched project with local funds coming from the 1988 Bond Issue.

Prior to the 2007-2008 school, the Puyallup School Board of Directors approved the closure of Riverside Elementary. The school's closure was based upon a number of significant factors. The school building is located in a floodplain that has a number of code requirements and restrictions including a restriction that disallows sewer connections. The school building has inadequate fire flow for a fire suppression system and is located in a lahar zone. For these reasons, Pierce County Emergency Management recommends against expansion of the school.

Riverside Elementary had also experienced steady enrollment declines partly as a result of zoning restrictions in the attendance area. The school had declined by about 140 students over 2001-2002 to 2006-2007 school years to a total of 89 students with no increase in student enrollment in the foreseeable future. The low enrollment levels created difficulty in balancing classroom sizes and efficiently operating the facility. Students at the school were reassigned to Waller Road Elementary and Karshner Elementary in the 2007-2008 school year, and Riverside was closed as an elementary school.

The District still maintains its Child Find program in the eastern end of the building. Beginning in the summer of 2011, the district began to lease the remaining portion of the building to Puget Sound ESD. The District has and will consider the sale this surplus property in the future.

SHAW ROAD ELEMENTARY SCHOOL (K-6)

1106 Shaw Road

Puyallup, WA 98372

Shaw Road Elementary School was opened in 1992 and is located in east Puyallup, south of East Pioneer Avenue and just west of Shaw Road. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was Absher Construction Company of Puyallup, Washington. Shaw Road Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named in recognition its location. The north-south roadway that borders this school site and connects East Pioneer Avenue with Old Military Road was named Shaw Road after the Shaw family who moved to this area in 1901.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 83.00 and become eligible for state matching funds for modernization or new construction in lieu of modernization in 2012.

SPINNING ELEMENTARY SCHOOL (K-6)

1306 East Pioneer

Puyallup, WA 98372

Spinning Elementary School began as a four (4) room school house in 1891. Spinning Elementary School is located in east Puyallup, east of Meridian Avenue and just south of East Pioneer Avenue.

The school was named after Frank R. Spinning. Mr. Spinning was born in Olympia, Washington on August 6, 1860. Frank received his early education in an Indian school on the Puyallup reservation, later attending the public schools of Puyallup and Sumner, and completing his studies in the schools of Portland, Oregon.

In 1882, Mr. Spinning engaged in farming at a location in the Stuck Valley, three (3) miles north of Sumner. For many years Mr. Spinning took an active part in public affairs and served in a number of important official positions. For example, from 1883 to 1887 he was a member of the Board of County Commissioners and was a member of the Sumner School Board for 18 years.

A two (2) room addition was made to Spinning Elementary School in 1923 and a four (4) room addition was added in 1926. The V-shaped building was remodeled in 1935 and the play court, which was an outside play court, was made into an enclosed play court with a stage.

The East and West classroom wings were added to the V-building in 1961. In 1977, the special education wing was added. In 1985, the entire building was modernized with the exception of the special education wing. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The permanent building has a total of 12 general-use classrooms, one (1) kindergarten room, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the original building had a Condition and Suitability Score of 65.00 and the addition had a score of 75.00. Spinning is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

STEWART ELEMENTARY SCHOOL (K-6)

426 4th Avenue Northeast

Puyallup, WA 98372

The present Stewart Elementary School was constructed under the 1997 Bond Program as a replacement for the 1962 building and opened in 2002. During the 2001-02 school year, the school was temporarily relocated to the old Edgemont Junior High building to allow for construction of the new building. It is located on the same site as the old Stewart Elementary School, which is now known as the Karshner Museum building. The site also housed Puyallup's Central School. Stewart Elementary School is located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The school was named after James P. Stewart. Mr. Stewart was born near Croten, New York, now known as Treadway, New York, on September 20, 1833. Stewart came to the Puyallup Valley in 1859 and was the first permanent settler to file a claim in the valley following the Indian War of 1855-56.

In 1860, Stewart began teaching school near Spanaway Lake. That same year, he was elected as probate judge of Pierce County. About that same time, the Puyallup School District was revived and directors voted to place a school on his land, near the location of Puyallup's Meridian Street Bridge. In 1861, J.P. Stewart was appointed as a school director.

Later in 1862, Stewart became the postmaster, a position he held for 11 years. By 1870, Mr. Stewart had gone into the hop farming business, while also continuing in the mercantile business. James P. Stewart died on January 13, 1895 at the age of 61.

An effort was made in the design to exploit the relationship with the Karshner Museum, thus the school serves as an extended gallery for the museum. Furthermore, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 98.00 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in 2032.

SUNRISE ELEMENTARY SCHOOL (K-6)

2323 39th Avenue Southeast

Puyallup, WA 98373

Sunrise Elementary School was opened in 1973 and is located on South Hill, east of Meridian Street South and just north of 39th Avenue Southeast. In 1977, a separate building addition was made, including the construction of a play shed. The permanent buildings have a total of 18 general-use classrooms, two (2) kindergarten rooms, two (2) special education classrooms and a number of smaller specialty instructional spaces.

In March 2004, the building had a Condition and Suitability Score of 52.00 and is eligible for state matching funds for modernization or new construction in lieu of modernization at this time.

WALLER ROAD ELEMENTARY SCHOOL (K-6)

6312 Waller Road

Tacoma, WA 98443

Waller Road Elementary School first began in 1913 as a one-room school house named Woodrow School, in honor of our twenty-eighth president of the United States, Woodrow Wilson. The name was later changed to Waller Road Elementary School to fit the location of the school.

In the early 1920's, this small school building was moved to the rear of the school's current site. In 1936, a new three (3) classroom building was constructed on the same site. Waller Road Elementary School is located west of Puyallup, north of 64th Street East and just west of Waller Road.

In 1950, the Waller Road School District consolidated with the Puyallup School District and in 1953 the equivalent of three (3) more classrooms were added to the original 1936 structure. In 1960, three (3) classrooms and a play court were added on the north end of the building and six (6) classrooms, kindergarten, office area and multi-purpose rooms were added on the south side of the building.

The original Woodrow School remains a community center at its present location, about one

quarter mile west and south of the Waller Road Elementary School site. Renovated as part of a 1976 bicentennial project by the Waller Road Grange, the little school house earns its keep mainly as a museum and center for community historical materials.

In 1985, the school was completely modernized. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The permanent building has a total of 12 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 57.00 and is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

WILDWOOD PARK ELEMENTARY SCHOOL (K-6)

1601 26th Avenue Southeast

Puyallup, WA 98374

Wildwood Park Elementary School opened in 1965 and is located in southeast Puyallup, east of Meridian Street South and south of 23rd Avenue Southeast. The project architect was Seifort, Forbes and Berry of Tacoma, Washington and the general contractor was Absher Construction Company of Puyallup, Washington.

The school was named in recognition for its proximity to Wildwood Park, a city park located east of Meridian Street South and just north of 23rd Avenue East.

In 1976, a six (6) classroom addition was made on the east end of the building and a play shed was added in 1979. In 1991, the building was completely modernized and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, five (5) special education classrooms and a number of smaller specialty instructional spaces. In March 2004, the building had a Condition and Suitability Score of 66.0 and became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

WOODLAND ELEMENTARY SCHOOL (K-6)

7707 112th Street East

Puyallup, WA 98373

Woodland Elementary School began as a one-room school house in 1884 in a separate Woodland School District. The original school was located at its present South Hill site, west of Meridian Street South and just north of 112th Street East. Between 1884 and 1907 two other replacement school buildings were constructed on this same site.

In 1937, the fourth replacement building was built at the corner of 112th Street East and Fruitland Avenue. Additions were made on the east and north sides of the school in 1943, 1952 and again in 1955. In 1956, the Woodland School District consolidated with the Puyallup School District. In 1962, on the east side of the Main Classroom Building, a covered play court was added.

A new Woodland Elementary School building was opened on the east side of the site in 1993 and, at the same time, the structures located on the corner of 112th Street East and Fruitland Avenue was razed. The project architect on the new building was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was L P & H Construction Company of Longview, Washington. This new Woodland Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 97.0 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

ZEIGER ELEMENTARY SCHOOL (K-6)

13008 94th Avenue East

Puyallup, WA 98373

Zeiger Elementary School was opened in 1996 and is located on South Hill, west of Meridian Street South and south of 128th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was Neeley Construction of Puyallup, Washington. Zeiger Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mr. C. Edward Zeiger. Mr. Zeiger began his career in education as a 5th and 6th grade teacher at Maplewood Elementary School in 1952. In 1958, Ed moved to Firgrove Elementary School where he served as the principal and taught in grades 5/6. Mr. Zeiger opened three new Puyallup School District schools as their principal. Ed retired in 1994 after 43 years of service to the District.

The permanent building has a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In March 2004, the building had a Condition and Suitability Score of 99.00 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2026.

AYLEN JUNIOR HIGH SCHOOL (7-9)

101 15th Street Southwest

Puyallup, WA 98371

The present Aylene Junior High School building opened in 2008 and was constructed under the 2004 Bond Program as a replacement project for the old Aylene Junior High building. The new Aylene Junior High remains on the same 17.67-acre site located just north of West Pioneer Avenue in downtown Puyallup, on the east side of 15th Street SW. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Jody Miller Construction from Tacoma, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800 student population. The new building will be eligible for state matching funds for modernization or new construction in

lieu of modernization in the year 2038.

Aylen Junior High School was first opened as West Junior High School in 1962, modernization /addition projects constructed in 1979 and 1986. In 1970, the school's name was changed from West Junior High School to Aylen Junior High School. Dr. Charles H. Aylen graduated from the University of Manitoba Medical School in Winnipeg, Canada in 1915. He served as a general practitioner in Puyallup until he retired in 1950. Dr. Aylen also served on the Puyallup School Board for 12 years. Charles Aylen passed away on April 18, 1981.

BALLOU JUNIOR HIGH SCHOOL (7-9)

9916 136th Street East

Puyallup, WA 98373

The newly remodeled and expanded Ballou Junior High School was completed in 2001 as part of the 1997 Bond Program. It is located on South Hill, west of Meridian Street South and just south of 136th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma. Ballou Junior High was a state matched project with the local funds coming from the 1997 Bond Issue.

The school was originally built in 1970 and named in honor of Mr. Frank H. Ballou. Mr. Ballou was born in Sanborn, Iowa and moved to the Firgrove Community in 1943. Frank was very interested in youth and the activities of youth. In an effort to provide better education for Firgrove children, he spearheaded the consolidation of the Firgrove Elementary School District with the Puyallup School District in 1950.

The permanent buildings have a total of 30 classroom spaces, one (1) enlarged gymnasium, one (1) multi-purpose space, two (2) special education rooms and several smaller specialty instructional spaces. In 2004, the buildings had a Condition and Suitability Score of 98.00 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.

EDGEMONT JUNIOR HIGH SCHOOL (7-9)

2300 110th Avenue East

Edgewood, WA 98372

The new Edgemont Junior High School, one of the 1997 Bond Program projects, opened in the fall of 2001 and replaced the original school at the same site.

The Edgewood, Jovita and Mountain View school districts consolidated in 1936 creating the new Edgemont School District. Named for this "new" school district, the original Edgemont School was opened in 1938 on North Hill, east of Meridian Avenue North and just north of 24th Street East. In the beginning, the old school only had eight (8) classrooms and housed students in Grade 1 through Grade 8. Edgemont School changed to a junior high school in 1957 with the opening of Hilltop Elementary.

The permanent building has a total of 20 classroom spaces, one (1) gymnasium, one (1) practice gym, and several smaller specialty instructional spaces. In 2004, the building had a Condition and Suitability Score of 98 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.

FERRUCCI JUNIOR HIGH SCHOOL (7-9)

3213 Wildwood Park Drive

Puyallup, WA 98374

Ferrucci Junior High School was opened in 1982 and is located on South Hill, east of Meridian Avenue South and south of 23rd Avenue Southeast. The project architect was Burr and Associates of Tacoma, Washington and the general contractor was Neeley Construction of Puyallup, Washington.

The school was named in honor of Dr. Vitt Ferrucci, a long-time area resident, veterinarian, and businessman. In addition, Dr. Ferrucci has served the community as a School Board Member for over 38 years, from 1957 to 1995. Dr. Ferrucci was also a Board of Regents member for Washington State University. Vitt Ferrucci has been involved in numerous civic programs and continues to reside in Puyallup.

The permanent building has a total of 30 classroom spaces, one (1) gymnasium, one (1) multi-purpose space, three (3) special education rooms and several smaller specialty instructional spaces. In March 2004, the building had a Condition and Suitability Score of 51.00 and is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

GLACIER VIEW JUNIOR HIGH SCHOOL (7-9)

12807 184th Street East

Puyallup, WA 98374

Glacier View Junior High School was opened in 2008 is located on South Hill, east of Meridian within the Sunrise Master Planned Community. The school building sits just east of Emerald Ridge High School on the shared 100-acre campus. It was constructed under the 2004 Bond Program to serve a growing population in the southeast area of the District.

The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Commercial Structures, Inc. from Burien, Washington. The new 102,299 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800 student population.

Glacier View Junior High was named after the Glacier View Wilderness area that borders the west boundary of Mt. Rainier National Park. It can be seen from the GVJH site when looking southeast towards Mt. Rainier. Glacier View Wilderness area was officially designated by Congress in 1984 to protect and preserve the scenic, alpine environments and to compliment the adjacent Mount Rainier National Park. Glacier View Junior High is a complimentary name to its neighbor, Emerald Ridge High School, while maintaining its own separate identity.

The site for Glacier View Junior High was purchased in December of 1992 from Rainier Ventures Limited Partnership for a sum of \$640,000.00. The parcel was originally purchased as a location for a future elementary school (Elementary 24) to accommodate anticipated enrollment growth from the Sunrise Development. Master planning for the 100-acre district-owned campus subsequently identified it as the appropriate location for the junior high

KALLES JUNIOR HIGH SCHOOL (7-9)

501 7th Avenue Southeast

Puyallup, WA 98372

The present Kalles Junior High School opened in 2007 and was constructed under the 2004 Bond Program as a replacement project for the old Kalles Junior High buildings. Although the address did change (previously 515 3rd St SE), the new Kalles Junior High remains on the same 15.49 acre site located east of Meridian Avenue South and on the north side of 7th Avenue Southeast in downtown Puyallup. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Absher Construction from Puyallup, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800 student population.

Kalles Junior High School was first opened as East Junior High School in 1956. In 1970, the name was changed to Eileen B. Kalles Junior High School. Mrs. Eileen B. Kalles, a long-time Puyallup resident and a leading citizen in education and community affairs, was a member of the Puyallup School Board for fifteen years, from 1952 through 1966. She was well known in State education programs and served on the Washington State Board of Education from October 1962 until January 1981. In addition to her heavy school responsibilities, Mrs. Kalles was active in numerous civic organizations in the city and county.

On March 10, 1981, the Main Classroom Building at the old Kalles Junior High building suffered a dramatic arson fire. The Main Classroom Building was rebuilt in 1982, along with a modest modernization of the Gymnasium, Multi-purpose and Shop buildings. The new building will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.

STAHL JUNIOR HIGH SCHOOL (7-9)

9610 168th Street East

Puyallup, WA 98375

Stahl Junior High School was opened in 1993 and is located on South Hill, west of Meridian Street South and just south of 168th Street East. The project architect was Erickson McGovern Peterson Storaasli of Tacoma, Washington and the general contractor was L P & H Construction Company of Longview, Washington. Stahl Junior High School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mrs. Doris M. Stahl. Doris began her teaching career in 1939 in the Montesano School District. She moved to the Puyallup School District in 1942 and taught junior high spelling and penmanship.

After spending six (6) years in Arizona, Mrs. Stahl returned to the Puyallup School District in 1953 and taught English at Puyallup High School. At the time of her retirement, in 1981, Doris had taught for 33 years in the Puyallup School District, 31 at the junior high level. The school was named in recognition of a teacher who represented excellence in the teaching profession and in the Puyallup School District. She was the consummate junior high teacher and was loved, respected, and appreciated by all that knew her. Doris Stahl passed away on January

20, 1983.

The permanent building has a total of 30 classroom spaces, two (2) gymnasiums, four (4) special education rooms and several smaller specialty instructional spaces. In March 2004, the building had a Condition and Suitability Score of 99.00 and will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

EMERALD RIDGE HIGH SCHOOL (10-12)

12405 184th Street East

Puyallup, Washington 98374

Emerald Ridge High School opened in 2000 as the District's third comprehensive high school. Emerald Ridge High School was the premier project of the 1997 Bond Program. The architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Lydig Construction from Spokane, Washington.

The building is based on the house concept which clusters classrooms into smaller areas which contain a common project area. The school is located on the 100-acre Sunrise campus on South Hill. The school is named after Emerald Ridge on Mount Rainier which it faces. The building has one (1) gymnasium, and one (1) practice gymnasium, a student commons which serves as a lunch room, and a theatre which seats 450.

The site opened without a swimming pool the space for which has been set aside in the grassy area to the front of the gymnasium. The area between the south end of the building and the south parking lot is available for a planned expansion of classrooms for 400 students. The mechanical and electrical systems have been sized for this addition. In 2004 the building had a Condition and Suitability score of 99.

PUYALLUP HIGH SCHOOL (10-12)

105 7th Street Southwest

Puyallup, WA 98371

The District's first high school classes were held at Central School, the present site of the Karshner Museum building. In 1910, a newly constructed two-story brick building was built at 105 7th Street Southwest and named Puyallup High School for its geographical location. Puyallup High School is located in the Puyallup Valley, west of Meridian Avenue and just north of West Pioneer Way.

In 1919, a gymnasium and auditorium were added to the original structure. However, a disastrous fire occurred in 1927, which virtually destroyed all the existing buildings.

Following the fire, a three-story building was rebuilt along with the addition of a south wing and an entry foyer. In 1935, a large auditorium was added to the building and two east wings were added to the buildings in 1938.

The Gym Building was built in 1958 and a Swimming Pool was constructed in 1962. The Library-Science Building was also constructed in 1962. It consists of a single-story library wing with a two-story classroom building serving the science program needs. In addition, a metal shop addition to the original Agriculture Shop Building was completed in 1962. In 1969, a

7,079 square foot Auto Shop Building was constructed on the southeast corner of the existing campus. In 1987, the Pool Building was torn down due to massive rot in the structural members. In 1989, a new Pool Building was constructed, which was attached to the Gym Building.

Several portions of the Puyallup High School campus had been modernized since the early 1970's. The Main Classroom Building was remodeled in 1971. In 1986, the Library-Science Building was modernized and in 1984 the Gym Building was remodeled.

The Main Classroom Building was again completely modernized in 1995. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington and the general contractor was Absher Construction Company of Puyallup, Washington. This remodel was a state matched project with local funding coming from the 1991 Bond Issue.

The permanent buildings have a total of 68 classroom spaces, and one (1) gymnasium, one (1) swimming pool, nine (9) special education classrooms and several smaller specialty instructional spaces. In March 2004, the buildings had Condition and Suitability scores as follows: 80 for the Main Classroom Building, 70.00 for the Pool Building, 62.77 for the Auto Shop Building, 41.80 for the Art-Metal Shop Building and 78.00 for the Library-Science Building.

Eligibility for state matching funds for modernization or new construction in lieu of modernization will occur as follows: 2025 for the Main Classroom Building, 2009 for the Pool Building, 2009 for the Gym Building and 2006 for the Library-Science Building.

The one-story building addition known as Phase I of the Puyallup High School East Campus was completed prior to the 2009-2010 school year. The PHS Phase I construction is the last major project part of the 2004 Bond Program to be completed. It includes relocating the Career and Technical Education classrooms and tennis courts along with the new softball field, which is already complete.

ROGERS HIGH SCHOOL (10-12)

12801 86th Avenue East

Puyallup, WA 98373

The original Rogers High School was opened in 1968 and is located on South Hill, west of Meridian Street South and just south of 128th Street East. The project architect was Seifort, Forbes and Berry of Tacoma, Washington and the general contractor was KAM Construction Company, also of Tacoma, Washington.

Rogers High School was named in honor of Governor John R. Rogers. Governor Rogers was a former school teacher, businessman and author, who moved to the Puyallup area in 1890. Elected to the House of Representatives in 1894, he introduced the Barefoot Schoolboy Law which provided state tax money (\$6.00 per child) to subsidize county schools. He was elected as Governor in 1896 and re-elected in 1900. Governor Rogers is buried in the Puyallup cemetery.

A separate Auto Shop Building was constructed in 1971 and a shop addition was built in 1977. A two (2) classroom addition to the Administration Building, a three (3) classroom science addition on the southwest side of the Main Classroom Building, Performing Arts Center were all added in 1983. The Rogers Swimming Pool facility was constructed in 1987.

All but the Performing Arts Center and the Pool facility were completely remodeled as part of the 1997 Bond Program and a student commons area was added to connect the cafeteria and gymnasium with the classroom building.

The permanent buildings have a total of 53 classroom spaces, one (1) gymnasium, one (1) swimming pool, one (1) special education classrooms and several smaller specialty instructional spaces. In 2004, the buildings had Condition and Suitability scores as follows: 98.00 for the Main Building, 52.00 for the Pool Building, 57.00 for the Performing Arts Building, and 70.00 for the Gymnasium.

Eligibility for state matching funds for modernization or new construction in lieu of modernization for the buildings not remodeled in 2000 will occur as follows; 2003 for the Performing Arts Building, weight room and other 1983 classroom additions and 2007 for the Swimming Pool Building. Those buildings remodeled in 2000 will be eligible in 2030.

Major mechanical system improvements and roof replacement were completed in 2005 for the Rogers Pool.

WALKER HIGH SCHOOL (8-12)

5715 Milwaukee Avenue East

Puyallup, WA 98372

In 1975, at the time of its origin, E. B. Walker High School was known as the Puyallup Continuation School (PCS) and was located in the gym portion of the old North Puyallup Elementary School. A separate North Puyallup School District consolidated with the Puyallup School District in 1958, however, only the gym portion of the original building remained. The school is located in North Puyallup, east of Meridian Avenue and south of Valley Avenue Northeast.

In 1986, a new PCS building was constructed on the south side of the present site and the old North Puyallup gym was burned down. The project architect was Erickson McGovern Architects of Tacoma, Washington and the general contractor was Robert Smith Builders, also of Tacoma, Washington. This was a state matched project with the local funding coming from the 1984 Bond Issue. Also, when the new school opened it was renamed the Puyallup Alternative School (PAS).

In 1994, the PAS was again renamed E.B. Walker High School in honor of Mr. Edmund B. Walker. Mr. Walker was born in New Albany, Indiana in 1861 and that was where he began his career in public education. After moving west, Edmund Walker became Principal of Spinning School in Puyallup, then Superintendent of the Auburn School District and then Superintendent of the Puyallup School District.

During Walker's twelve (12) year tenure as Puyallup's Superintendent, he was very active in civic affairs. He was known for his progressive and helpful spirit toward all educational policies. E.B. Walker passed away in 1921.

The permanent building has a total of five (5) classroom spaces, as well as a multi-purpose room. In March 1999, the building had a Condition and Suitability Score of 72.00 and is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

Section VII ► Support Facilities Inventory

As shown on Map 4, the Puyallup School District currently has 11 support facilities.

Support Facility Descriptions

This Long-Range Capital Facilities Plan provides a brief description of each support facility. The description includes such items as the use of the facility, the square footage of the buildings, the site size, the purchase date and price, from whom it was purchased and other related information.

BUSINESS SERVICES BUILDING

109 East Pioneer

Puyallup, WA 98372

This office building presently houses support staff from Accounting and Purchasing Services. The facility is located in east Puyallup, east of Meridian Avenue and just north of East Pioneer Avenue, see location. The building has a total of 6,284 square feet on two (2) levels and an adjacent parking lot with nine (9) regular parking stalls and one (1) handicap parking stall. The building was previously referred to as the Learning Resource Center.

The building was constructed in 1928. The District leased it from Puget Sound Power & Light Company in 1963 and relocated their central administrative staff from a location by Puyallup High School. The District purchased the building in 1966.

The McVittie Building was located adjacent to 109 (east side) at the corner of East Pioneer Avenue and 2nd Street Southeast. The District purchased that property in 1981 and razed the building and constructed the parking lot in 1988.

CENTRAL KITCHEN

1501 39th Avenue Southwest

Puyallup, WA 98373

This facility provides all the elementary school lunches, as well as supplying food products to support all of the District's secondary kitchens. The Central Kitchen is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The building is connected to the west side of the Warehouse building.

The Central Kitchen was constructed in 1997, with funding coming from the 1991 Bond Issue. The project architect was Burr Lawrence Rising + Bates Architects of Tacoma, Washington and the general contractor was Jody Miller Construction Company, also of Tacoma, Washington.

The kitchen facility has a total of 16,900 square feet, including office and conference room spaces, and an adjacent parking lot with 39 regular parking stalls and two (2) handicap parking stalls.

EDUCATION SERVICE CENTER (ESC)

302 2nd Street Southeast

Puyallup, WA 98372

The Educational Service Center (ESC) is located at the southeast corner of Meridian and Pioneer Avenue in downtown Puyallup, Washington. The building has an area of 22,262 square feet and serves to house many of the District's central office functions. The District moved its offices to this leased location in 1998 and subsequently purchased the building. While this consolidation was a considerable improvement over the previously spread out offices, it still fails to consolidate, business services, special services and facilities. These functions are still located in other downtown locations.

FACILITIES/TRANSPORTATION

323 12th Street Northwest

Puyallup, WA 98371

These buildings house a portion of each of the District's Facilities and Transportation departments. The site houses two (2) permanent structures and one (1) portable.

INFORMATION TECHNOLOGY CENTER

1501 39th Avenue Southwest

Puyallup, WA 98373

In the spring of 1981, an arson fire destroyed the Main Classroom Building at Kalles Junior High School. With the subsequent reconstruction of the Kalles Main Classroom Building, the District decided to also construct a separate building on the south edge of the Kalles campus. That new building has 5,000 square feet.

This particular building was constructed to house the District's Audio Visual program, which was relocated from its prior location at Puyallup High School. This facility was originally known as the District's Instructional Media Center (IMC). In recent years, the IMC facility was renamed the Technology Support Center (TSC) and then the Information Technology Center (ITC).

In the summer of 2007, the ITC offices were permanently relocated to the Warehouse site into a new 10,000 square foot addition with associated parking. The old building at the Kalles Junior High site was demolished to make room for athletic fields, while the portable was moved to the warehouse site to house transportation services.

KARSHNER MUSEUM

309 4th Street Northeast

Puyallup, WA 98372

The Paul H. Karshner Museum is a curriculum based teaching museum that is owned and operated by the Puyallup School District. Kindergarten through 5th grade classes receives an annual grade level presentation, which includes a Hands-On approach to learning. The collection of over 10,000 items is viewed by the students in ever-changing exhibits. Sixty-two (62) Discovery Kits are available to teachers for in-classroom enrichment.

The museum is unique, being one of the few school district-operated teaching museums in the

United States. The Paul H. Karshner Memorial Museum was founded by Dr. and Mrs. Warner M. Karshner as a lasting memorial for their only son, Paul, who died in 1924 from polio. The Karshner's idea for the memorial grew and took form after a visit to the British Museum in London. They saw the English students thoroughly enjoying their visit to the museum. It was their wish that Puyallup children might have these experiences too.

When the museum was founded in 1930 it was located in Puyallup High School. The museum was moved in 1965 to its present location in the old Stewart School building. The museum is located in east Puyallup, east of Meridian Avenue and north of Main Avenue East, see Map 4. The museum has 5,643 square feet that is divided into display, storage and office/work space. The building sits on the 3.99 acre Stewart Elementary School property.

The Friends of the Museum is a support organization that has been founded to extend the Museum's cultural and educational services to the general public and fund raise on the Museum's behalf. They host a Family Day for parents and children on the first Saturday of each month during the school year. Through their endeavors, hundreds of families have had the opportunity to discover the Karshner Museum.

SCIENCE RESOURCE CENTER

1509 39th Avenue Southwest

Puyallup, WA 98373

This facility is used to support the elementary science kit program. The Science Resource Center is located on South Hill, west of Meridian Avenue and just north of 39th Avenue Southwest.

The house was built in 1954 by Donald and Edith Kessler. The District purchased the house and the property, approximately 14.6 acres, in 1986 for the sum of \$320,000.00.

The Science Resource Center house was remodeled in 1997 and the program was relocated from its Blair Building location at 201 South Meridian, Puyallup, Washington. The Science Resource Center facility has a total of 1,923 square feet and an adjacent parking lot with 12 regular parking stalls and 2 handicap parking stalls.

SPARKS STADIUM

601 7th Avenue Southwest

Puyallup, WA 98371

Before the opening of Rogers High School in 1968, the sports facility, now known as Sparks Stadium, was called Viking Field. The field was grass, with a wooden covered grandstand on the south side of the field and open metal bleachers on the north side of the field. The cinder track ran in front of the grandstands, but behind the bleachers, due to the small size of the overall site.

In 1969, Viking Field was renamed Sparks Stadium in recognition of Mr. Carl Sparks. Mr. Sparks moved to Puyallup in 1939. He served as head basketball and head football coach at Puyallup High School. Carl was also Puyallup School District's first Athletic Director.

In 1987, the Sparks Stadium facilities were completely remodeled and expanded. A total of

fifteen (15) separate properties were purchased on the south side of the site, along 7th Avenue SW. One (1) property was purchased on the west side of the site, along 7th Street SW.

Covered grandstands were constructed on both the home side and visitor side of the field. An artificial turf was installed on the field and the track has a rubberized all-weather surface. A parking lot was constructed just south of the home grandstand

The stadium is located west of Meridian Avenue and south of West Pioneer Avenue. In the summer of 2008, Sparks Stadium was renovated to include a new field turf and track to go along with a new scoreboard and sound system.

SPECIAL SERVICES BUILDING

214 West Main

Puyallup, WA 98371

This office building houses the administration and support staff for the District's Special Services and Programs. The facility is located in west Puyallup, west of Meridian Avenue and north of West Pioneer Avenue. The building has a total of 4,687 square feet on two (2) levels and an adjacent parking lot with 22 regular parking stalls and 1 handicap parking stall.

The building had been operated as the Black Kettle Restaurant prior to its purchase by the District in 1985. The purchase price was \$120,000.00. In 1984, the District remodeled the building and relocated the administrative and support staff for the Special Services and Programs Department from a house located across the street (west side) from Puyallup High School.

SUMMIT AT SPARKS

615 7th Avenue Southwest

Puyallup, WA 98371

This property was purchased from John and Joanne Hopper in 1986 for \$67,500.00. At the time of the purchase, the property consisted of a single-family home sited on a city lot. The property was purchased to accommodate future expansion of the facilities at Sparks Stadium.

Soon after its purchase, the house was remodeled to house the STARS, Assessment Center and Options programs. In the fall of 1995, the house suffered an arson fire and was subsequently demolished. A modular building was then purchased to replace the burned out facilities. This new unit has 1,792 square feet.

The site now includes two portable buildings housing the SUMMIT programs, located in southwest Puyallup, west of Meridian Avenue and south of West Pioneer Avenue, just west and adjacent to the home grandstand parking lot at Sparks Stadium.

WAREHOUSE (including Food Services, ITC and Transportation-South Hill)

1501 39th Avenue Southwest

Puyallup, WA 98373

This building houses an inventory of food products and general school supplies for the Puyallup School District. The facility is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The Warehouse was constructed in 1987, with funding coming from

the 1984 Bond Issue. The building has a total of 12,873 square feet, including some office spaces.

In 2007, a remote 1,728-square foot portable transportation facility was completed to go along with the paved parking improvements adding an additional 66 school bus parking capacity within the District. In addition, the 10,000-square foot Information Technology Center (ITC) was completed, allowing the District's Information Technology department to relocate from Kalles Junior High.

Section VIII ► Properties Inventory

As shown on Map 8, the Puyallup School District currently has 6 properties that can be considered either undeveloped or underdeveloped.

Property Descriptions

This Capital Facilities Plan provides a brief description of each property. The descriptions include such items as the site size, the purchase date and price, from whom it was purchased, the current zoning and other related information.

Ballou Site

When Ballou Junior High School was first constructed in 1970, it was built on leased land owned by the Washington State Department of Natural Resources. On May 28, 1992, the District purchased the Ballou site for a sum of \$1,675,000.00. The Ballou site has approximately 29.69 acres and is L-shaped with street frontage on Meridian Avenue (SR 161) and 136th Street E.

This property is located in an unincorporated area of Pierce County. The entire site has a zoning designation of Community Center. One can locate the site by traveling south on Meridian (SR 161), turning right and heading west on 136th Street E. The site is immediately on your left.

The work of the Citizens Facilities Advisory Committee submitted to the Board in 2006 indicated a need to replace Firgrove Elementary to the west of its present location and to the south of Ballou Junior High School. This project may not occur for five to ten plus years, but it is necessary. Relocating Firgrove Elementary School in this manner will allow the potential sale of school property along Meridian Ave S.

Consideration of selling any of this property would best be deferred until such time that the Firgrove relocation project becomes a reality and the site design has been completed. This approach allows the District the needed flexibility in site design and the conditional use process.

Elementary #24 Site (Sunrise property)

This property was purchased in October of 1993 from Rainier Ventures Limited Partnership for a sum of \$1,100,000.00. This site is contiguous with Emerald Ridge High School and Glacier View Junior High school. The site was originally purchased as a location for what is now Glacier View Junior High. Master planning for the 100-acre district-owned property, subsequently identified the

site as the appropriate location for the elementary school.

This site has approximately 24 total acres, although it is estimated at this time that the net usable acreage is approximately 17 acres, based upon the presence of some steep slope and wetland areas. It is mostly rectangular in shape with eventual street frontage being on 180th Street E. This site is covered with a stand of second growth trees. The site topography is mostly flat or slightly sloping with the exception of the steep slope that borders the southern boundary of the parcel.

This property is located inside the Sunrise Master Plan Development, an unincorporated area of Pierce County. The Sunrise Development is subject to the Pierce County 2001 zoning regulations and the Sunrise Master Plan currently designates the site as “School” space. The Sunrise developers are required to provide the basic infrastructure to this future school site, including the main street systems and utility trunk lines.

One can locate the site by traveling south on Meridian (SR 161), turning left (going east) on Sunrise Blvd., turning right onto 122nd Avenue E. and then turn left (going east) on 180th Street E. (which is not yet developed). This site is located on the south side of 180th Street E. at about the point where 180th Street E. intersects with 130th Avenue E.

Elementary #25 Site (Crimson Ridge property)

This 16.84 acre property was purchased in January of 2007 for a total sum of \$5,810,000 (approximately \$345,000 per acre) excluding District consultant costs. The site was purchased as a location for a future elementary school to relieve overcrowding and accommodate anticipated enrollment growth in the southwest area of the District.

The property is located on 144th Street East, just west of 80th Avenue Court East. It is an “L” shaped property with a relatively uniform slope from east to west. There are no wetlands or other critical areas on the property, although there are potential open space requirements. The open space requirements would not preclude building a school on the site. This site is covered with a stand of second growth trees. It can be accessed from a public road and utilities are readily available in the right-of-way.

The site had been approved by the County for a planned development referred to as Crimson Ridge prior to the District offer to purchase. The development proposed building 88 “open air” condominiums.

Firwood Site

In 1960, the Firwood School District #99 consolidated with the Puyallup School District #3. At the time of consolidation, the Firwood School District had only one (1) school site located on Freeman Road, which is in the northwest portion of the Puyallup School District. Firwood Elementary School consisted of a Classroom Building and a separate Gymnasium Building located on approximately a 6.66 acre site. Those two (2) buildings plus a small outbuilding were all located on the northern end of the site.

In 1963, the Puyallup School District deeded a very small portion (approximately 4,100 square feet) of the southernmost portion of the Firwood site to the Pierce County Fire District No. 10. They used the site to construct a fire hall. In 1980, an additional portion (approximately 14,500 square feet) of the Firwood site was leased to the Pierce County Fire Protection District No. 10. This leased property is located just north and adjacent to the property that had earlier been deeded to the Department. The Fire Department needed the additional property so they could move a temporary building or mobile trailer onto the site as resident living quarters for Fire District employees or volunteers.

In 1992, the Puyallup School District razed the Firwood Classroom Building and made several improvements to the Gym Building. Presently, the Gym Building and small outbuilding on the north property line are used for storage. A fenced area behind (west side) the Gym Building, and what use to be the location of the Classroom Building, is used as outdoor “bone yard” storage.

The center portion of the Firwood site is triangular in shape and consists of approximately 3.0 acres. This portion of the Firwood site is vacant except for blackberry bushes located along the west property line. The property appears to be flat.

The Washington State Department of Transportation’s previous plans to acquire this property for the planned Hwy 167 Extension project have changed. The highway corridor is now planned to run just north of the Firwood site and WSDOT no longer has interest in the site. Ultimately, the District would like to surplus this site and replace the storage space at the Central Warehouse. The site is currently has an industrial land use designation and zone public use/open space within the City of Fife.

LDS Site (including Heritage Recreation Center)

This property was purchased in July of 1985 from the Church of Jesus Christ of Latter-day Saints for a sum of \$468,000.00 (approximately \$10,100.00 per acre). Initially, the site was purchased with no particular purpose in mind other than it was a large piece of available property at a good price. It obviously had some potential for being developed by the District.

At the time the LDS site was purchased, it had approximately 46.45 acres and was rectangular in shape with street frontage on 128th Street E. and 94th Avenue E. After construction of Zeiger Elementary School, approximately 32.04 acres of the LDS site remained undeveloped. In September 2002, a fifty year inter-local agreement with Pierce County to develop a large portion of the site for use as athletic complex (Heritage Recreation Center) was approved by District and Pierce County leadership. An approximate 8.80 acre portion now remains available for other District uses. Several of those acres along the south property line are wetlands. Furthermore, a Bonneville Power line easement, a storm drainage easement and a sewer line easement all exist close to the south property line, making part of the area non-buildable. At this time we would estimate that approximately four acres of this remaining parcel remain as potential residential building or a park site.

One can locate the site by traveling south on Meridian (SR 161), turning right on 128th Street E. and going west, turning left on 94th Avenue E. and going south. The site is located on the west side of 94th Avenue E. and the south side of 128th Street E.

Lidford Site

This property was purchased in July of 1971 from Helmer and Pearl Wold for a sum of \$5,000.00. The site was purchased as the location for a second elementary school on the West Hill (Waller Road) portion of the District. The vision was to use the Lidford site in conjunction with a ten (10) acre County Park (i.e., Lidford Playfield) that is located directly to the north, across 60th Street E.

The Lidford site has approximately 1.1 acres and is rectangular in shape with street frontage on 60th Street E. and 44th Avenue E. This site is covered with a stand of second growth trees. The property slopes rather gently from the east property line downward towards the west property line.

This property is located in an unincorporated area of Pierce County and presently has a zoning designation of Rural Separator. One can locate the site by traveling west, out of the valley floor, on 72nd Street E., turning right on 44th Avenue E. and going north until you reach 60th Street E. The property lies on the south side of 60th Street E. and the left (west) side of 44th Avenue E.

Utilities are readily available to the site. In 1985, a power line easement was granted to the City of Tacoma, for and on behalf of its Department of Public Utilities. However, the District reserved the right to revoke the easement and have the power lines removed at no cost to the District, if the property were to be sold.

This property has been declared surplus to District needs by the School Board. It is planned to be sold.

Masters Site

This property was purchased in March of 1980 from Joseph and Barbara Masters for a sum of \$125,606.00 (approximately \$8,800.00 per acre). Given the growth that was taking place on South Hill, this site was purchased as the location for a future elementary school.

The Masters site has approximately 14.29 acres and is L-shaped with street frontage on 110th Avenue E. and 170th Street E. The site is covered with brush and what appears to be a stand of second growth trees. The property is level and rolling, sloping ever so gently from the east property line towards the west property line.

This property is located in an unincorporated area of Pierce County and due to 2003 zoning changes cannot be used as an elementary school at present. Presently, the site has a zoning designation of High Density Residential under the County's recently adopted (2003) Comprehensive Land Use Plan. The site is also located in the Thun Field Safety Zone 6 which disallows the placement of a new elementary school within its boundaries. One can locate the site by traveling south on Meridian (SR 161), turning left on 152nd Street E. and going east until you reach 110th Avenue E., then turning right and heading south. The west property line of the Masters site is located approximately 480 feet north of the intersection of 110th Avenue E. and 170th Street E. on the left (east) side of 110th Avenue E.

A soils report prepared by the United States Department of Agriculture's Soil Conservation Services for Pierce County issued in 1979 indicated that the Masters site has Indianola Loamy Sand on the largest portion of the site. This soil can support an on-site sewage system. Utilities are readily available, with public sewer being approximately two (2) blocks to the south. Other than the "Zone 6 Safety Zone" designation this is an excellent building site.

Warehouse Site

This property was originally purchased in April of 1986 from Donald and Edith Kessler for the sum of \$320,000. Given the overall growth of the Puyallup School District, there was a need to establish greater central warehousing capacity. As a result, this site was purchased because it was centrally located within the Puyallup School District and because of its close proximity to Highway 512. In 2006, the District purchased two adjoining residential properties for expansion of the facilities.

The Warehouse site has approximately 19.2 acres with street frontage on 39th Avenue SW and 17th Street SW in City of Puyallup. At the time of purchases there were a number of residential buildings on the properties. All but one of those buildings has been razed. The remaining house is now being utilized by the District's Science Resource staff to prepare science kits.

In 1987, the District constructed a Warehouse facility on the northern-most five (5) acres of the site. In addition, the District constructed and opened the District Central Kitchen facility in 1998 on the west side and adjacent to the Warehouse.

The southern portion of the Warehouse site is rectangular in shape and consists of approximately 9.6 acres. This portion of the Warehouse site contains a fenced enclosure for bus parking, the existing Science Resource house and an adjacent carport/patio. The property is reasonably flat.

"Worm Farm" Site

This property was purchased in May of 1970 from Bennie and Eva Berg for a sum of \$15,000.00. Given the growth that was beginning on South Hill, this site was purchased as the location for a future elementary school.

The "Worm Farm" site has approximately 9.59 acres and is square in shape, with street frontage on 17th Street SW. The site is vacant except for scattered trees, mostly cedar, along the west property line and some blackberries near the south property line. At one time in the past, there were some outbuildings located along the north property line that the District rented to a gentleman who was commercially raising angle worms, hence, the property became affectionately known as the "Worm Farm" site. The property slopes gently downward from the south property line towards the north property line.

On January 1, 2009, the Worm Farm site property was annexed into the City of Puyallup as part of the "West Hills Annexation". The site is currently zoned as Public Facilities by the City of Puyallup. The northeast corner of the "Worm Farm" site is located approximately 375 feet south of the intersection of 23rd Avenue SW and 17th Street SW, on the west side of 17th Street SW.

