



P U Y A L L U P
S C H O O L D I S T R I C T
A Tradition of Excellence

2021-22 Citizens Facilities Advisory Committee Report - Final

April 2023

Puyallup School District #03
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1.0 EXECUTIVE SUMMARY

In June of 2021, under the leadership of the Assistant Superintendent of Operations and the Capital Facilities Team, The Puyallup School District Citizens’ Facilities Advisory Committee (CFAC) embarked on a year-long deep dive into data analysis. Through 15 regularly scheduled meetings, supplemented by additional sub-committees as required, the group aimed to identify priorities over a 12-year outlook for capital construction projects, property management, and technology implementation for the Puyallup School District.

The outcome provides for consideration a recommendation resulting from a strategic approach to prioritizing projects that will have the greatest impact on the educational experience for Puyallup students, teachers, staff, and community. The committee’s work is an initial step in ongoing planning for future facilities, to be reviewed and revised annually. It has been created in partnership with the Capital Projects team and district operations and education experts to provide a comprehensive framework for future efforts.

The following document and its appendices present all the essential data to support its recommendations including but not limited to:

- District “Level of Service” (LOS) analysis with 4, 8, and 12-year enrollment projections.
- An outline of facility needs is meant to address district program improvements.
- An updated State Study and Survey including Building Condition Assessments and analysis.
- A summary approach to addressing property needs in support of findings included within.
- An existing housing analysis of facilities currently supporting district operations.

KEY FINDINGS

The Puyallup School District School Board approved the Charter that served as the basis for this work and the outline for the findings of this report. Key findings include:

New Construction:

- Capacity concerns exist across all grade bands. Growth is predicted to increase by 9% across the district from 2021 to 2033, adding 1,950 students, – approximately 3,000 more students than existing permanent facilities were meant to serve.
- Elementary school capacity needs are the result of population growth and the Early Learning and Class Size Reduction Program adoptions in recent years.
- Although Junior High enrollment does not exceed overall capacity, Glacier View Junior High shows projected enrollment exceeding its LOS due to its location in a growing area and adjacency to neighboring school district that is also growing.
- High school capacity concerns are compounded by developments in programs and instruction that require increased space and modernizations to outdated learning environments.
- Although portables are not considered adequate permanent learning spaces for Puyallup School District students, their continued use as a temporary solution further illustrates the need for added permanent classroom and support space. Over 200 portables are used across the district for K-12 instruction.

Program Improvements:

- Recent teaching and learning practices underscore the need for modernized, purpose-built programmed spaces for ongoing program improvements especially pertaining to the following areas:

General education	Technology
Special education	Mental health
CTE	Athletics

- Due to the broader impact of limited resources in the Athletics department, a separate “Athletic Sub-Committee” was formed to provide the first level of prioritization for these program needs.

Renovation and Replacement:

- Overall, the committee found that renovation was not a feasible option for addressing the highest priority needs outlined in this report. Most often the facilities in question were prioritized due to the compounded nature of their needs leading to a recommendation for modernization or complete reconfiguration.

Life Cycle Improvements:

- State Study and Survey assessment illustrates the highest needs for modernizations at the lowest performing facilities through a weighted average analysis. This stack ranking exercise indicates the highest priority life cycle improvements lie at the district maintenance facility, Puyallup High School, and Spinning Elementary.

Properties:

- With the shared understanding that the district needs center around added capacity, the CFAC determined that site expansion may be necessary for existing schools through the acquisition of adjacent properties.
- The district may plan to purchase adjacent properties to both Stewart and Spinning elementary schools.
- The Elementary 24 site, Master’s site, and Worm Farm site are properties owned by the district being held for needs in the district, most likely future elementary school sites. Please refer to Appendix 9.3 to find a written description for each property.
- The district identified a site for a future secondary level school adjacent to Hunt Elementary School.
- There is an identified need to acquire additional land at Puyallup High School to accommodate site improvements and enrollment growth.
- The district may plan to acquire land adjacent to Sparks Stadium for a full-size practice field.
- The district has approved the purchase of 4.5 acres east of South Hill Support Campus for the school bus parking expansion.

Housing:

- A study of enrollment projections and design capacity reveals the need to maintain and ultimately improve all our current facilities – especially at the elementary and high school grade levels.

RECOMMENDATIONS

The work of the CFAC results in detailed recommendations for how to address the immediate need for classroom capacity and modernization of aging facilities to provide suitable learning environments for our students as outlined at the end of this report. The following is a summary of recommendations:

- Address growth, aging facilities, safety and security, and improved programs at the high school level through a phased replacement and expansion of all comprehensive high schools to include athletic program upgrades. To fully address growth and condition improvements at this grade level, additional classrooms and major modernizations are needed at Walker High School as well.

- Address growth, aging facilities, safety and security, and improved programs at the elementary school level through a full replacement and expansion of Spinning and Waller Road elementary schools. In addition, the new construction of “Elementary #24” is recommended to address future growth.
- Address growth, aging facilities, safety and security, and improved programs at the junior high level through the expansion of Glacier View Junior High.

FINAL NOTES

Although the final report is presented in April 2023, the work it represents took place starting in the summer of 2021 and concluded in the spring of 2022. The information contained in this document represents the most accurate information available at the time the work took place. It should be noted that events have taken place and updated information might now be available which, in some cases, could cause the understanding of the subject matter to evolve. Nonetheless, the information presented here provides a comprehensive foundation for capital facilities planning in Puyallup School District moving forward.

2.0 INTRODUCTION

Puyallup School District is situated in Pierce County located six miles east of Tacoma, 30 miles south of Seattle. The district boundary includes approximately 54 square miles and includes areas within the Cities of Edgewood, Fife, Puyallup as well as unincorporated Pierce County. It was the 8th largest school district in the state of Washington at the time of this document serving over 22,500 students in its 22 elementary schools, seven junior highs, three senior highs, and one alternative high school facility. In addition, the district provides a unified Puyallup Digital Learning facility in support of Puyallup Parent Partnership programs and 19 support sites for transportation, maintenance, and other services.

District enrollment is projected to increase by 1,950 students districtwide over the next twelve-year period. With this, district enrollment is expected to increase on average approximately 162 students each year through the 2033-34 school year.

In November 2015 voters passed a bond for the major construction or renovation of five elementary schools and districtwide facility life cycle projects with a budget of \$292.5 million. The bond Included replacement of Firgrove Elementary, Northwood Elementary and Sunrise Elementary Schools along with the modernization and addition to Pope Elementary and New Elementary #25 now named Dessie Evans Elementary. Funds from this bond were reallocated from Pope Elementary and used to expand Hunt Elementary School. Through careful and responsible management and improved outreach and communication with the local workforce and district staff, these projects came in \$28.6 million under budget.

As a result of these projects, the district was eligible for state match School Construction Assistance Program (SCAP) funds of \$97.2 million. These funds in addition to the bond project savings provided the district with \$125.8 million to distribute between other growing priorities. The School Board of Directors approved classroom additions to address growth at Ballou, Stahl, and Ferrucci Junior High Schools. This also funded the construction of the Kessler Center in 2021-2022 to support our digital learning and highly capable student programs, as well as our special services department. This work was originally estimated at \$93.6 million and came in under budget at \$89.8M. Even with this added capacity at the elementary level, the district is still dependent upon portable classrooms, 131 Elementary, 21 Junior High and 52 at High Schools for a total of 203. The district will need to develop solutions to address the increased population expected in coming years. Additionally, this bond could not address the need for added capacity at the high school level.

In November 2019 the district proposed a capital bond program to address the facilities needs at the high school level. While the majority of voters supported the proposal, the district failed to garner the needed 60 percent supermajority voter approval required to approve bond funding.

In February and November of 2022, the district presented to voters a six-year capital levy to address safety and security upgrades and repairs to aging facilities. Both levies fell short of the 50% approval needed to pass. This leaves the district looking for effective ways to address safety and security upgrades and repairs to aging facilities.

Combined, these factors present a significant challenge to the district: how to address the need for classroom capacity and modernization of aging facilities needed to provide suitable learning environments for our students.

2.1 Goals of the Citizens Facilities Advisory Committee

The Citizens Facilities Advisory Committee (CFAC) was established as an advisor to the Board of Directors to make recommendations that inform future long-range and bond planning initiatives. Through the analysis of historical information, enrollment projections, building condition assessments, and informed by discussions around

educational programs in the district, this committee began the process to identify priorities for capital needs and highlight opportunities for further analysis.

The CFAC is a twenty-four-member advisory committee commissioned by the Board of Directors for the purpose of identifying priorities for capital construction projects, property management, and technology implementation for the Puyallup School District beyond those already being implemented. This was meant to be a 12-year outlook that began in January 2021.

The outcome provides for consideration a methodology for prioritizing projects that make the highest impact on the educational environments to support Puyallup students, teachers, staff, and community. The topics for consideration and recommended next steps provide a framework for future committee work.

2.2 Committee Members

Voting Members:

Assistant Superintendent of Operations
Five at large citizen members (Board Directed)
One parent member from each of the District’s three regions
One Past Member of the 2018 Bond Advisory Committee
One Past Member of the 2015 Bond Oversight Committee
Three High School Students

Supporting Members:

Executive Director of Capital Projects	Director of Information Technology
Director of Facilities Planning	Director of Athletics
High School Principal	Director of Special Education
Junior High School Principal	Director of Career and Technical Education
Elementary School Principal	Legal Counsel
Executive Director of Business Services	Representative of Consulting Architectural Firm

Ex-officio Members:

Superintendent
Assistant Superintendent, Human Resources and Employee Relations
Assistant Superintendent, Equity and Instructional Leadership

3.0 CHARTER

The charter below was drafted in the outline of previous CFAC Charters developed by the district. It was approved by the Board of Directors and provided to the CFAC for use in this exercise. The committee is advisory to the Board of Directors and will consider the following:

- 1. New Construction:** Based on projected student enrollment growth as compared to the District’s capacity to house students, identify and recommend what new schools, grounds, and support facilities will need to be constructed in the Puyallup School District.
- 2. Program Improvements:** Based on the District’s current and future educational program needs, identify what additions or improvements to buildings and grounds are needed in the Puyallup School District.
- 3. Renovation and Replacement:** Based on condition and suitability data, identify and recommend what school and support facilities will need to be renovated and/or replaced in the Puyallup School District.

4. **Life Cycle Improvements:** Based on condition data of the existing building stock, determine what improvements will be necessary prior to the complete remodeling or replacement of such buildings or sites in the district.
5. **Properties:** Based on projected student enrollment and current inventory data, identify and recommend what properties will need to be surplus or purchased in the Puyallup School District.
6. **Housing:** Examine facilities issues relevant to potential school consolidations driven by educational program needs and develop an alternative supporting facilities plan.

4.0 PROCESS

On January 6, 2023, CFAC met for the first of 15 meetings to better understand long-range capital construction project needs to inform future long-range, levy, and bond initiatives. Each meeting was led by the Assistant Superintendent of Operations who, with a team of district experts summarized the history of capital construction planning for the district with a survey of enrollment projections, facility conditions, and aspirational goals in support of the districtwide initiatives around program needs. Presentations from district personnel and long-time consultants were given describing building conditions through review of the most recent State Study and Survey. Preliminary cost models for potential new projects were developed. Feedback from the group taken at each meeting informed recommendations included in this document.

5.0 MEETING DATES AND AGENDAS

Date	Meeting Type	Topic
Jun 22, 2021	CFAC	Introductions of the team and process of the committees. General understanding of the background of 2014 Levy, 2015 Bond, Capital Facilities Plan.
Oct 12, 2021	CFAC	History of bond and levy programs and review current plans for future packages. Review of State Study and Survey.
Oct 26, 2021	CFAC	Review of proposed priorities for levy projects. Review of master plans for future bond needs: PHS, RHS, ERHS, WHS, Spinning ES, ES #24, operations and transportation. Tour of PHS and discussion about the challenges at that site.
Nov 09, 2021	CFAC	Academic program needs: Special Education, Career and Technical, General Education by grade level, Technology.
Nov 30, 2021	CFAC	Curricular and program needs: Athletics, Health and Fitness, Mental Health
Dec 14, 2021	CFAC	Demographic information: Trends by region, district, and school.
Jan 06, 2022	CFAC	Enrollment Forecasting and Growth presentation.
Jan 18, 2022	CFAC	Enrollment forecasting and growth presentation and prioritization exercise.
Feb 01, 2022	CFAC	Prioritization exercise considering program and enrollment options by site followed by a further recalibration exercise.
Feb 15, 2022	CFAC	Levy update. Tour of RHS and a discussion about the challenges at that site. Review of district properties. Elementary school capacity analysis by school.
Mar 01, 2022	CFAC	Levy project review and analysis. Junior high-capacity analysis by school. Ridgecrest ES boundary area analysis.

Date	Meeting Type	Topic
Mar 14, 2022	Athletic Sub Committee	Review of facilities and athletic programs that support health and wellness, fitness and other activities for PSD students. Objective is to make a recommendation to CFAC so that consensus can be built between the two committees and a final recommendation brought to the Board of Directors.
Mar 15, 2022	CFAC	Review of PDC rules and restrictions. Ridgecrest boundary adjustment follow up. Athletic Sub Committee debrief.
Mar 28, 2022	Athletic Sub Committee	Review of annual maintenance and operations for athletic spaces. Review of athletic support season schedules and challenges with current configurations.
Mar 29, 2022	CFAC	Group activity to develop community survey. Athletic Sub Committee debrief. Review and provide feedback for Northshore SD CBPTF report.
Apr 18, 2022	Athletic Sub Committee	Group activities to prioritize needs for athletic facilities. These group activities are meant to be repeated with the CFAC committee to bring consensus between the two committees.
Apr 19, 2022	CFAC	Athletic Sub Committee debrief and consensus exercise. Finalize CFAC recommendations.
May 03, 2022	CFAC	Review of all work done to date confirming that an exhaustive exercise has been completed and that all CFAC Charter requirements have been met. Confirm finalized CFAC Report recommendations.

To review meeting agendas and minutes see [Appendix Section 9.8](#) and [Appendix Section 9.10](#)

6.0 CONSIDERATIONS AS DEFINED BY THE CHARTER

6.1 New Construction

Overcrowding occurs when the number of students enrolled in the school is larger than the number of students the school is designed to accommodate based on current educational specifications and program offerings. Studies show that when there is not enough space for students to learn their ability to pay attention is reduced. Students achieve less and their tendency to exhibit negative behaviors is increased. Rates of teacher and student absenteeism are higher than at schools with ample, well-configured space.

Level-of-service (LOS) standards may be defined as measures of the minimum amount of a public facility which must be provided to meet the community's basic needs and expectations. For a school district specifically, it is an adopted measure that is used to ascertain its overall student capacity of a school building.

The soon to be adopted LOS to be outlined in the [2022-2027 Capital Facilities Plan](#) shows K-6th grade schools at 22 students per general education classroom. The adopted LOS at K-5th grade schools is 21 students per general education classroom. The adopted Junior High LOS is 30 students per general education classroom x 83% utilization factor the adopted High School LOS is 32 students per general education classroom x 83% utilization factor. This plan recognizes that Walker High School and other instructional programs at the secondary level have a specific class size standard unique from general education – see Table 6.

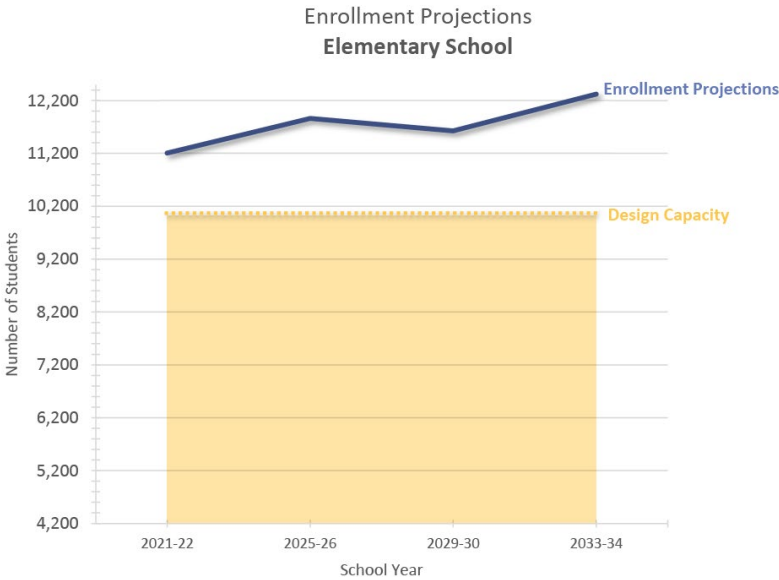
Comparisons of building capacity to current enrollment indicate concern across all grade bands, with the highest concerns at the elementary and high school levels with isolated incidents at junior high school.

Capacity at district facilities is already strained. Enrollment currently exceeds the district's permanent capacity by 614 elementary and 723 high school students (2021-22). To close the gap between enrollment and permanent capacity, portables – not considered permanent capacity – have been used in the past. As it stands over 200

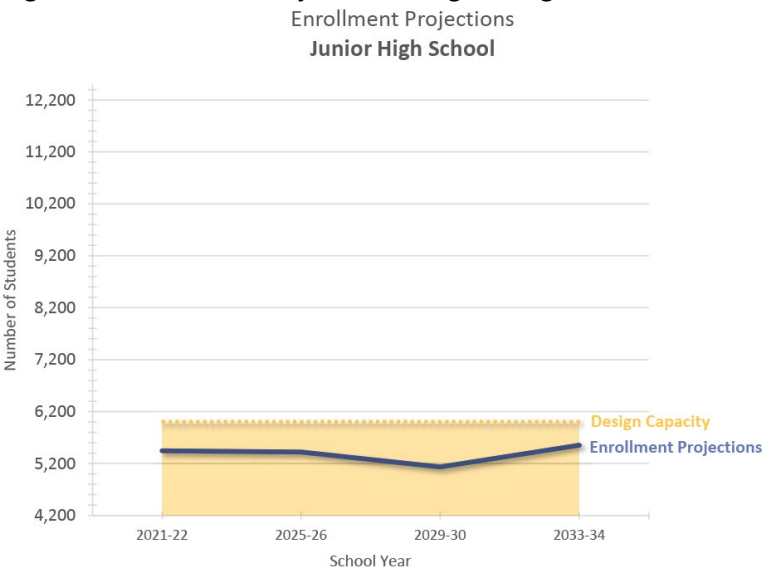
portable classrooms are utilized for learning environments. Although portables are an adequate temporary solution to enrollment excess, continued addition of portable classrooms to a school site places added strain on neighborhoods, limits the ability of our teachers, operations, and administrative teams to serve students, adds constraints to program support such as gym classes and lunch service, and amplifies wear and tear of our facilities.

Growth is predicted* to increase by nearly 9% across the district, adding more than 1,950 students by 2033 – 3,000 more students than current permanent facilities were meant to serve. At each grade level capacity and enrollment analysis reveals a slightly different trend requiring a different solution.

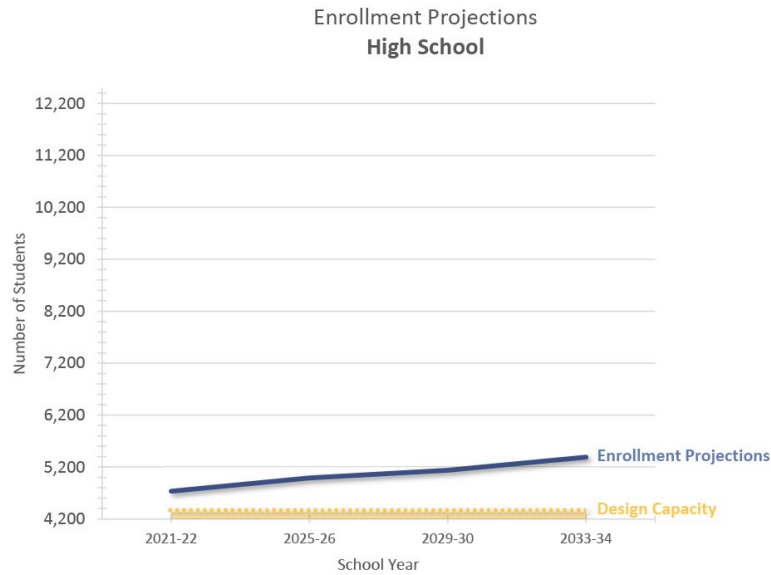
For instance, during the next 12 years elementary school enrollment (shown below) is expected to increase by as many as 1,116 students. At a grade level that is currently overcrowded with all schools combined, trends indicate a distinct need for added classrooms and more multi-functional spaces that provide program support.



At the junior high level during the same time, enrollment is expected to increase by 113 students from 2021 to 2033. Although enrollment projections at the junior high level analyzed across the district do not clearly indicate concern, Glacier View Junior High shows projected enrollments exceeding LOS conditions suggesting a need due to its location in a growing area of the district adjacent to neighboring districts that are growing as well.



High school enrollment projections over the next 12 years (2021 to 2033) show anticipated growth of 657 students. These statistics show a clear demand for added classrooms at the high school level, a need that is compounded by developments in programs and instruction that require modernizations to outdated learning environments.



All 12-year enrollment projections shown were updated 1/18/2022

**Please note that enrollment projections were created during the COVID-19 pandemic. It is likely that the pandemic may result in short-term and long-term impacts to district enrollment. Future annual updates to this plan will more accurately assess these potential short- and long-term impacts to enrollment.*

See [Appendix Section 9.5](#) for additional capacity and enrollment tables.

6.2 Program Improvements

Recent developments in teaching and learning practices underscore the need to create modern, flexible learning environments that support the specialized education needed to support 21st century college and career ready graduates. Agile spaces are tools for teachers to demonstrate targeted interventions and evidence-based strategies that sustain student growth academically, behaviorally, and social-emotionally. The CFAC reviewed information provided by District experts under the following headings and produced recommendations for each. To review Academic Program Presentations, see [Appendix Section 9.9](#).



How has school changed since you attended?
Students at Edgerton Elementary gather around a laptop to collaborate.

GENERAL EDUCATION

Older schools designed with outdated teaching methodologies in mind and lack the qualities of a modern learning environment. Adequately sized, configured, and equipped learning environments are necessary to give students the opportunity to gain experience through collaboration and exploration. Purpose-built program spaces allow students to experience first-hand the tools and equipment needed in preparation for opportunities in the future. Building improvements are needed across the district to incorporate planned and intentional spaces to support:

- Kindergarten Academy
- De-escalation zones
- Community partnerships
- Charging stations in classrooms
- Accessible playgrounds
- Restrooms for portable classrooms
- Improved safety at all entries
- Travel patterns that minimize congestion

SPECIAL EDUCATION PROGRAMS

Under the Individuals with Disabilities Education Act (IDEA), which ensures all children with disabilities have access to a free and appropriate public education, the Puyallup School District offers a full range of services for student with disabilities, ages three to twenty-one. Special Education is a service not a place. However, the physical location can determine the type of services which can be provided.

Lack of access to inclusive, high-quality early childhood learning experiences with integrated Social and Emotional Learning (SEL) infrastructures contribute to opportunity gaps in social-emotional development as these students enter kindergarten. These opportunity gaps increase year after year, leading to more restrictive placements, less access to core instruction, increased achievement gaps and poor post-graduate outcomes.

A plan is needed to provide structured opportunities to build SEL, pre-academic and adaptive skills to support a stronger kindergarten experience and provide our community with great early learning options in the form of an Early Childhood Learning Center, fully accessible playgrounds, and equitable spaces across the district.

CAREER AND TECHNICAL EDUCATION (CTE)

Career and Technical Education (CTE) provides students with hands-on learning opportunities that are immediately relevant to specific industry applications. CTE education is focused on providing students with skills, knowledge and other training to prepare them for a career. Learning environments once focused on teaching trade skills, health and human services now need to prepare students for careers in space exploration, virtual platforms, robotics, and the integration of arts and technology.

The lack of purpose-built programmed spaces for CTE is the biggest barrier to an adequate education focused in these areas. In all instances below, grant funding is available for equipment to provide these programs, but space and the appropriate infrastructure are lacking.

- **High Schools:**
 - All – Drone Practice/Testing Space
 - ERHS/PHS/RHS – Nursing Programs Laundry Challenges
 - ERHS – Urban Farming Space PHS – Nursing Program Space, Urban Farming Space
 - RHS – Photo Studio Backdrop Space, Athletic Trainer/Sports Medicine Space
 - WHS – Manufacturing Equipment Space, Drone Practice/Testing Space
- **Junior High Schools:**
 - All – Drone Practice/Testing Space
 - All – Millie Parking Access
 - GVJH – Access between Lab/Classroom Space
- **Specialty Sites for CTE:**
 - PDL – Student Store, Food Cart Space
 - Elementary Schools – Mobile Innovation Lab (Millie) Parking Access
- **Mobile Innovation Lab (Millie) – Interactive STEAM mobile program to engage students and the community in career exploration tied to CTE courses.**
 - Teaching Careers - Expansion to Dual Language Programs & Preschool

TECHNOLOGY

- The effective use of classroom technology drives student results. Technology in the classroom allows teachers to personalize learning environments and improve academic outcomes for all learners. It creates a more engaged learning environment by incorporating different learning styles, it improves collaboration both with students and their families, and prepares students for their future.
- Because Puyallup School District utilizes technology in the classrooms at all grade levels, CFAC recognizes the importance of sustained modernization of Puyallup School District equipment and infrastructure to stay current with teaching methods that capitalize on student engagement and mirror industry trends.

MENTAL HEALTH

“On October 19, 2021, the American Academy of Pediatrics (AAP), American Academy of Child and Adolescent Psychiatry (AACAP), and Children’s Hospitals Association (CHA) jointly declared a national emergency in children’s mental health, noting alarming increases in depression, anxiety and suicidality experienced by children since the onset of the Covid pandemic.”

Many Puyallup School District students do not receive adequate mental health services due to barriers in their daily lives and in the community. It is estimated that as many as 80% of students who receive mental health services only receive them at school. Providing comprehensive **mental health services** is essential to effectively addressing student needs. To adequately staff mental health professionals support space is needed to deliver services.

With this understanding, a long-term plan for physical and mental health service at each high school modeled after the success at Emerald Ridge High School and Glacier View Junior High is critical, along with the desire to expand mental health services to include access to other resources such as dental care, counselling, daycare, classes, and even housing.

ATHLETIC SUB-COMMITTEE

Physical education and its support spaces are often seen as secondary in importance to general education. However, Washington Office of Superintendent of Public Instruction (OSPI) includes Physical Education in its definition of state learning standards at each grade level. Youth sports teach young athletes life skills, goal setting, team building, collaboration, and time management. Students who participate in high school sports are less likely to drop out. Participation in team sports results in higher GPA for both male and female athletes.

Athletic facilities at the high schools are heavily utilized and can require significant staff resources to operate. Limited resources push facilities teams to make tough decisions when allocating funds and forces staff to make tough choices in prioritizing one activity over another.

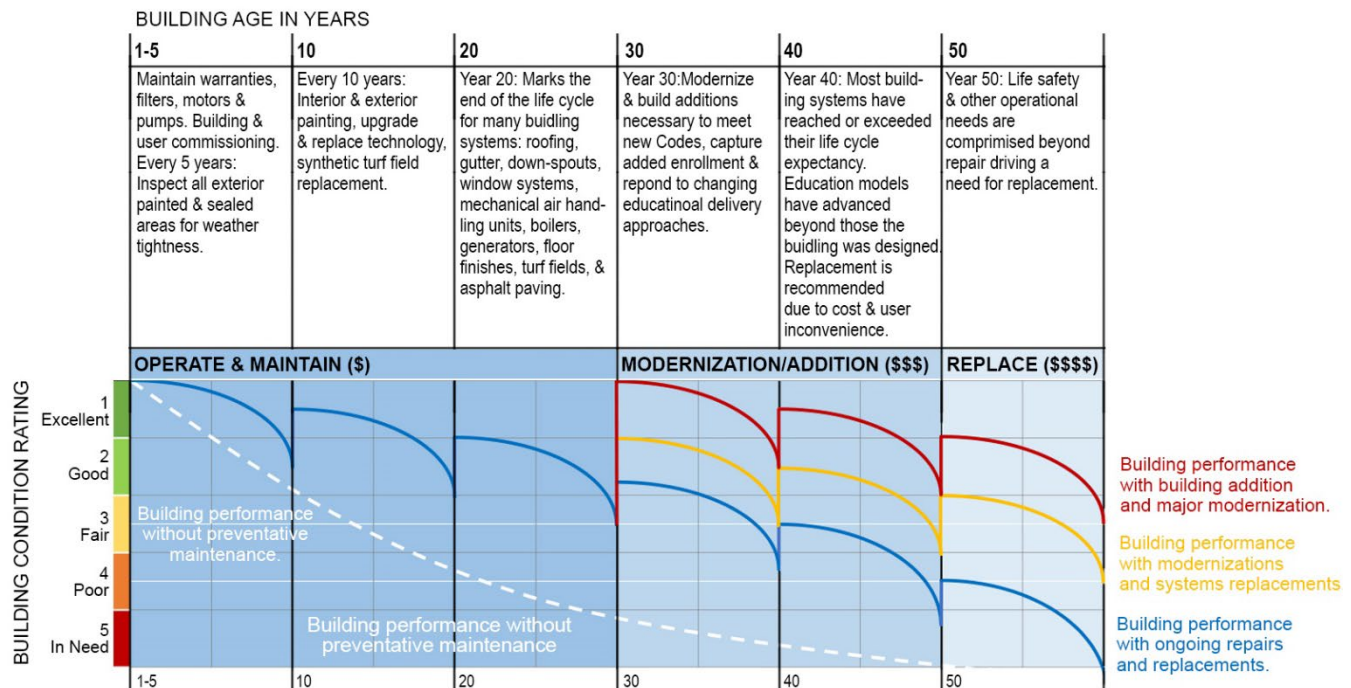
During these meetings a specialized investigation was needed to review existing athletics programs and facilities at each high school to determine an approach that best utilized limited funds. A separate “Athletic Sub-Committee”, composed of the Capital Facilities Team, Athletic Directors, pool managers, high school principals & community members, was formed and in a series of workshops identified the highest needs for capital expenditures to support goals for athletics programs at each high school. The Sub-Committee then reconvened with the CFAC to review the results, obtain input, and work toward consensus. Together they agreed on a preferred recommendation but realize additional community input is needed for a final determination.

6.3 Renovation and Replacement

The Capital Projects team defines renovation as a restoration to the original condition. Modernization is the process of adapting or upgrading facilities to meet modern needs and functions. Replacement is a demolition of the existing structure and wholesale replacement of the facility. This also implies an expansion of space and services to meet current needs and functions as well.

Because of combined concerns at the facilities most in need, renovation was not determined to be a feasible strategy. In most instances restoring facilities to their original condition is not only impossible but does not solve for the compounding issues at each school. In all instances in which a renovation might have solved for one issue, enrollment growth and the need to provide purpose-built spaces for program improvements combined making full-scale modernization, or replacement the better solution.

Aging building systems with poorly rated conditions do not see the same impact from renovations as newer systems. Obsolete equipment and infrastructure often make repairs overly expensive and ultimately ineffective. Below describes the life cycle of a building showing at a high level when renovations are adequate and when it makes the best sense to modernize and replace.



Building additions can provide some specialized spaces or capture growth, but do not produce an entire campus for modern education and learning. Many programs would continue to underperform without purpose-built spaces. This solution creates an imbalance between the quality of spaces for different programs and ultimately inequitable learning environments for students.

Finally, the committee determined that the safety and security concerns at the high schools in particular require a complete reconfiguration to adequately address needs. Designed at a time when an excessive number of entrances was the standard, building access is challenging to monitor and difficult to secure.

6.4 Life Cycle Improvements

Poor school conditions have an impact on student performance and learning. Research directly links children's ability to learn to the condition of their school environment. These findings highlight the importance of prioritizing repair and replacement of all facilities.

The age of each facility has a direct link to its condition. Older schools are more difficult to maintain due to the number of systems that exceed their useful life and the inability to address concerns quickly because of outdated materials and obsolete systems. Postponing major system replacements due to lack of funds also advances building system failure creating exponential deterioration of building components that make it difficult to catch up on repairs once systems start to fail.

Building condition assessments recorded through the "Asset Preservation Program" and State Study and Survey identify specific needs for building system upgrades and replacements to maintain building safety, security, and performance. Scores given from best condition (1) to worst condition (5) in the following areas were combined and averaged to identify replacement needs at each facility.:

Building foundations and slabs	Sanitary sewer systems
Water and Gas Systems	Heating, ventilation, air conditioning (HVAC)
Exterior "envelope" (roofs, walls, windows)	Fire Protection and life safety
Interior walls and partitions	Electrical systems
Interior finishes and flooring	Communications and automated Controls
Plumbing systems	Furnishings and fixtures

BUILDING CONDITION ASSESSMENT SCORES

Capital Projects department staff developed a tool to identify and track *Predicted Renewals* and *Observed Deficiencies* for all building systems in district facilities.

By fully understanding the age of each system and its expected useful life these teams can often predict when systems will fail and can prioritize funds to proactively replace and upgrade systems with the highest impact on student learning. These are referred to as "Predicted Renewals." Although these predictions are dependable planning tools, there is also the need to continually observe and track building systems for unusual wear and tear and other factors that may contribute to an earlier or unpredictable failure. These "Observed Deficiencies" are then monitored for changes in operation that may have ripple effects in how well the building systems perform.

On the following page is a summary of results of the State Study and Survey assessments indicating highest needs for modernizations at the lowest performing facilities. The weighted average uses subsystem condition scores where 1 is excellent and 5 is unsatisfactory. Typically, the building age is directly aligned with the age of the facility. For example, buildings with a score of 100 were opened after 2018. This is not a coincidence as older buildings often have systems with aging components that have exceeded their useful life and are sometimes even obsolete.

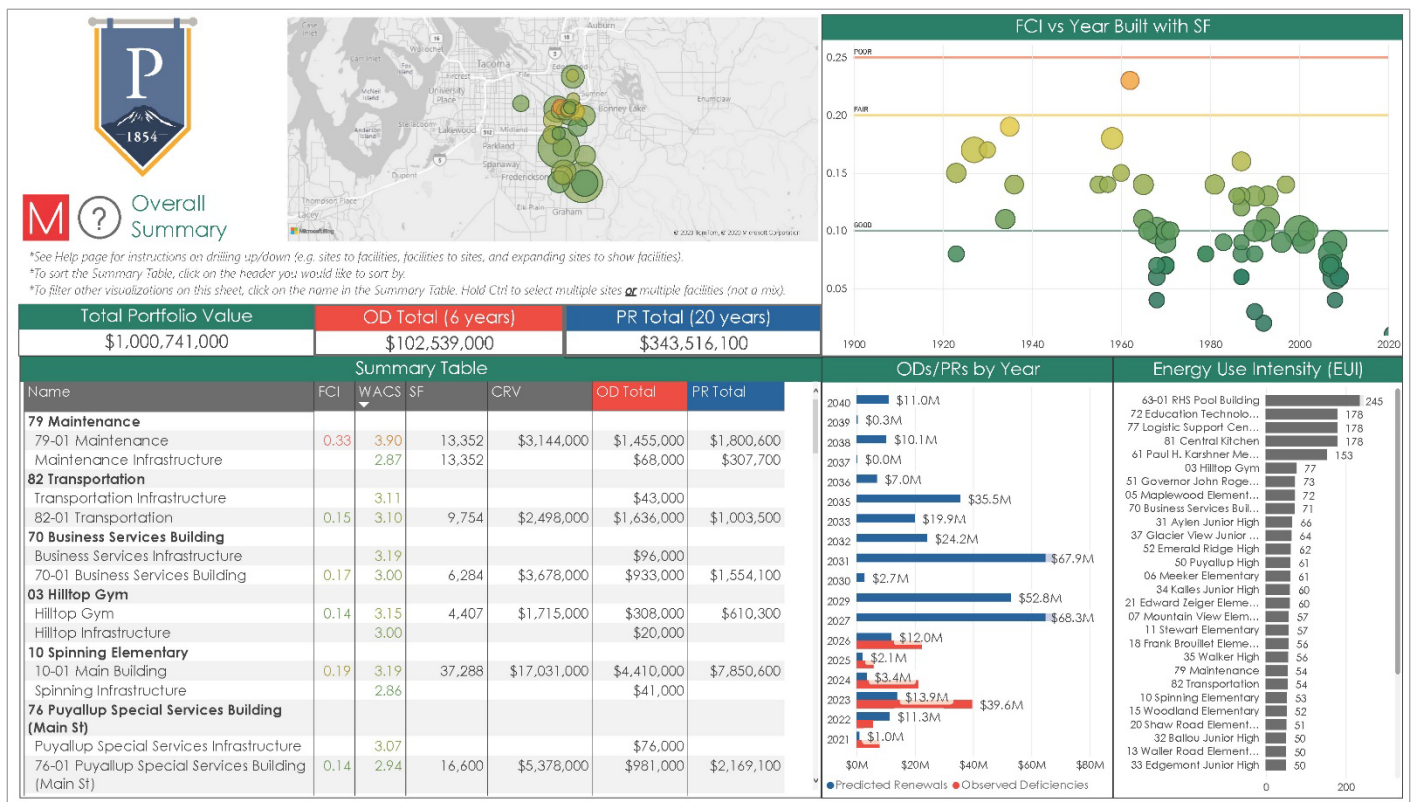
For a full list of facilities ranked by their Building Condition Score see [Appendix Section 9.4](#).

Building Conditions Assessment Summary of State Study and Survey - Facility Stack Ranking

SITE	BUILDING	Wgtd Avg Condition Score	Condition Score 100 Scale
79 Maintenance	79-01 Maintenance	3.90	27.50
50 Puyallup High	50-02 Library Science Building	3.38	40.50
10 Spinning Elementary	10-01 Main Building	3.19	45.25
03 Hilltop Gym	Hilltop Gym	3.15	46.25
50 Puyallup High	50-05 Gymnasium and 62-01 Swimming Pool Building	3.14	46.50
82 Transportation	82-01 Transportation	3.10	47.50
50 Puyallup High	50-01 Main Building	3.07	48.25
70 Business Services Building	70-01 Business Services Building	3.00	50.00
02 Fruitland Elementary	02-01 Main Building	2.94	51.50
76 Puyallup Special Services Building (Main St)	76-01 Puyallup Special Services Building (Main St)	2.94	51.50
06 Meeker Elementary	06-01 Main Building	2.91	52.25
13 Waller Road Elementary	13-01 Main Building	2.90	52.50
51 Governor John Rogers High	63-01 Pool Building	2.87	53.25
75 Education Service Center	75-01 Education Service Center	2.86	53.50
54 Carl Sparks Stadium	54-01 South Grandstand	2.85	53.75
35 E.B. Walker High	35-01 Main Building	2.82	54.50
16 Ridgecrest Elementary	16-01 Main Building	2.81	54.75
18 Frank Brouillet Elementary	18-01 Main Building	2.80	55.00
15 Woodland Elementary	15-01 Main Building	2.76	56.00
81 Central Kitchen	81-01 Central Kitchen	2.72	57.00
07 Mountain View Elementary	07-03 Kindergarten Building	2.70	57.50
54 Carl Sparks Stadium	54-02 North Grandstand	2.70	57.50
54 Carl Sparks Stadium	54-03 Concessions	2.69	57.75
07 Mountain View Elementary	07-01 Main Building	2.65	58.75
51 Governor John Rogers High	51-04 Technology Building	2.61	59.75
05 Maplewood Elementary	05-01 Main Building	2.61	59.75
36 Doris Stahl Junior High	36-01 Main Building	2.55	61.25
14 Wildwood Park Elementary	14-01 Main Building	2.55	61.25
51 Governor John Rogers High	51-02 Performing Arts Center	2.53	61.75
19 Warren Hunt Elementary	19-01 Main Building	2.49	62.75
20 Shaw Road Elementary	20-01 Main Building	2.47	63.25
51 Governor John Rogers High	51-02 51-03 Main Building	2.46	63.50
32 Ballou Junior High	32-02 200 Building Library	2.45	63.75
11 Stewart Elementary	11-01 Main Building	2.45	63.75
52 Emerald Ridge High	52-01 Main Building	2.44	64.00
77 Logistic Support Center	77-01 Logistic Support Center	2.44	64.00
21 Edward Zeiger Elementary	21-01 Main Building	2.42	64.50
33 Edgemont Junior High	33-01 Main Building	2.40	65.00
51 Governor John Rogers High	51-05 Art Studio	2.38	65.50
31 Ayles Junior High	31-01 Main Building	2.36	66.00
72 Education Technology & Engagement Center	72-01 Education Technology & Engagement Center	2.36	66.00
32 Ballou Junior High	32-04 400 Building	2.35	66.25
61 Paul H. Karshner Memorial Museum	61-01 Paul H. Karshner Memorial Museum	2.31	67.25
51 Governor John Rogers High	51-01 Administration Building	2.29	67.75
32 Ballou Junior High	32-03 300 Building	2.27	68.25
34 Kalles Junior High	34-01 Main Building	2.25	68.75
32 Ballou Junior High	32-01 Main Building	2.23	69.25
22 Edgerton Elementary	22-01 Main Building	2.23	69.25
23 Emma L. Carson Elementary	23-01 Main Building	2.22	69.50
37 Glacier View Junior High	37-01 Main Building	2.13	71.75
50 Puyallup High	50-04 Career - Tech Ed. Building	2.11	72.25
51 Governor John Rogers High	51-06 Greenhouse	1.60	85.00
32 Ballou Junior High	32-05 500 Building	1.00	100.00
Dessie Evans/Firgrove/Northwood/Sunrise/Pope/Warehouse Addition/Kessler Center/Stahl Addition		1.00	100.00

The summary page below of the Observed Deficiencies (OD) and Predicted Renewals (PR) includes Facility Condition Index (FCI) Weighted Average Condition Score (WACS) along with building square footage (SF) and estimated costs of the work. ODs are based on known conditions that are witnessed by or disclosed directly to the field surveyors. Alternatively, PRs are based on predictive models that use industry-standard expected life data, combined with original construction or remodel dates and system scores from surveyors to estimate when a system will require renewal. ODs are generally the best short-term planning tool, while PRs are best used for long-term budgeting. All can be prioritized in the fully interactive format to determine the best approach to address facility concerns.

For an Executive Summary of the 2021 Facility Condition Assessment and a fully interactive list of renewals and deficiencies see [Appendix Section 9.2](#).



6.5 Properties

The primary means to construct new permanent capacity is to expand existing campuses or construct new facilities on vacant property previously acquired by the district. The current projections for enrollment in the district make it necessary to consider acquiring additional properties. With that, the CFAC recognizes the need to continually examine our community's appetite for higher density.

To support the expansion of existing school facilities, site expansion may also be necessary through future acquisition of adjacent properties. Alternatively, the district has also identified a site for a future secondary level school adjacent to Hunt Elementary. Below are the potential additional areas of property acquisition over the next six-year period as of the date of the investigation.

ELEMENTARY PROPERTY POSSIBILITIES

At 3.99 acres, the Stewart Elementary campus is second only to Meeker Elementary in terms of the smallest elementary school site in the district. However, there are private properties adjacent to the school site located south and west of the school. District staff will look for future opportunities to purchase the adjacent properties when made available by the owners, potentially within the next six years.

Spinning Elementary is a lead contender for a future school replacement and expansion project. Additional property adjacent to Spinning Elementary may be considered for acquisition in the future, to add to the existing 4.5-acre site.

SECONDARY PROPERTY POSSIBILITIES

The Puyallup High School campus is significantly undersized leaving it currently unable to accommodate the site improvements identified by the district's high school education specifications for a comprehensive high school facility. To provide space for athletic fields and onsite parking for staff and students, additional land acquisition is necessary if the site is to serve its projected enrollment increase. District staff will continue to work with adjacent property owners, as opportunities arise, to increase the footprint of the high school campus.

Sparks Stadium is the premier outdoor athletic venue within the Puyallup School District. The stadium serves as a districtwide resource for games, practices, and events, including the three comprehensive high schools. It also serves as an instruction space for physical education for Puyallup High School during the school day and is used by the community as available. Long term plans include additional property acquisition west/southwest of the stadium site to support the construction of a full-sized practice field.

SUPPORT SERVICES

The PSD Board of Directors approved Resolution #157 2021-22 authorizing the district to purchase 4.5-acres east of the district's South Hill Support Campus known as the Aliza Parcel B property. The need for additional property was identified through the Operations Master Plan process which was presented to the Board of Directors at its regular meeting on October 18, 2021. The plan includes expansion of school bus parking on the South Hill site. The property purchase is currently under contract and anticipated to close by early 2023 or sooner.

6.6 Housing

Based on the poor condition of the building and enrollment trends of Spinning Elementary, the CFAC received a request by the school board to evaluate for the possible closure of Spinning Elementary. This school closure has been discussed in previous CFAC work dating back a decade, so it makes sense to continue to assess this scenario, given the need to address the building conditions.

PSD Director of Facilities Planning prepared the following remarks in response to the inquiry after a thorough analysis based upon the best available information available at the time (December 2021). This information was also shared and discussed with the CFAC committee.

A study of enrollment projections and design capacity reveals the need to maintain and ultimately improve all our current facilities – especially at the elementary grade level. Assuming there are no major changes to our educational program delivery models, these sites are needed to provide adequate learning space for elementary aged students for the following reasons:

1. **K-3rd class size reduction:** *Over the past five years, our preliminary numbers show that our average K-6 General Education class size average has been reduced by two students per classroom, in large part due to meeting the student ratios outlined by the state for kindergarten through 3rd grade. Approximately 680 classrooms are used for General Education in permanent and portable buildings which results in an elementary student capacity reduction of 1,360 students districtwide. There is an estimated larger impact at K-5th grade with a larger decrease of three students per classroom on average, so the districtwide reduction would exceed 1,400 students.*
2. **Growth of K-6 Programs:** *PSD has implemented various program additions over the past decade that compete for classroom space specifically at the elementary level, including All-Day Kindergarten, Kindergarten Academy, Tuition Pre-K, to name a few. While these programs are an asset to the district and support student learning, there is an impact to the overall capacity at our elementary buildings.*
3. **Uncertain times projecting enrollment:** *Since the beginning of the pandemic, PSD has seen a reduction of about 10% of its K-6 enrollment in school buildings. We know about a quarter of the loss have opted for Puyallup Digital Learning, but the remaining (approximately) 750 students are unaccounted for. For the CFAC's 12-Yr Projection, a middle of the road approach is taken, assuming that we see about half of the loss return to our buildings within the next 2-3 years. However, it is possible that we will see a higher rate of return and we should be prepared to accommodate a higher than projected enrollment. Perhaps given this unique situation we hold on making permanent decisions like closing a school.*
4. **Continued use of portables:** *Currently, we have 126 portable classrooms at elementary schools, including 4 at Spinning, 4 at Stewart, 2 (soon to be 3) at Shaw Road, 2 at Meeker and 8 at Wildwood. By closing Spinning, it would put more pressure on the surrounding schools to absorb enrollment at Spinning, presumably through a future attendance area adjustment. In our facilities planning, we have a goal to reduce/eliminate portables for well-known reasons (safety and security, increased cost of utilities and maintenance, etc.). Closing Spinning would make it more difficult to reduce the use of portables. (For a full detail of portable use in the district see [Appendix Section 9.3.](#))*
5. **Long-term growth potential:** *Shaw Road Elementary has an uncertain long-term growth potential, particularly around the Van Lierop future park area. Depending on how much residential (vs. industrial, commercial, etc.) development occurs, and how quickly, this may result in the need to reduce the Shaw Road ES attendance area. Spinning Elementary could be used to alleviate this future demand when it occurs, particularly if a replacement building is constructed. The state legislature is also currently considering increasing housing density within urban areas by allowing more Accessory*

Dwelling Units (ADUs), 2-, 3-, 4-plexes. It is uncertain at this time whether this type of change would increase student enrollment in the Puyallup School District.

6. **Other factors** covered were impacts to traffic (parent and school bus), loss of a walking neighborhood near Spinning, and the over perception of a school closure to the community at large.

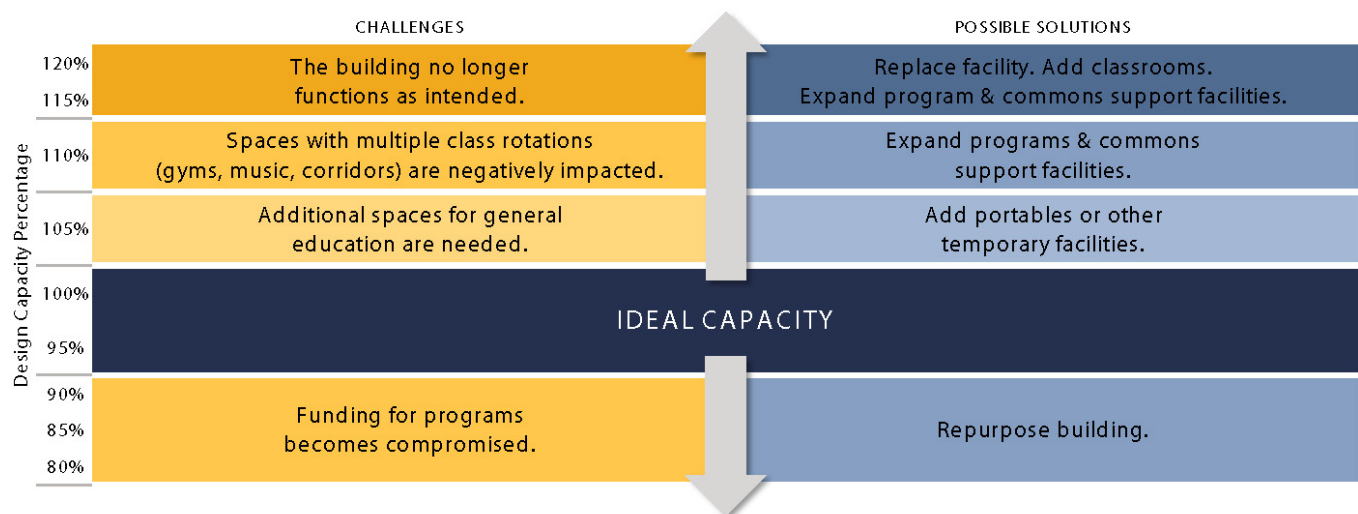
7.0 STRATEGIES FOR ADDRESSING NEEDS

Guided by facility data and district educational approaches presented in the previous 8 meetings, the CFAC reviewed several potential project scenarios designed to deal with the current lack of educational program capacity, observed facility deficiencies and predicted building system renewals. They chose to prioritize each potential solution with an eye on meeting overall district needs and addressing multiple problems with each proposed project. This was a student-centered approach with safety and security and student health and wellness driving all decisions.

Available project scenarios included solutions such as modernizing buildings, replacing schools, building additions and the construction of new facilities. Committee members looked at all strategies and evaluated each by its costs, how effectively it addressed the need, and how well it aligned with the district and community's shared values.

District experts across the operations, maintenance, and capital projects teams examined pros and cons and answered questions as scenarios were reviewed.

Although forced to utilize portables as a temporary solution in the past, Puyallup School District does not consider them as being adequate long-term instructional space for students. Portable classrooms do not provide an equitable learning environment for students and the increased enrollment allows burden the major core components of the permanent facility and add to wear and tear.



Matrix of typical solutions for addressing enrollment growth in school facilities.

As a baseline, the CFAC determined that projects from the failed 2019 Bond projects (high school replacements) were considered priorities in every scenario, understanding that the need had not changed since then, but in fact had only grown more urgent. Then in small working groups the committee prioritized additional projects that best served as solutions identifying facilities for closer examination, evaluating relative selection criteria importance, and introducing a proposed plan for every facility in the district.

In meeting number six the committee broke out into a series of smaller groups with summary sheets that provided the combined data for each facility reviewed in the previous meetings. The following categories were identified as the most appropriate indicators of need across the district:

- Enrollment growth
- Poor building condition
- Dependency on portable use
- Changing program and learning environments

The small groups were asked to stack rank the top ten projects for the next bond package based on the appropriate sense of urgency needed to address these concerns. Consensus was sought when developing recommendations for the Board of Directors' consideration. Project ranking results were tallied, and justifications were discussed in the meetings that remained. Questions were also derived from the discussions, and they were used to frame the agendas and conversations moving forward.

Rank	Facility	Justification Factors	Estimated Costs (2021)	Point Total
1	Emerald Ridge HS	Growth, Site Consideration, Portable Use, Program Needs	\$ 30,000,000	50
2	Puyallup HS	Building Condition, Program Needs, Site Considerations, Portable Use	\$ 89,000,000	50
3	Rogers HS	Program Needs (Safety), Portable Use, Building Condition	\$ 55,000,000	50
4	Walker HS	Program Needs, Portable Use, Site Considerations	\$ 15,000,000	50
5	Spinning	Building Condition, Growth	\$ 40,000,000	36
6	Waller Road	Building Condition, Growth, (Proximity to other districts which impacts Growth)	\$ 40,000,000	29
7	Elementary # 24	Growth	\$ 60,000,000	19
8	Wildwood	Building Condition, Program Needs	\$ 50,000,000	10
9	Glacier View JH Expansion	Growth	\$ 20,000,000	10
10	Mt. View	Building Condition, Growth adjustment from NW	\$ 40,000,000	9
11	Fruitland			7
12	Brouillet Addition			3
13	Zieger Addition			2
14	Operations Center			2
15	Karshner			1



Total Estimated Project Costs \$ 439,000,000
Add 10 % Bond Contingency and Levy Replacement Costs (105 mil) \$ 482,900,105

Stack rank exercise results including justification factors and current cost of the work.

8.0 SUMMARY OF RECOMMENDATIONS

The recommendations of this committee are one part of a larger scope of work that will continually monitor student enrollment numbers, the conditions of our facilities, and community input. The CFAC used all available information at the time to prioritize projects and identify areas where continued investigation is needed.

Below are the recommended near-term (1-6 year) priorities for capital projects listed in order of importance. For an exhaustive list of recommendations for each facility see [Appendix Section 9.7](#).

SCHOOL FACILITY RECOMMENDATIONS

- 1. Emerald Ridge High School:** To address growth and aging facilities at the high school level a phased replacement and expansion is proposed to add capacity for 400 students. Work includes the relocation of the library, expanded commons and parking improvements to support added students. Additionally, the construction of two tennis courts, football field improvements, infield improvements for baseball and fast pitch, an auxiliary gym and weight room will support program improvements. Phase 2 replaces the remainder of the building and adds baseball and fast pitch fields.
- 2. Puyallup High School:** To address growth and aging facilities at the high school level a phased replacement and expansion to accommodate 2,000 students total. The project will include replacement of the library-science and gym buildings and expansion of the commons, and parking improvements to support the growth. Additionally, the construction of two tennis courts and field improvements provide necessary improvements to outdoor learning programs. Phase 2 fully modernizes the remainder of the main building.
- 3. Rogers High School:** To address growth and aging facilities at the high school level a phased replacement and expansion to accommodate 1,800 students total. Expansion of the gym and performing arts spaces provide adequate space for growth. The project also includes improvements to Special Education space and the construction of tennis courts in support of program improvements. To further address safety and security, the project will include the construction of additions that connect separate buildings on the site as well as improved parking. Phase 2 fully modernizes the remainder of the existing buildings.
- 4. Walker High School:** The plan proposes to build a classroom addition on the west side of the parking lot to address growth and to add special programs. The new facility will include new science rooms, Career and Technical Education (CTE) spaces, general education classrooms, personal training space, a sport court and commons space. Although the projects listed address immediate needs, major modernizations of the existing building are necessary for future planning.
- 5. Spinning Elementary School:** To address growth and an aging facility at the elementary level, a full replacement is proposed to accommodate 400-550 students and to provide significant site upgrades. Increasing the capacity at Spinning allows for a rippling effect reducing overcrowding at neighboring schools. The existing building is eligible for some degree of State match replacement funding.
- 6. Waller Road Elementary School:** To address growth and an aging facility at the elementary level, a full replacement is proposed to accommodate 400-550 students and to provide significant site upgrades. The existing building is eligible for some degree of State match replacement funding.
- 7. Elementary School #24:** The plan proposes to build a new school for 730-1000 students to address future growth and overcrowding at Edgerton.
- 8. Glacier View Junior High School:** To address growth and an aging facility at the junior high level, the committee proposes a new classroom addition to bring the total student population to 1,000 students, expand the commons, add Special Education and science programs. Additionally, improved parking and drop-off facilities will increase site safety. The existing building is not eligible for any degree of State match modernization funding until 2041.

ADDITIONAL RECOMMENDATIONS

Athletic programs perhaps have the most unique needs of all specialty programs in the district. Pools, fields, fitness rooms, and courts make for difficult decisions when costs to construct and maintain are evaluated. Pool facilities are highly valued in the district. However, insight into the high cost of construction and operations led the committee to recommend the construction of a new districtwide aquatic center as its preferred option given that there are many athletic programs to support.

This group recommends additional community input to fully evaluate this recommendation, and proposed alternatives to be reviewed in context with construction and operating costs at the time final decisions are to be made.

Recommendation

- Districtwide aquatic center
- Comprehensive high schools - additional auxiliary gymnasium
- Junior high schools - turf field installation at grass fields
- PHS - turf field installation
- Comprehensive high schools - new weight rooms

Alternative 1

- PHS - new pool
- RHS - pool modernization
- Comprehensive high schools - additional auxiliary gymnasium
- Junior high schools - turf field installation at grass fields
- PHS - turf field installation
- Comprehensive high schools - new weight rooms

Alternative 2

- PHS - new pool
- RHS - pool modernization
- ERHS – new pool
- Comprehensive high schools - additional auxiliary gymnasium
- Junior high schools - turf field installation at grass fields
- PHS - turf field installation
- Comprehensive high schools - new weight rooms

DISTRICT SERVICES RECOMMENDATIONS

Work at the South Hill Transportation Facility is seen as an opportunity for long-term operational costs savings and improved safety for the district. Current operations are distributed between two sites reducing efficiency due to the transport of buses for maintenance and remote fueling necessary without a fuel island on site. Work at the facility is necessary to provide space for the consolidation of all services from the downtown operations site.

The recommended South Hill Transportation facility work includes adding fuel islands, a bus wash, and mechanics bays, added Transportation offices, a driver training area, and parking. Parking and circulation on this site need to be expanded, reconfigured and separated from student areas.

9.0 APPENDIX

9.1 Puyallup School District Bond and Levy History

DATE	PROP.	\$ AMOUNT	LENGTH	TYPE	Pass/Fail	% YES
Feb. 1988	Prop. 1	\$17,055,000		M & O Levy	P	73.07%
Feb. 1988	Prop. 2	\$22,000,000		Bonds (four elem. schools, sites, portable classrooms, other capital improvements)	P	70.19%
Feb. 1990		\$19,691,854		M & O Levy	P	64.10%
Sept. 1990		\$25,300,000		Bonds (elem. schools, jhs, central kitchen, sites, other capital improvements)	F	58.20%
May 1991		\$49,810,000		Bonds (elem., jhs, central kitchen, sites, modernize PHS, new Woodland, other capital improvements)	P	63.00%
Feb. 1992	Prop. 1	\$25,600,000		M & O Levy	P	74.80%
Feb. 1992	Prop. 2	\$25,600,000		Bonds (elem., jhs, central kitchen, sites, other capital improvements)	F	52.70%
Feb. 1992	Prop. 3	\$7,200,000		Capital Projects Levy (technology/instructional computers)	P	74.84%
Feb. 1994	Prop. 1	\$35,385,000		M & O Levy	Not Validated	69.10%
Feb. 1994	Prop. 2	\$118,300,000		Bonds (new high school, EJHS and Stewart Elem., improve RHS & BJHS, other capital improvements)	F	57.63%
April 1994		\$35,385,000		M & O Levy	P	60.67%
Feb. 1996		\$36,000,000		M & O Levy	P	63.20%
May 1996	Prop. 1	\$40,550,000		Bonds (remodel Maplewood & Northwood, new EJHS, improve KJHS & RHS)	Not Validated	69.06%
May 1996	Prop. 2	\$44,570,000		Bonds (new high school)	F	58.52%
May 1996	Prop. 3	\$8,218,167	(redirect)	Proposition No. 3 required no additional taxes	P	67.23%
March 1997		\$76,920,000		Bonds (new high school & EJHS, remodel RHS & BJHS, other capital improvements)	P	63.08%
Feb. 1998	Prop. 1	\$39,300,000		M & O Levy	P	63.35%
Feb. 1998	Prop. 2	\$7,200,000	6 year	Capital Levy for Technology	F	59.46%
April 1998		\$7,200,000	6 year	Capital Levy for Technology	F	57.85%
Feb. 1999		\$6,700,000	5 year	Capital Levy for Technology	F	54.24%
April 1999		\$6,700,000	5 year	Capital Levy for Technology	F	55.00%
March 2000	Prop. 1	\$43,600,000		M & O Levy	P	60.48%
March 2000	Prop. 2	\$1,850,000	2 year	Pupil Transportation Vehicle Levy	P	61.73%
May 2001		\$89,900,000		Bonds (new elem, new jhs, modernization package)	F	50.59%
Feb. 2002		\$108,500,000	4 year	M & O Levy	F	59.18%
April 2002		\$108,500,000	4 year	M & O Levy	P	68.49%
Feb. 2004		\$198,500,000		Bonds (new jhs, two new elem. schools, remodel Aylen & Kalles, Meeker remodel, other capital improvements and technology)	P	60.73%
Feb. 2006		\$145,400,000	4 year	School Programs & Operation Levy	P	66.64%
Feb. 2007		\$259,500,000		Bonds (new elem. school, ERHS and PHS additions, replace Firgrove, Northwood, and Spinning, Sparks Stadium improvements, health and safety improvements, other capital improvements and technology)	F	58.08%
May 2007		\$259,500,000		Bonds (new elem. school, ERHS and PHS additions, replace Firgrove, Northwood, and Spinning, Sparks Stadium improvements, health and safety improvements, other capital improvements and technology)	F	59.15%
March 2009		\$257,000,000		Bonds (new elem. School, replace Firgrove, Spinning, and Waller Road, additions to ERHS and PHS, upgrade elementary lunch service, build RHS practice gym and performing arts storage)	F	48.07%
March 2009		\$57,000,000	6 year	Capital Levy (Increase bandwidth, replace student and staff computers, improve school bus check-in system, seismic upgrades at several schools, improve wheelchair accessibility, provide building lifecycle improvements)	F	47.82%
Feb. 2010		\$183,000,000	4 year	School Programs and Operation Levy	P	70.05%
Feb. 2013		\$279,600,000		Bonds - Capital Improvement and School Construction General Obligation Bonds	F	55.49%
Feb. 2014	Prop. 1	\$207,100,000	4 year	Replacement of Educational Programs, Maintenance and Operations Levy	P	66.81%
Feb. 2014	Prop. 2	\$46,000,000	6 year	Capital Improvements and Technology Upgrades Levy	P	63.57%
Nov. 2015		\$292,500,000		Bonds (replace Firgrove, Northwood, and Sunrise elementary schools with larger elementary schools, build a new elementary school on 144th St. near 80th Ave., and remodel and expand Pope Elementary) In 2015, the balance of Capital Improvement Levy funds was rolled into the 2015 bond.	P	68.26%
Feb. 2018		\$135,500,000	4 year	Replacement of Educational Programs and Operations Levy	P	69.41%
Nov. 2019		\$273,000,000		Bond (Safety and security upgrades, additions, and remodels to ERHS, PHS, RHS, and WHS.	F	53.15%
Nov. 2020		\$37,000,000	2 year	Educational Programs and Operations Supplemental Levy	P	58.61%
Feb. 2022	Prop. 1	\$267,050,000	4 year	Educational Programs and Operations Supplemental Levy	P	50.23%
Feb. 2022	Prop. 2	\$124,998,000	6 year	Capital Projects Levy	F	48.5%
Nov. 2022	Prop. 1	\$125,000,000	6 year	Capital Projects and Technology Levy	F	49.76%

9.0 APPENDIX

9.2 2021 Study and Survey Executive Report



[2021 Facility Conditions Assessment | Report Volume 1: Executive Summary](#)

9.0 APPENDIX

9.3 2022-2027 Capital Facilities Plan



[2022-2027 Capital Facilities Plan](#)

9.0 APPENDIX

9.4 BCA Stack Rank of all PSD Facilities

Facility	Building	Wgtd Avg Condition Score	Condition Score 100 Scale
79 Maintenance	79-01 Maintenance	3.90	27.50
50 Puyallup High	50-02 Library Science Building	3.38	40.50
10 Spinning Elementary	10-01 Main Building	3.19	45.25
03 Hilltop Gym	Hilltop Gym	3.15	46.25
50 Puyallup High	50-05 Gymnasium and 62-01 Swimming Pool Building	3.14	46.50
82 Transportation	82-01 Transportation	3.10	47.50
50 Puyallup High	50-01 Main Building	3.07	48.25
70 Business Services Building	70-01 Business Services Building	3.00	50.00
02 Fruitland Elementary	02-01 Main Building	2.94	51.50
76 Puyallup Special Services Building (Main St)	76-01 Puyallup Special Services Building (Main St)	2.94	51.50
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51 Governor John Rogers High	51-02 51-03 Main Building	2.46	63.50
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33 Edgemont Junior High	33-01 Main Building	2.40	65.00
51 Governor John Rogers High	51-05 Art Studio	2.38	65.50
31 Aylen Junior High	31-01 Main Building	2.36	66.00
72 Education Technology & Engagement Center	72-01 Education Technology & Engagement Center	2.36	66.00
32 Ballou Junior High	32-04 400 Building	2.35	66.25
61 Paul H. Karshner Memorial Museum	61-01 Paul H. Karshner Memorial Museum	2.31	67.25
51 Governor John Rogers High	51-01 Administration Building	2.29	67.75
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51 Governor John Rogers High	51-06 Greenhouse	1.60	85.00
32 Ballou Junior High	32-05 500 Building	1.00	100.00
Dessie Evans/Firgrove/Northwood/Sunrise/Pope/Warehouse Addition/Kessler Center/Stahl Addition		1.00	100.00

Notes:

1. Weighted Average uses subsystem condition scores where 1 is excellent and 5 is unsatisfactory.
2. 100 Scale Condition Score is based on Weighted Average.
3. Buildings with a score of 100 were opened after 2018.
4. For clarity some buildings are not shown (playsheds, storage buildings, ticket booths, ...).
5. For clarity no site rankings are shown.
6. Buildings with a low condition score and low OD costs are likely to be smaller buildings or have less variation in subsystem scores.

9.0 APPENDIX

9.5 Enrollment Projections and Housing Trends

ELEMENTARY SCHOOLS

2021-22 EXISTING ENROLLMENT BY FACILITY – Elementary

CFAC Elementary 2021-22 Existing	BROUILLET	CARSON	DESSIE EVANS	EDGERTON	FIRGROVE	FRUITLAND	HUNT	KARSHNER	MAPLEWOOD	MEEKER	MT VIEW*	NORTHWOOD*	POPE	RIDGECREST	SHAW RD	SPINNING	STEWART	SUNRISE	WALLER RD	WILDWOOD	WOODLAND	ZEIGER**	TOTAL
Student Capacity (excluding Portables)	454	638	948	596	640	442	696	286	198	332	210	673	674	442	696	276	308	640	242	342	486	374	10,593
Capacity Basis	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	
11/1/2021 K-6 Enrollment	544	676	890	665	566	558	721	378	334	359	301	592	625	450	627	284	284	632	314	367	555	485	11,207
Kindergarten Academy	N	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y	N	N	Y	N	N	N	Y	N	Y	
Capacity +/-	(90)	(38)	58	(69)	74	(116)	(25)	(92)	(136)	(27)	(91)	81	49	(8)	69	(8)	24	8	(72)	(25)	(69)	(111)	(614)
Student Capacity (with portables)	674	792	948	816	640	596	872	484	352	376	336	736	674	618	740	364	396	728	396	518	662	638	13,356
Capacity +/-	130	116	58	151	74	38	151	106	18	17	35	144	49	168	113	80	112	96	82	151	107	153	2,149
Student capacity is based upon 22 students/classroom at 100% utilization rate. Northwood and Mt View use 21 students/classroom (K-5)																							
Preschool rooms and enrollment are not included in the capacity analysis.																							
*K-5th grade counts.																							
**P4 occupies 2 portables beginning in 2019-20.																							
last updated: 2/14/2022																							

2025-26 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Elementary

CFAC Elementary 2025-26 4-Year	BROUILLET	CARSON	DESSIE EVANS	EDGERTON	FIRGROVE	FRUITLAND	HUNT	KARSHNER	MAPLEWOOD	MEEKER	MT VIEW*	NORTHWOOD*	POPE	RIDGECREST	SHAW RD	SPINNING	STEWART	SUNRISE	WALLER RD	WILDWOOD	WOODLAND	ZEIGER**	TOTAL
Student Capacity (excluding Portables)	432	638	948	596	640	420	674	264	198	310	189	673	674	420	674	276	286	618	220	342	464	374	10,330
Capacity Basis	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	
11/1/2021 K-6 Enrollment	544	676	890	665	566	558	721	378	334	359	301	592	625	450	627	284	284	632	314	367	555	485	11,207
Kindergarten Academy***	N	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y	N	N	Y	N	N	N	Y	N	Y	
2025-26 Enrollment Projection	547	649	898	876	594	565	743	422	320	369	349	696	657	433	632	294	320	716	308	388	572	514	11,860
Capacity +/-	(115)	(11)	50	(280)	46	(145)	(69)	(158)	(122)	(59)	(160)	(23)	17	(13)	42	(18)	(34)	(98)	(88)	(46)	(108)	(140)	(1,647)
Student Capacity (with portables)	674	792	948	816	640	596	872	484	352	376	336	736	674	618	740	364	396	728	396	518	662	638	13,356
Capacity +/-	127	143	50	(60)	46	31	129	62	32	7	(13)	40	17	185	108	70	76	12	88	130	90	124	1,379
Student capacity is based upon 22 students/ Gen Ed classroom at 100% utilization rate. Northwood & Mt View uses 21 students / Gen Ed classroom due to weighted average with K-5th grade configuration.																							
Preschool rooms/enrollment not included in the capacity analysis.																							
*K-5th grade counts. Does not include 6th grade students at Edgemont JH.																							
**P4 occupies 2 portables beginning in 2019-20.																							
*** Analysis assumes one Kindergarten Academy room at each elementary.																							
last updated: 2/14/2022																							

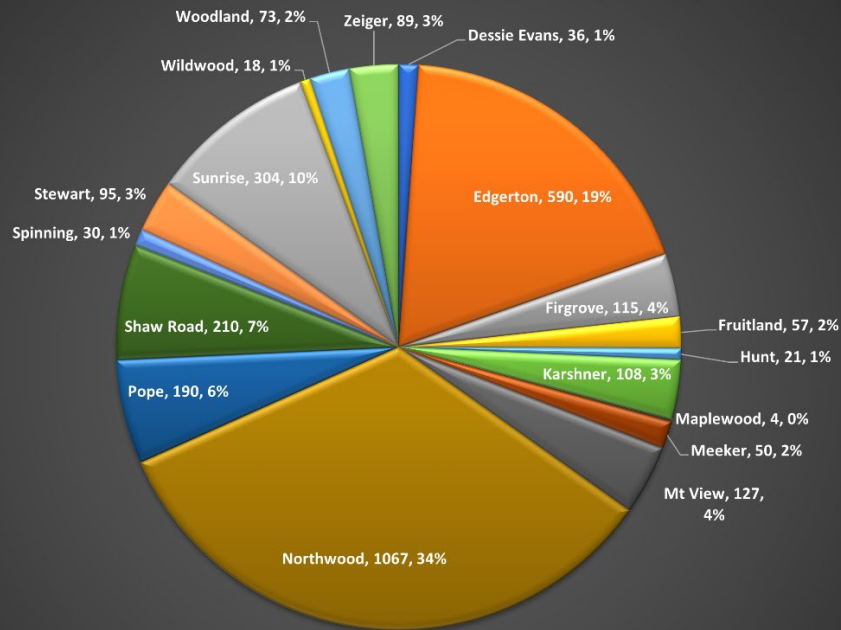
2029-30 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Elementary

CFAC Elementary 2029-30 8-Year	BROUILLET	CARSON	DESSIE EVANS	EDGERTON	FIRGROVE	FRUITLAND	HUNT	KARSHNER	MAPLEWOOD	MEEKER	MT VIEW*	NORTHWOOD*	POPE	RIDGECREST	SHAW RD	SPINNING	STEWART	SUNRISE	WALLER RD	WILDWOOD	WOODLAND	ZEIGER**	TOTAL
Student Capacity (excluding Portables)	432	638	948	596	640	420	674	264	198	310	189	673	674	420	674	276	286	618	220	342	464	374	10,330
Capacity Basis	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	
11/1/2021 K-6 Enrollment	544	676	890	665	566	558	721	378	334	359	301	592	625	450	627	284	284	632	314	367	555	485	11,207
Kindergarten Academy***	N	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y	N	N	Y	N	N	N	Y	N	Y	
2029-30 Enrollment Projection	526	624	864	961	571	543	714	406	307	355	335	769	632	416	608	283	307	689	296	373	550	494	11,624
Capacity +/-	(94)	14	84	(365)	69	(123)	(40)	(142)	(109)	(45)	(146)	(96)	42	4	66	(7)	(21)	(71)	(76)	(31)	(86)	(120)	(1,294)
Student Capacity (with portables)	674	792	948	816	640	596	872	484	352	376	336	736	674	618	740	364	396	728	396	518	662	638	13,356
Capacity +/-	148	168	84	(145)	69	53	158	78	45	21	1	(33)	42	202	132	81	89	39	100	145	112	144	1,732
Student capacity is based upon 22 students/ Gen Ed classroom at 100% utilization rate. Northwood & Mt View uses 21 students / Gen Ed classroom due to weighted average with K-5th grade configuration.																							
Preschool rooms and enrollment are not included in the capacity analysis.																							
*K-5th grade counts. Does not include 6th grade students at Edgemont JH.																							
**P4 occupies 2 portables beginning in 2019-20.																							
*** Analysis assumes one Kindergarten Academy room at each elementary.																							
last updated: 2/14/2022																							

2033-34 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Elementary

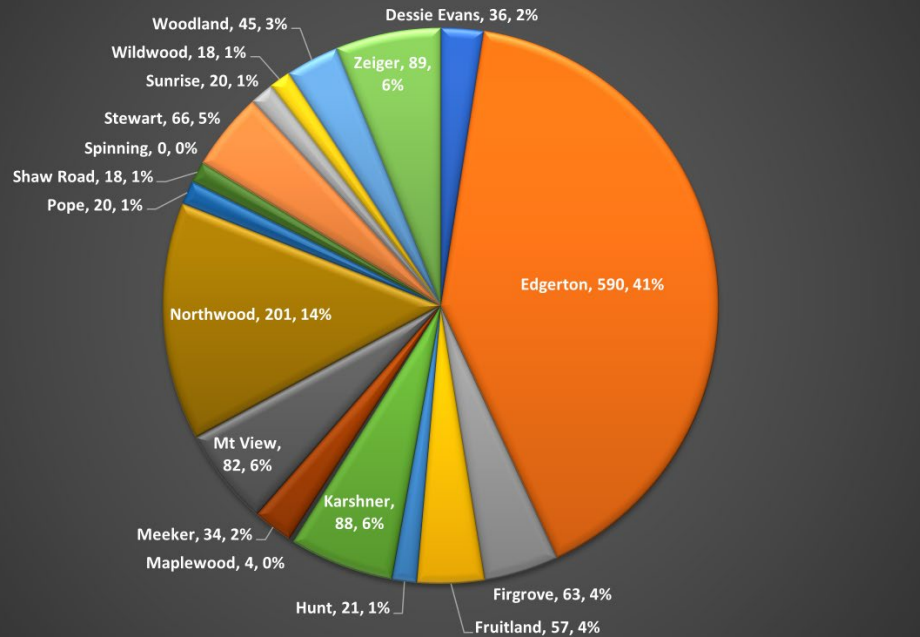
CFAC Elementary 2033-34 12-Year	BROUILLET	CARSON	DESSIE EVANS	EDGERTON	FIRGROVE	FRUITLAND	HUNT	KARSHNER	MAPLEWOOD	MEEKER	MT VIEW*	NORTHWOOD*	POPE	RIDGECREST	SHAW RD	SPINNING	STEWART	SUNRISE	WALLER RD	WILDWOOD	WOODLAND	ZEIGER**	TOTAL
Student Capacity (excluding Portables)	432	638	948	596	640	420	674	264	198	310	189	673	674	420	674	276	286	618	220	342	464	374	10,330
Capacity Basis	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	
11/1/2021 K-6 Enrollment	544	676	890	665	566	558	721	378	334	359	301	592	625	450	627	284	284	632	314	367	555	485	11,207
Kindergarten Academy***	N	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y	N	N	Y	N	N	N	Y	N	Y	
2033-34 Enrollment Projection	554	658	910	1,038	602	573	753	428	324	374	353	860	665	439	640	298	324	726	312	393	580	520	12,323
Capacity +/-	(122)	(20)	38	(442)	38	(153)	(79)	(164)	(126)	(64)	(164)	(187)	9	(19)	34	(22)	(38)	(108)	(92)	(51)	(116)	(146)	(1,993)
Student Capacity (with portables)	674	792	948	816	640	596	872	484	352	376	336	736	674	618	740	364	396	728	396	518	662	638	13,356
Capacity +/-	120	134	38	(222)	38	23	119	56	28	2	(17)	(124)	9	179	100	66	72	2	84	125	82	118	1,033
Student capacity is based upon 22 students/ Gen Ed classroom at 100% utilization rate. Northwood & Mt View uses 21 students / Gen Ed classroom due to weighted average with K-5th grade configuration.																							
Preschool rooms and enrollment are not included in the capacity analysis.																							
*K-5th grade counts. Does not include 6th grade students at Edgemont JH.																							
**P4 occupies 2 portables beginning in 2019-20.																							
*** Analysis assumes one Kindergarten Academy room at each elementary.																							
last updated: 2/14/2022																							

2021-26 Total Planned Housing Units by Elementary Attendance Area



■ Dessie Evans ■ Edgerton ■ Firgrove ■ Fruitland ■ Hunt ■ Karshner ■ Maplewood ■ Meeker ■ Mt View
■ Northwood ■ Pope ■ Shaw Road ■ Spinning ■ Stewart ■ Sunrise ■ Wildwood ■ Woodland ■ Zeiger

2021-26 Single-Family Detached Only - Planned Housing Units by Elementary Attendance



■ Dessie Evans ■ Edgerton ■ Firgrove ■ Fruitland ■ Hunt ■ Karshner ■ Maplewood ■ Meeker ■ Mt View
■ Northwood ■ Pope ■ Shaw Road ■ Spinning ■ Stewart ■ Sunrise ■ Wildwood ■ Woodland ■ Zeiger

JUNIOR HIGH SCHOOLS

CURRENT ENROLLMENT BY FACILITY – Junior High

CFAC Junior High 2021-22 Existing	AYLEN	BALLOU	EDGE MONT*	FERRUCCI	GLACIER VIEW	KALLES	STAHL	TOTAL
Student Capacity (excluding Portables)	787	961	636	905	787	823	1,023	5,921
Capacity Basis	Existing	Existing	Existing	2022-23	Existing	Existing	Existing	
10/1/2021 Enrollment	698	879	509	815	826	821	895	5,443
Capacity +/-	89	82	127	90	(39)	2	128	478
Student Capacity (with portables)	886	961	735	1,004	886	948	1,023	6,444
Capacity +/-	188	82	226	189	60	127	128	1,001
Student capacity is based upon 30 students/classroom at 83% utilization rate.								
Numbers may not add correctly due to rounding								
* Edgemont JH includes 6th - 9th grades.								
Last updated: 3/1/2022								

2025-26 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Junior High

CFAC Junior High 2025-26 4-Year	AYLEN	BALLOU	EDGE MONT*	FERRUCCI	GLACIER VIEW	KALLES	STAHL	TOTAL
Student Capacity (excluding Portables)	787	961	636	905	787	823	1,023	5,921
Capacity Basis	Existing	Existing	Existing	2022-23	Existing	Existing	Existing	
10/1/2021 Enrollment	698	879	509	815	826	821	895	5,443
2025-26 Enrollment Projection	672	867	576	797	895	782	830	5,421
Capacity +/-	115	94	59	107	(108)	41	192	176
Student Capacity (with portables)	886	961	735	1,004	886	948	1,023	6,444
Capacity +/-	215	94	159	207	(9)	165	192	699
Student capacity is based upon 30 students/classroom at 83% utilization rate.								
Numbers may not add correctly due to rounding								
* Edgemont JH includes 6th - 9th grades.								
Last updated: 3/1/2022								

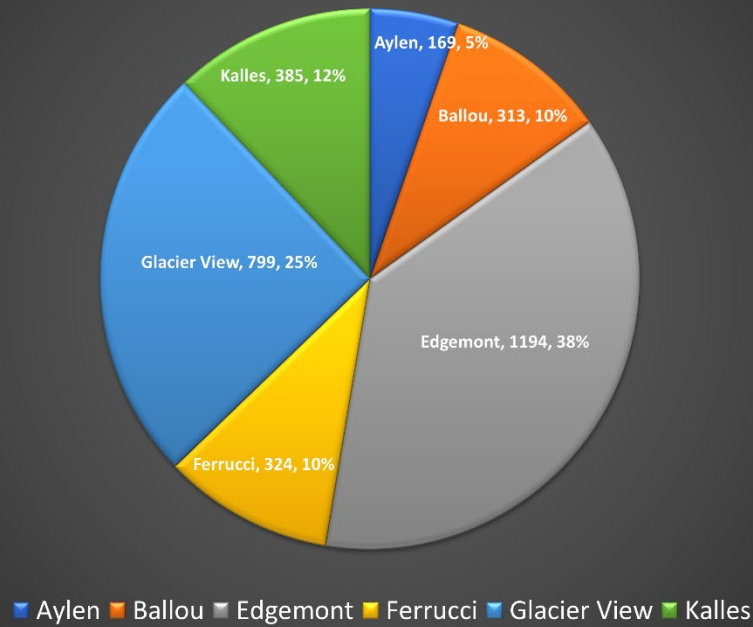
2029-30 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Junior High

CFAC Junior High 2029-30 8-Year	AYLEN	BALLOU	EDGEMONT*	FERRUCCI	GLACIER VIEW	KALLES	STAHL	TOTAL
Student Capacity (excluding Portables)	787	961	636	905	787	823	1,023	5,921
Capacity Basis	Existing	Existing	Existing	2022-23	Existing	Existing	Existing	
10/1/2021 Enrollment	698	879	509	815	826	821	895	5,443
2029-30 Enrollment Projection	723	934	656	858	1,003	842	894	5,910
Capacity +/-	64	27	(20)	46	(216)	(19)	129	11
Student Capacity (with portables)	886	961	735	1,004	886	948	1,023	6,444
Capacity +/-	163	27	80	146	(116)	106	129	534
Student capacity is based upon 30 students/classroom at 83% utilization rate.								
Numbers may not add correctly due to rounding								
* Edgemont JH includes 6th - 9th grades.								
last updated: 3/1/2022								

2033-34 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – Junior High

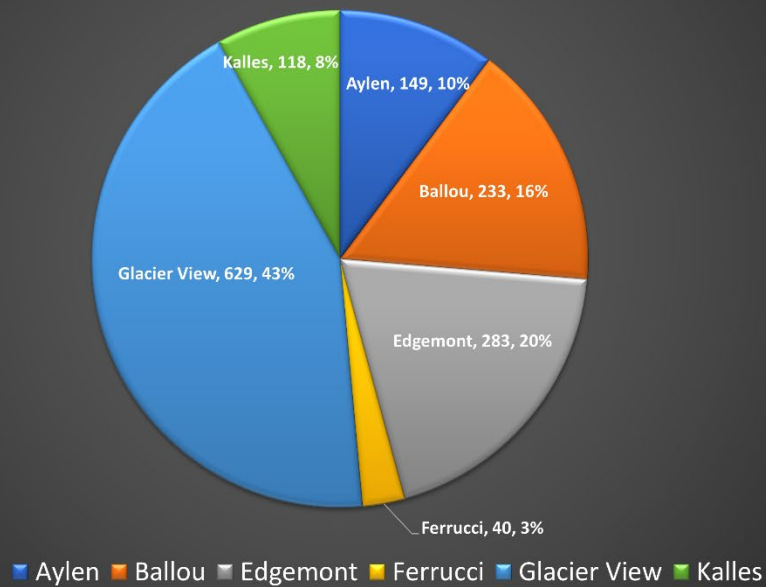
CFAC Junior High 2033-34 12-Year	AYLEN	BALLOU	EDGEMONT*	FERRUCCI	GLACIER VIEW	KALLES	STAHL	TOTAL
Student Capacity (excluding Portables)	787	961	636	905	787	823	1,023	5,921
Capacity Basis	Existing	Existing	Existing	2022-23	Existing	Existing	Existing	
10/1/2021 Enrollment	698	879	509	815	826	821	895	5,443
2033-34 Enrollment Projection	677	874	629	804	946	789	837	5,556
Capacity +/-	110	87	7	101	(159)	35	185	365
Student Capacity (with portables)	886	961	735	1,004	886	948	1,023	6,444
Capacity +/-	209	87	107	200	(60)	159	185	888
Student capacity is based upon 30 students/classroom at 83% utilization rate.								
Numbers may not add correctly due to rounding								
* Edgemont JH includes 6th - 9th grades.								
last updated: 3/1/2022								

2021- 2026 Total Planned Housing Units by Junior High Attendance Area



**Currently no planned units within Stahl JH boundary.*

2021-2026 Single-Family Detached Only - Planned Housing Units by Junior High Attendance



HIGH SCHOOLS

CURRENT ENROLLMENT BY FACILITY – High

CFAC High School 2021-22 Existing	EMERALD RIDGE	PUYALLUP	ROGERS	WALKER	TOTAL
Student Capacity (excluding Portables)	1,228	1,446	1,299	37	4,011
Capacity Basis	Existing	Existing	Existing	Existing	
10/1/2021 Enrollment	1,349	1,650	1,653	82	4,734
Capacity +/-	(121)	(204)	(354)	(45)	(723)
Student Capacity (with portables)	1,552	1,770	1,672	199	5,193
Capacity +/-	203	120	19	117	459
<i>Student capacity is based upon 30 students/classroom at 83% utilization rate.</i>					
<i>Numbers may not add correctly due to rounding</i>					
<i>last updated: 3/1/2022</i>					

2025-26 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – High

CFAC High School 2025-26 4-Year	EMERALD RIDGE	PUYALLUP	ROGERS	WALKER	TOTAL
Student Capacity (excluding Portables)	1,228	1,446	1,299	37	4,011
Capacity Basis	Existing	Existing	Existing	Existing	
10/1/2021 Enrollment	1,349	1,650	1,653	82	4,734
2025-26 Enrollment Projection	1,400	1,811	1,679	100	4,990
Capacity +/-	(171)	(365)	(380)	(63)	(971)
Student Capacity (with portables)	1,552	1,770	1,672	199	5,193
Capacity +/-	152	(41)	(7)	99	212
<i>Student capacity is based upon 30 students/classroom at 83% utilization rate.</i>					
<i>Numbers may not add correctly due to rounding</i>					
<i>last updated: 3/1/2022</i>					

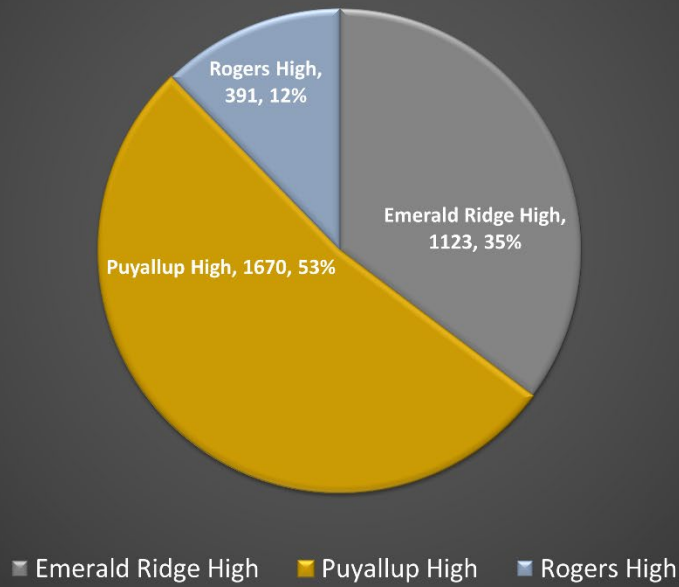
2029-30 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – High

CFAC High School 2029-30 8-Year	EMERALD RIDGE	PUYALLUP	ROGERS	WALKER	TOTAL
Student Capacity (excluding Portables)	1,228	1,446	1,299	37	4,011
Capacity Basis	Existing	Existing	Existing	Existing	
10/1/2021 Enrollment	1,349	1,650	1,653	82	4,734
2029-30 Enrollment Projection	1,456	1,869	1,708	102	5,136
Capacity +/-	(228)	(424)	(409)	(64)	(1,125)
Student Capacity (with portables)	1,552	1,770	1,672	199	5,193
Capacity +/-	96	(100)	(36)	97	57
Student capacity is based upon 30 students/classroom at 83% utilization rate.					
Numbers may not add correctly due to rounding					
Last updated: 3/1/2022					

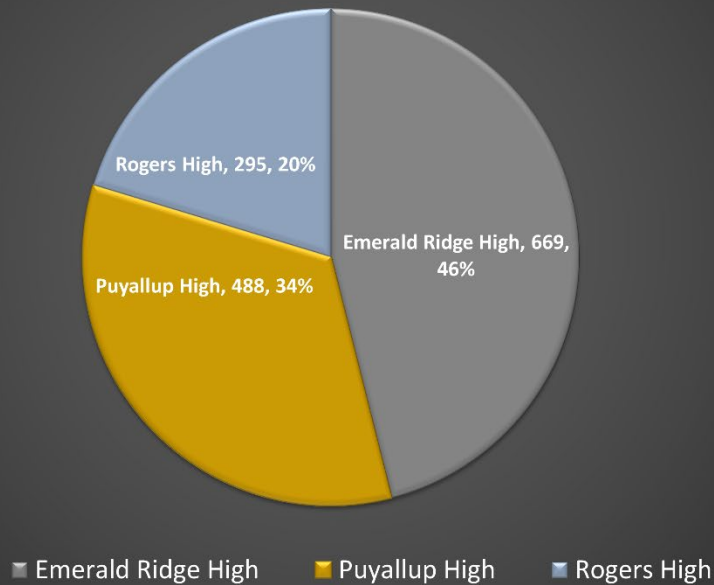
2033-34 SCHOOL YEAR PROJECTED ENROLLMENT BY FACILITY – High

CFAC High School 2033-34 12-Year	EMERALD RIDGE	PUYALLUP	ROGERS	WALKER	TOTAL
Student Capacity (excluding Portables)	1,228	1,446	1,299	37	4,011
Capacity Basis	Existing	Existing	Existing	Existing	
10/1/2021 Enrollment	1,349	1,650	1,653	82	4,734
2033-34 Enrollment Projection	1,530	1,967	1,788	106	5,391
Capacity +/-	(301)	(521)	(489)	(69)	(1,380)
Student Capacity (with portables)	1,552	1,770	1,672	199	5,193
Capacity +/-	23	(197)	(116)	93	(198)
Student capacity is based upon 30 students/classroom at 83% utilization rate.					
Numbers may not add correctly due to rounding					
Last updated: 3/1/2022					

**2021-2026 Total Planned Housing Units
by High School Attendance Area**



**2021-2026 Single-Family Detached only - Planned Housing Units
by High School Attendance**



9.0 APPENDIX

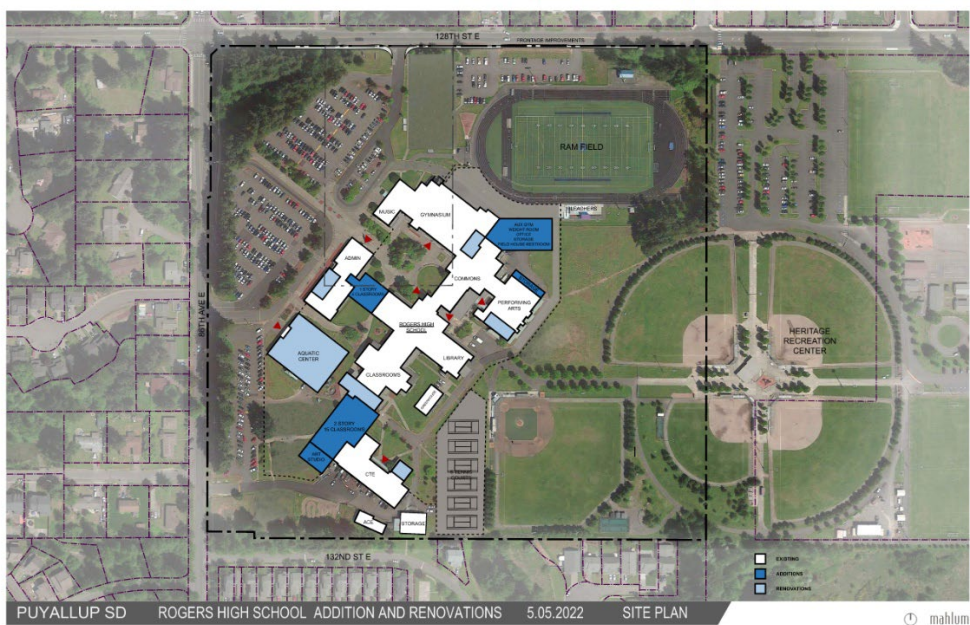
9.6 Master Plan Drawings

Conceptual and Master Plan Drawings for the following schools and/or Sites:

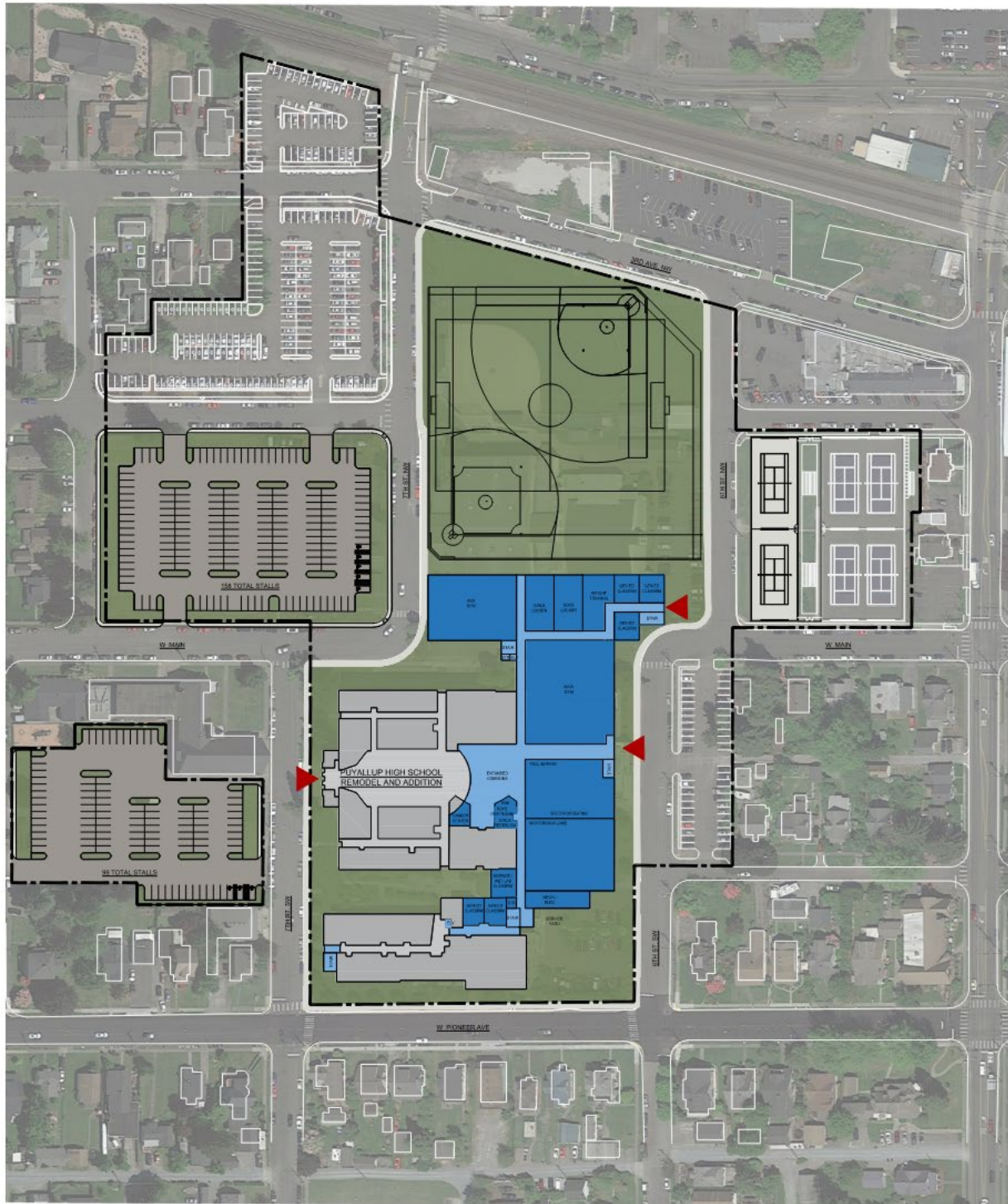
- **Rogers High School – Addition & Renovations Conceptual Drawings**
 - Option 1 with Aquatic Center



- Option 2 without Aquatic Center



- **Puyallup High School – Remodel & Addition Conceptual Drawing**

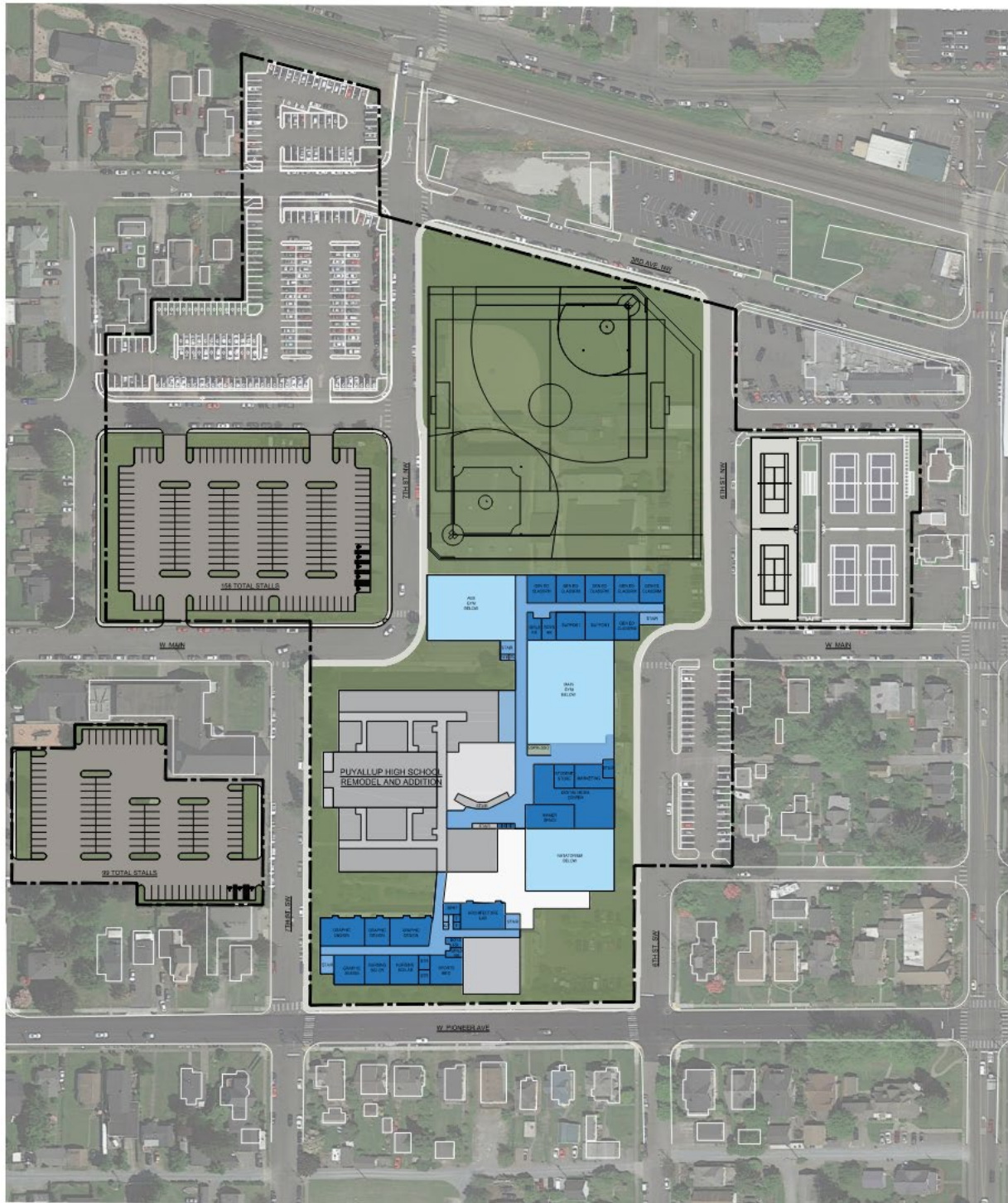


PUYALLUP SD // PUYALLUP HIGH SCHOOL REMODEL & ADDITION // 3.29.2022

FIRST FLOOR PLAN



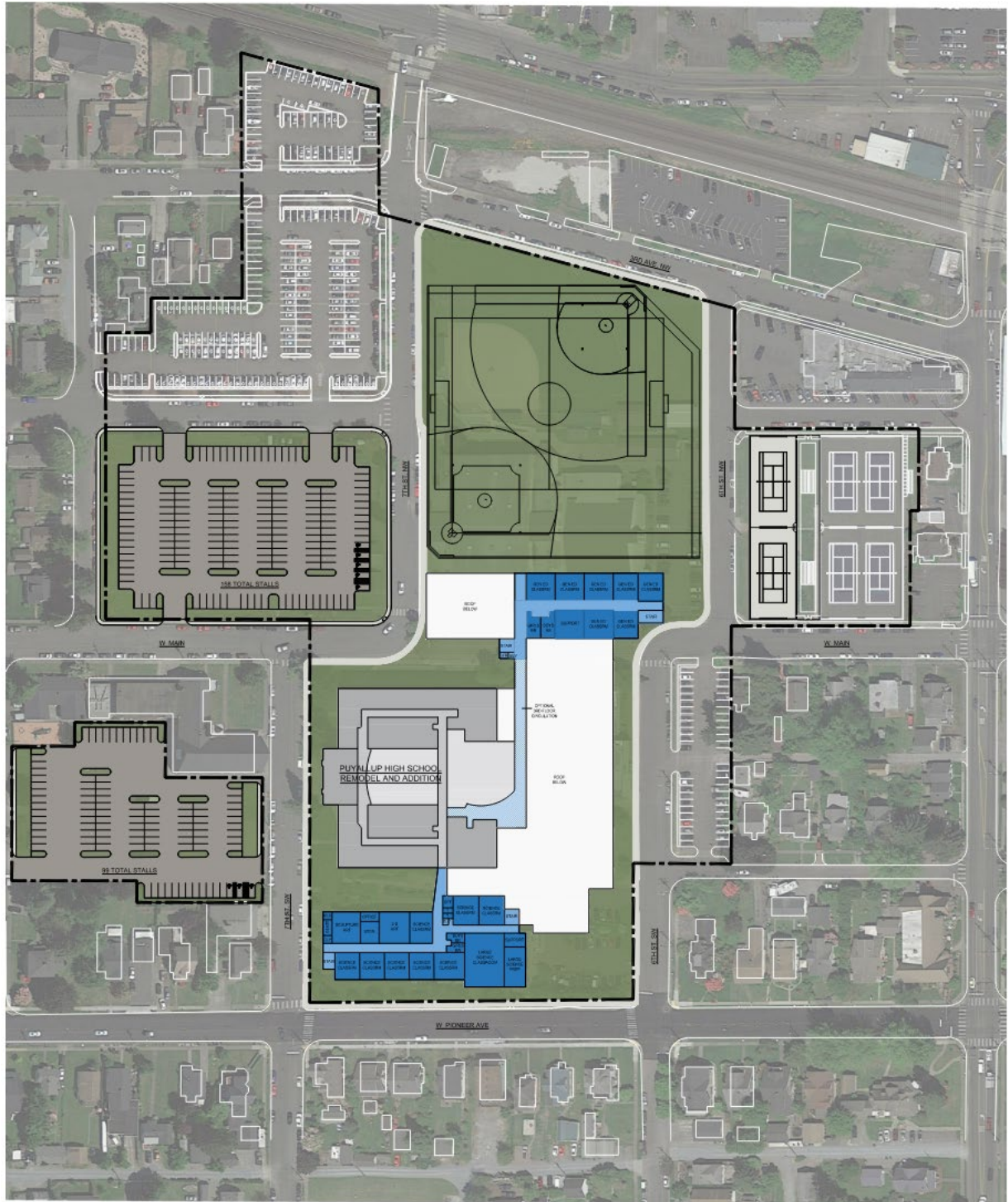
- Puyallup High School – Remodel & Addition Conceptual Drawing (Continued)



PUYALLUP SD // PUYALLUP HIGH SCHOOL REMODEL & ADDITION // 3.29.2022 SECOND FLOOR PLAN

BLRB architects

▪ **Puyallup High School – Remodel & Addition Conceptual Drawing (Continued)**



PUYALLUP SD // PUYALLUP HIGH SCHOOL REMODEL & ADDITION // 3.29.2022

THIRD FLOOR PLAN



- **Emerald Ridge High School – Gym/Classrooms Addition, Commons Expansion**
 - Option 1 with Gym



- Option 2 with Pool

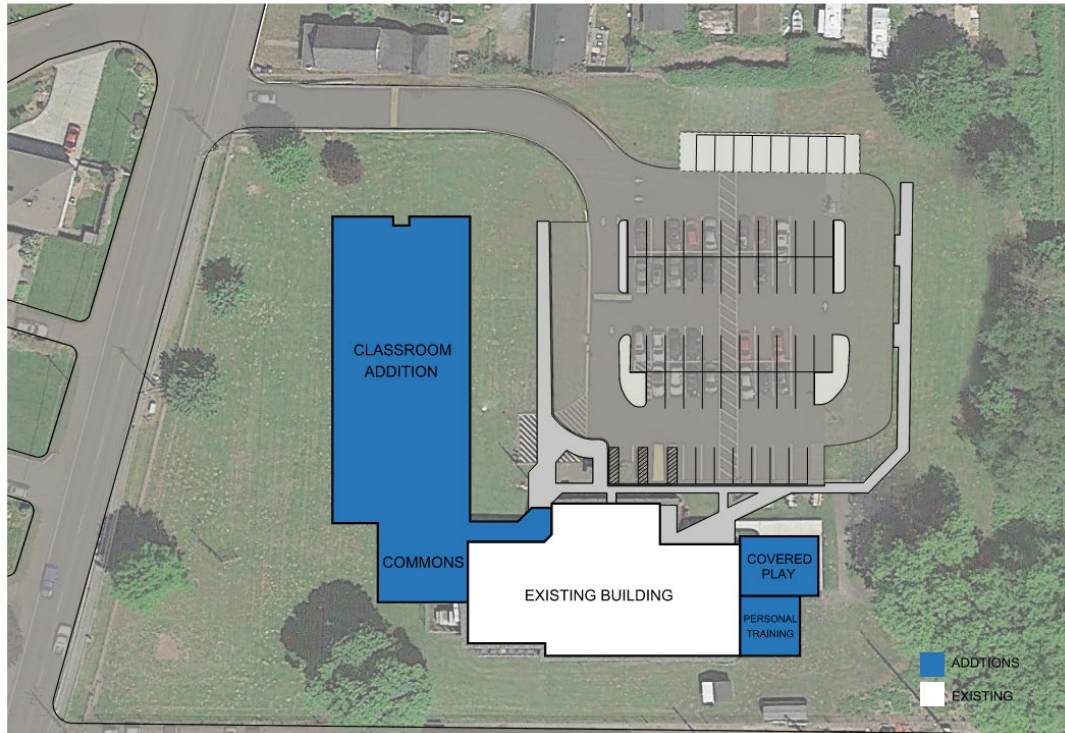


- Walker High School – Classroom Addition with Commons Conceptual

May 30, 2019 / Puyallup School District

Walker High School

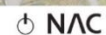
CLASSROOM ADDITIONS WITH CAFETERIA, COVERED PLAY AND PERSONAL TRAINING



- Glacier View Junior High School – Commons & Classroom Addition



PUYALLUP SD GLACIER VIEW JUNIOR HIGH COMMONS & CLASSROOMS ADDITION



Shaw Elementary School – Expansion Floor Plan Concept



PUYALLUP SCHOOL DISTRICT // SHAW ROAD ELEMENTARY SCHOOL EXPANSION // FLOOR PLAN CONCEPT



BLRB architects

12.03.2019

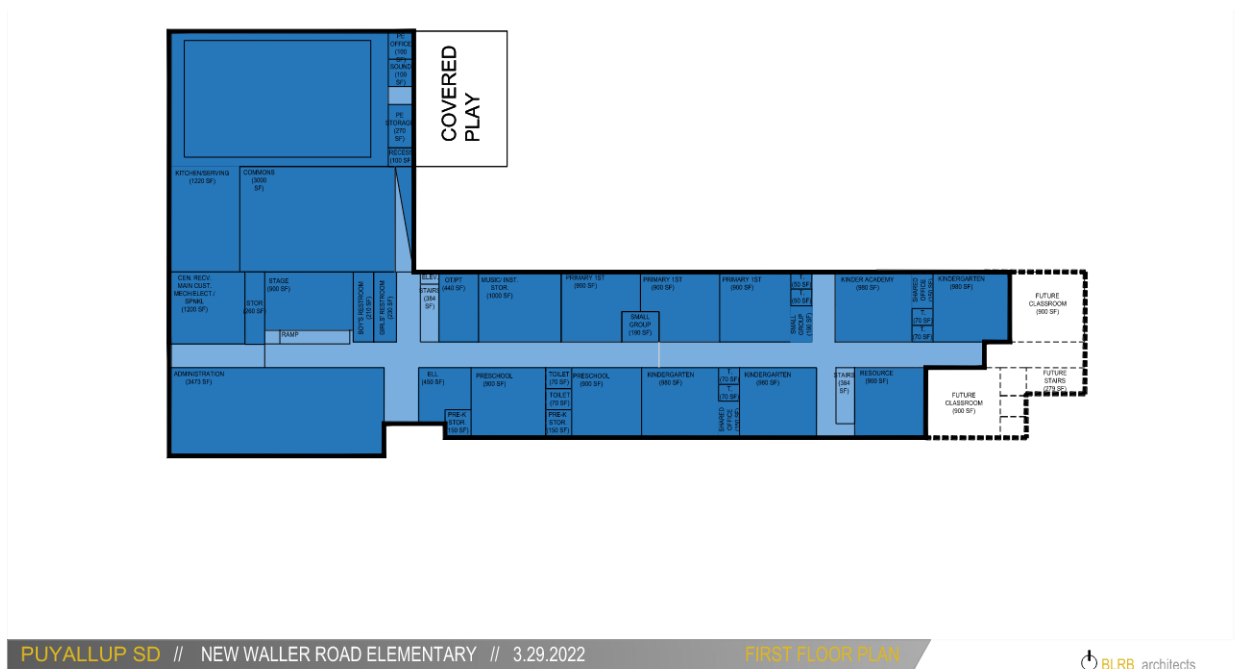
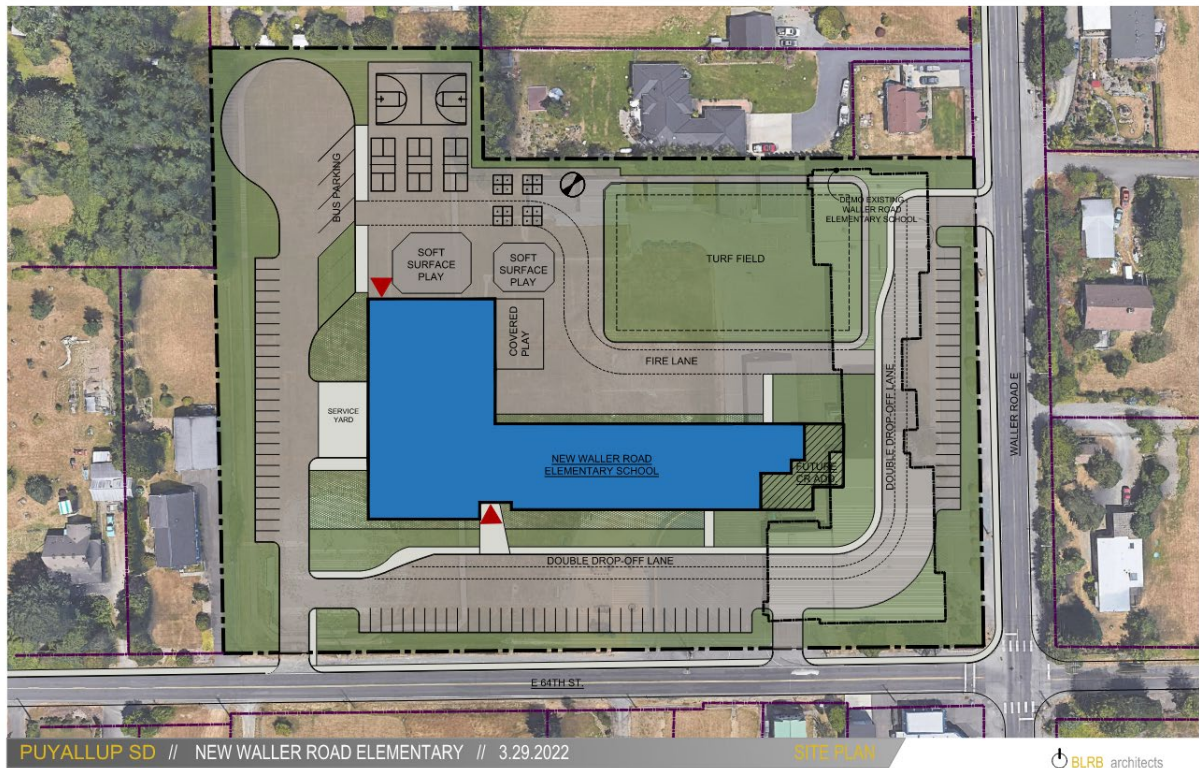
Spinning Elementary School – Masterplan



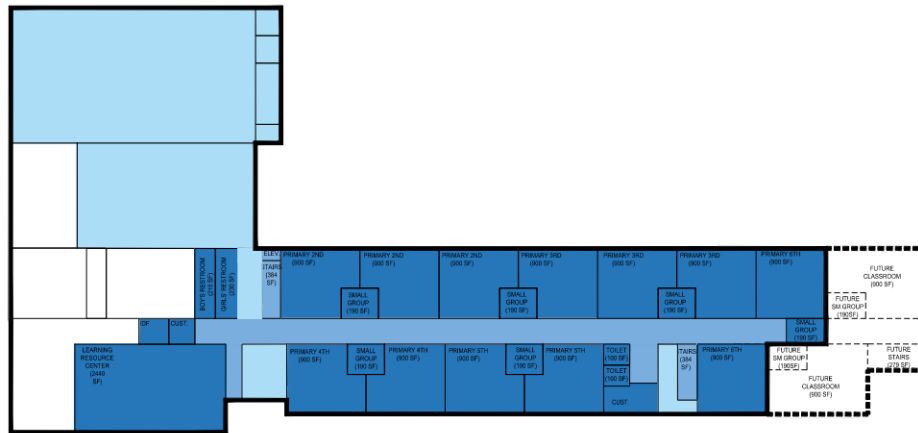
SPINNING ELEMENTARY MASTERPLAN

studio MENG STRAZZARA

■ Waller Road Elementary School – Replacement Conceptual



■ **Waller Road Elementary School – Replacement Conceptual (Continued)**



PUYALLUP SD // NEW WALLER ROAD ELEMENTARY // 3.29.2022

SECOND FLOOR PLAN

[illegible][illegible]

SPACE ALLOCATION SUMMARY - COMPARISON CHART									
Space	38 Classroom Classrooms				38B Classroom Classrooms				
	No. of Rooms	Area	Sq. Ft.	% of Total	No. of Rooms	Area	Sq. Ft.	% of Total	
A Building Totals									
• Center Reception/Information Office	38(1)	1	360	1%	38(1)	1	360	1%	
• Gender Study Room	1(1)	2	100	0%	1(1)	2	100	0%	
• Women's Resource Room	1(1)	1	440	1%	1(1)	1	440	1%	
• 2nd Floor Restrooms	4(2)	4	6	0%	4(2)	4	6	0%	
• VAP Meeting Management Room	1(1)	1	100	0%	1(1)	1	100	0%	
• Special Use Room	1(1)	1	100	0%	1(1)	1	100	0%	
• Student Resource Assistant to Orientation Counselor	1(1)	1	440	1%	1(1)	1	440	1%	
• Student Resource Assistant to Orientation Counselor	1(1)	1	440	1%	1(1)	1	440	1%	
• Student Union Reception	1(1)	2	125	0%	1(1)	2	125	0%	
• Staff Restroom Adjacent to Lounge/Office	1(1)	1	440	1%	1(1)	1	440	1%	
• Faculty Group Staff Restroom	1(1)	2	125	0%	1(1)	2	125	0%	
38B Totals	21(10)	21	2,115	6%	21(10)	21	2,115	6%	
Net Total (Including Union Classroom)	59	47	4,740	12%	59	47	4,740	12%	
Summary									
Classrooms - 38			3,800				14,200		
Classroom Adjacent to Rest & Stage			300				1,200		
Exterior/Interior Room			140				125		
Restroom			100				100		
Special Use Room			100				100		
Men Entry Lobby			200				200		
Women Entry Lobby			200				200		
Building Area by Total			14,200				20,000		
Building TOTAL			47,400				47,400		

^a These program types are not included in the current 30-Homeroom Classroom Model or 44-Homeroom Classroom Model. All schools are to be planned for the future addition of (2) preschool classrooms, (1) preschool storage, (1) preschool office, (1) preschool restrooms and (3) generic classrooms.

PUYALLUP SD // NEW WALLER ROAD ELEMENTARY // 3.29.2022

SPACE ALLOCATION SUMMARY

BLRB architects

- **New Elementary School #24 – New Build Conceptual**



- **Puyallup School District South Hill Campus – Alternative Masterplans**



9.0 APPENDIX

9.7 Proposed Project Scope by Site

HIGH SCHOOLS

- Emerald Ridge High School
- Puyallup High School
- Rogers High School
- Walker High School

JUNIOR HIGH SCHOOLS

- Aylen Junior High
- Ballou Junior High
- Edgemont Junior High
- Ferrucci Junior High
- Glacier View Junior High
- Kalles Junior High
- Stahl Junior High

ELEMENTARY SCHOOLS

- Brouillet Elementary
- Carson Elementary
- Dessie F. Evans Elementary
- Edgerton Elementary
- Firgrove Elementary
- Fruitland Elementary
- Hunt Elementary
- Karshner Elementary
- Maplewood Elementary
- Meeker Elementary

ELEMENTARY SCHOOLS (CONTINUED)

- Mt. View Elementary
- Northwood Elementary
- Pope Elementary
- Ridgecrest Elementary
- Shaw Road Elementary
- Spinning Elementary
- Stewart Elementary
- Sunrise Elementary
- Waller Road Elementary
- Wildwood Elementary
- Woodland Elementary
- Zeiger Elementary
- Potential Elementary Sites (New ES #24, #26, #27)

OTHER DISTRICT BUILDINGS / SITES

- Heritage Recreation Center
- Sparks Stadium
- The Kessler Center
- 12th St. Operations Facility
- South Hill Transportation
- South Hill Central Kitchen
- South Hill Warehouse
- South Hill Education Technology & Engagement Center
- Educational Service Center
- Business Services Building
- 214 W. Main Building
- Instructional Material Processing Center
- Karshner Museum & Center for Culture and Arts



FACILITY

Emerald Ridge High School

NEEDS STATEMENT

Emerald Ridge High School serves the highest growth area for the District's high school population. The current building and site improvements do not meet the program needs for classroom space, athletics, or core facilities (commons/library). Some building systems are at or near the end of their useful life. The existing building is not eligible for State match modernization funding until 2031.

FACTS

Program/Educational Specification Improvements

Classroom spaces for 1800 students

Two science rooms

Digital media center (new library)

Conference rooms, storage, restrooms, and support spaces as part of the classroom addition

Aux gym, weight room, gymnastics facility, pool

Two new tennis courts

Outdoor field restrooms

Added Baseball/Fast Pitch Fields

BCA Score	100 Scale	WAC	Description
Main Building	64.00	2.44	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	HIGH
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	13
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2031

PROPOSED SCOPE OF WORK

The Master Plan Phase 1 proposes to build a 400-student addition. The work will include construction of a two-story building, relocation of the library and expansion of the commons and parking improvements. The project will include construction of two tennis courts, football field improvements, infield improvements for baseball and fast pitch, an auxiliary gym and weight room. Phase 2 includes major modernization of the building and additional baseball and fast pitch fields.



FACILITY

Puyallup High School

NEEDS STATEMENT

Puyallup High School is located on a small urban site in downtown Puyallup. The current building and site improvements do not meet the program needs for classroom space, athletics, or core facilities (admin, special ed, commons, library). The lack of both parking and athletics fields are a major issue at PHS. Consolidation of the buildings for safety reasons is a major goal. Construction needs to be done on an incremental basis to maintain a high-quality program for students. Many building systems are at or near the end of their useful life. Some buildings are eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Classroom spaces for 2000 students

Science lab, CTE, art and general ed classrooms rooms

New library, expanded commons, expanded admin and student services

Expanded student and staff collaboration spaces

New main gym, aux gym, weight room, locker rooms, pool

Two new tennis courts

Outdoor field expansion

BCA Score	100 Scale	WAC	Description
Main Building	48.25	3.07	Poor
Gymnasium and Swimming Pool Building	46.50	3.14	Poor
Library Science Building	40.50	3.38	Poor
Career Tech Ed. Building	72.25	2.11	Good
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	13
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Varies

PROPOSED SCOPE OF WORK

The Master Plan Phase 1 proposes to build an addition to accommodate 2000 students and replacement of several outdated buildings. The work will include construction of a multi-story addition, replacement of the library/science and gym buildings and expansion of the commons. The project will include construction of two tennis courts, field improvements, and parking improvements. Phase 2 includes major modernization of the main building.



FACILITY

Rogers High School

NEEDS STATEMENT

Rogers High School is located on a large open site. The current building and site improvements do not meet the program needs for classroom space, athletics, or core facilities (admin/special ed). Consolidation of the buildings for safety reasons is a major goal. Construction needs to be done on an incremental basis to maintain a high-quality program for students. Many building systems are at or near the end of their useful life. Some buildings are eligible for State match modernization funding. Phase 1 of the work would primarily address the need for program space and portable replacement. Life cycle systems improvements would be addressed with levy funds until major modernization funding is secured as proposed in planning period 3.

FACTS

Program/Educational Specification Improvements

Classroom spaces for 2000 students

Science lab, CTE, art and general ed classrooms rooms

New library, expanded commons, expanded admin and student services

Expanded student and staff collaboration spaces

New main gym, aux gym, weight room, locker rooms, pool

Two new tennis courts

Outdoor field expansion

BCA Score	100 Scale	WAC	Description
Main Classroom/Gym Building	63.50	2.46	Fair
Administration Building	67.75	2.29	Fair
Performing Arts Center	61.75	2.53	Fair
Technology Building	59.75	2.61	Poor
Art Studio	65.50	2.38	Fair
Pool Building	53.25	2.87	Poor
Greenhouse	85.00	1.60	Good
<i>Building Condition Assessment District Ranking</i>			
<i>Study and Survey BCA Executive Summary</i>			

[Link](#)

[Link](#)

FACILITY (CONTINUED)

Rogers High School

FACTS (CONTINUED)

Growth / Capacity Need <i>District Growth / Capacity Data – Chapter #</i>	MED Link
# Portables	13
School Construction Assistance Mod/Repl Eligibility (State Match)	Varies

PROPOSED SCOPE OF WORK

The Master Plan Phase 1 proposes to build additions to accommodate 1800 students. The work will include construction of multi-story additions connecting the separate buildings on the site and expansion of the gym and performing arts spaces. The project will include improvements to special ed spaces, construction of tennis courts, and parking improvements. Phase 2 includes major modernization of the existing buildings.



FACILITY

Walker High School

NEEDS STATEMENT

Walker High School provides alternative education for the District. The current building and site improvements do not meet the program needs for classroom space, athletics, or core facilities (commons/library). Some building systems are at or near the end of their useful life. The building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

New science lab, library space, art room remodel

Addition includes commons/cafeteria

New entrance vestibule, video buzz-in system

CTE spaces, photo lab, espresso student store

Health fitness covered structure

Parking Improvements

BCA Score

Main Building

*Building Condition Assessment District Ranking
Study and Survey BCA Executive Summary*

100 Scale

54.50

[Link](#)
[Link](#)

WAC

2.82

Description

Poor

Growth / Capacity Need

District Growth / Capacity Data – Chapter #

LOW

[Link](#)

Portables

14

School Construction Assistance

Mod/Repl Eligibility (State Match)

Eligible

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition on the west side of the parking lot. The proposed work will include construction of a single-story building of approximately 14,500 square feet. The work will include new science, CTE, general ed, personal training space, a sport court, and commons space. Major modernization of the existing building is proposed for planning period 3.



FACILITY

Aylen Junior High

NEEDS STATEMENT

Aylen Junior High School serves 7-9 grades in the west valley of Puyallup. The school is projected to need to provide housing for 200 additional students. Some building systems are at or near the end of their useful life. The building is not eligible for State match modernization funding until 2042.

FACTS

Program/Educational Specification Improvements

Provide capacity for 1000 students.

BCA Score	100 Scale	WAC	Description
Main Building	66.00	2.36	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2042

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for 200 students. The existing building is not eligible for State match modernization funding until 2042.



FACILITY

Ballou Junior High

NEEDS STATEMENT

An expansion of Ballou JH was opened in 2021. The expansion included science rooms, general ed classrooms, a new library, special ed spaces and an auxiliary gym. Growth and program needs were addressed. The work excluded major modernization of most existing buildings. The older buildings are not eligible for State modernization funding until 2031.

FACTS

Program/Educational Specification Improvements

Significant program improvements were addressed in the recent construction. Modernization of older buildings will identify and improve those spaces to meet current District standards.

BCA Score	100 Scale	WAC	Description
Main Building	69.25	2.23	Fair
200 Building	63.75	2.45	Fair
300 Building	68.25	2.27	Fair
400 Building	66.25	2.35	Fair
500 Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>			
<i>Study and Survey BCA Executive Summary</i>			
	Link		
	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	5
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2031

PROPOSED SCOPE OF WORK

The plan proposes to remodel buildings constructed before 2021. The older buildings are not eligible for State match modernization funding until 2031.



FACILITY

Edgemont Junior High

NEEDS STATEMENT

Edgemont Junior High School serves 6-9 grades in the North Hill area of Puyallup. An expansion to accommodate 800 students is proposed. Some building systems are at or near the end of their useful life. The existing building is not eligible for State match modernization funding until 2033.

FACTS

Program/Educational Specification Improvements

Provide capacity for 800 students.

BCA Score	100 Scale	WAC	Description
Main Building	65.00	2.40	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2033

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for a total capacity of 800 students. The existing building is not eligible for State match modernization funding until 2033.



FACILITY

Ferrucci Junior High

NEEDS STATEMENT

An expansion of Ferrucci JH will open in 2022. The expansion includes the commons, general ed and special ed classrooms, admin spaces and significant site improvements. Growth and many program needs were addressed. The work excluded major modernization of most existing buildings. The older buildings are eligible for State modernization funding.

FACTS

Program/Educational Specification Improvements

Significant program improvements were addressed in the recent construction. Modernization of older buildings will identify and improve those spaces to meet current District standards.

BCA Score	100 Scale	WAC	Description
Main Building	N/A	N/A	Under Construction
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to remodel buildings constructed before 2022. The older buildings are eligible for State match modernization funding.



FACILITY

Glacier View Junior High

NEEDS STATEMENT

Glacier Junior High School serves 7-9 grades in the South Hill area of Puyallup. The school is projected to need to provide housing for 200 additional students. Some building systems are at or near the end of their useful life. The existing building is not eligible for State match modernization funding until 2041.

FACTS

Program/Educational Specification Improvements

Provide capacity for 1000 students.

Add 6 General Ed Classrooms, 1 Science Room and Special Ed space.

Add teacher planning space.

Enlarge commons by approximately 3,000 SF

BCA Score	100 Scale	WAC	Description
Main Building	71.75	2.13	Good
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	HIGH
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2041

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for 200 students, expand the commons, add special ed, science and support spaces and improve parking and drop off facilities. The existing building is not eligible for State match modernization funding until 2041.



FACILITY

Kalles Junior High

NEEDS STATEMENT

Kalles Junior High School serves 7-9 grades in the east valley of Puyallup. The school is projected to need to provide housing for 200 additional students. Some building systems are at or near the end of their useful life. The existing building is not eligible for State match modernization funding until 2039.

FACTS

Program/Educational Specification Improvements

Provide capacity for 1000 students.

BCA Score	100 Scale	WAC	Description
Main Building	68.75	2.25	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	5
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2039

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for 200 students. The existing building is not eligible for State match modernization funding until 2039.



FACILITY

Stahl Junior High

NEEDS STATEMENT

Stahl Junior High School serves 6-9 grades in the southwest area of the District. The Stahl addition project was completed in Fall 2021 and included renovation of approximately 9,000 SF of existing CTE and performing arts areas and approximately 2,500 SF addition to Commons, safety and security upgrades, and mechanical upgrades. Phase 2 included construction of 16,000 SF for additional general education, science and special education classrooms and support spaces.

FACTS

Program/Educational Specification Improvements

N/A

BCA Score	100 Scale	WAC	Description
Main Building	61.25	2.55	Fair
Additional Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need

LOW

District Growth / Capacity Data – Chapter #

[Link](#)

Portables

School Construction Assistance

Mod/Repl Eligibility (State Match)

N/A

PROPOSED SCOPE OF WORK

No work is proposed in the current planning period. Growth will need to be monitored to determine if a service area boundary adjustment is needed.



FACILITY

Brouillet Elementary

NEEDS STATEMENT

Brouillet Elementary School serves grades K-6 in the southwest area of the District. An expansion to accommodate 730 students is proposed. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 10 portables. Traffic circulation is particularly difficult at Brouillet. The existing building, due to its age, has systems that are reaching the end of their useful life. Modernization would help extend the life of the building. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation.

BCA Score	100 Scale	WAC	Description
Main Building	55.00	2.80	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	10
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for a total capacity of 730 students and remodel the existing spaces. The existing building is eligible for State match modernization funding.



FACILITY

Carson Elementary

NEEDS STATEMENT

Carson Elementary School serves grades Pk-6 in the southwest region of the District. The school was opened in 2007. The existing school meets most District program standards. The school has 7 portables needed primarily to accommodate recent class size reductions and program expansion. The building will need capital renewal, safety and technology improvements. The building is eligible for State match modernization funding in 2037.

FACTS

Program/Educational Specification Improvements

Technology, safety system improvements.

BCA Score	100 Scale	WAC	Description
Main Building	69.50	2.22	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	7
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2037

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2037. Systems upgrades are needed that could be funded by a levy. An addition or service area boundary changes are needed to address portables usage.



FACILITY

Dessie F. Evans Elementary

NEEDS STATEMENT

Dessie Evans Elementary School serves grades Pk-6 in the southwest region of the District. The school was opened in 2019. The school meets all current District program standards. The school has no portables. The building is eligible for State match modernization funding in 2050.

FACTS

Program/Educational Specification Improvements

None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2050

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2050. No work is proposed in the current planning period.



FACILITY

Edgerton Elementary

NEEDS STATEMENT

Edgerton Elementary School serves grades Pk-6 in the southeast region of the District. It's in one of the highest growth areas. The school was opened in 2007. The existing school meets most District program standards. The school has 10 portables needed primarily to accommodate growth, recent class size reductions and program expansion. The building will need capital renewal, safety and technology improvements. The building is eligible for State match modernization funding in 2037.

FACTS

Program/Educational Specification Improvements

Technology, safety system improvements.

BCA Score	100 Scale	WAC	Description
Main Building	69.25	2.23	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	HIGH
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	10
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2037

PROPOSED SCOPE OF WORK

An addition or service area boundary changes are needed to address portables usage and future growth. Proposed New Elementary 24 would significantly reduce enrollment at Edgerton. The building is eligible for State match modernization funding in 2037. Systems upgrades are needed that could be funded by a levy.



FACILITY

Firgrove Elementary

NEEDS STATEMENT

Firgrove Elementary School serves grades Pk-6 in the southwest region of the District. The school was opened in 2019. The school meets all current District program standards. The school has no portables. The building is eligible for State match modernization funding in 2050.

FACTS

Program/Educational Specification Improvements

None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2050

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2050. No work is proposed in the current planning period.



FACILITY

Fruitland Elementary

NEEDS STATEMENT

Fruitland Elementary School serves grades K-6 in the valley west area of the District. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 7 portables. Traffic circulation is particularly difficult at Fruitland. The existing building, due to its age, has systems that are reaching the end of their useful life. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	51.50	2.94	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	7
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the older portion of the school to provide a total capacity of 730 students and provide significant site upgrades. The older existing building is eligible for State match replacement funding. The newer addition is eligible for funding in 2036.



FACILITY

Hunt Elementary

NEEDS STATEMENT

Hunt Elementary School serves grades K-6 in the southeast region of the District. A classroom expansion was opened in 2018. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices). The school has 8 portables needed primarily to accommodate recent class size reductions and program expansion. The older building, due to its age, has systems that are reaching the end of their useful life. Modernization would help extend the life of the building. The older building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Add cafeteria, special ed spaces, offices.

BCA Score	100 Scale	WAC	Description
Main Building	62.75	2.49	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to build a cafeteria addition and remodel the existing spaces. The existing building is eligible for State match modernization funding.



FACILITY

Karshner Elementary

NEEDS STATEMENT

Karshner Elementary School serves grades K-6 in the valley west area of the District. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 9 portables. Major fire restoration in 2021 updated portions of the building and some systems. Additional work is still needed. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 500 students.

Add cafeteria, general ed classrooms, special ed spaces, offices, project rooms.

Improve parking and circulation.

BCA Score	100 Scale	WAC	Description
Main Building	N/A	N/A	N/A
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	9
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to build an addition to the school increasing the capacity to a maximum of 500 students and modernize the existing building. The existing building is eligible for State match modernization funding.



FACILITY

Maplewood Elementary

NEEDS STATEMENT

Maplewood Elementary School serves grades Pk-6 in the valley west area of the District. The existing school does not meet some District standards (special ed, offices, project spaces). The school has 7 portables. The existing building, due to its age, has systems that are reaching the end of their useful life. The existing building is eligible for State match modernization funding in 2028.

FACTS

Program/Educational Specification Improvements

Provide capacity for 500 students (TBD).

Add general ed classrooms, special ed spaces, offices, project rooms.

Improve parking and circulation.

BCA Score	100 Scale	WAC	Description
Main Building	59.75	2.61	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	7
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2028

PROPOSED SCOPE OF WORK

The plan proposes to build an addition to the school increasing the capacity to a maximum of 500 students and modernize the existing building. The existing building is eligible for State match modernization funding in 2028.



FACILITY

Meeker Elementary

NEEDS STATEMENT

Meeker Elementary School serves grades K-6 in the valley west area of the District. The existing school does not meet some District standards (special ed, offices, project spaces). The school has 2 portables. The existing building, due to its age, has systems that are reaching the end of their useful life. The existing building is eligible for State match modernization funding in 2036.

FACTS

Program/Educational Specification Improvements

Provide capacity for up to 500 students (TBD).

Add general ed classrooms, special ed spaces, offices, project rooms.

BCA Score	100 Scale	WAC	Description
Main Building	52.25	2.91	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	2
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2036

PROPOSED SCOPE OF WORK

The plan proposes to build an addition to the school increasing the capacity to a maximum of 500 students and modernize the existing building. The existing building is eligible for State match modernization funding in 2036.



FACILITY

Mt. View Elementary

NEEDS STATEMENT

Mt View Elementary School serves grades Pk-5 in the North Hill area of the District. The existing school does not have a cafeteria and does not meet other District standards (gym, special ed, offices, project spaces). The school has 6 portables. The existing buildings, due to their age, have systems that are reaching the end of their useful life. The existing buildings are eligible for State match funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 500 students.

Add cafeteria, general ed classrooms, special ed spaces, offices, project rooms.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	58.75	2.65	Poor
Kindergarten Building	57.50	2.70	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	6
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the school increasing the total capacity to 500 students and make traffic and parking improvements. The existing buildings are eligible for State match replacement funding.



FACILITY

Northwood Elementary

NEEDS STATEMENT

Northwood Elementary School serves grades K-5 in the North Hill region of the District. It's in a high growth area. The school was opened in 2019. The school meets all current District program standards. The school has 3 portables that are not currently used for instruction. The building is eligible for State match modernization funding in 2050.

FACTS

Program/Educational Specification Improvements

None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	HIGH
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	3
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2050

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2050. No work is proposed in the current planning period. Growth will need to be monitored to determine if a service area boundary adjustment is needed.



FACILITY

Pope Elementary

NEEDS STATEMENT

Pope Elementary School serves grades Pk-6 in the southwest region of the District. The school was opened in 2020. The school meets current District program standards. The school has no portables. The building is eligible for State match modernization funding in 2051.

FACTS

Program/Educational Specification Improvements
None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2051

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2051. No work is proposed in the current planning period. Area growth may increase the need for student capacity (portables). New Elementary 24 is needed to house future growth in this area.



FACILITY

Ridgcrest Elementary

NEEDS STATEMENT

Ridgcrest Elementary School serves grades Pk-6 in the southwest area of the District. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 8 portables. The existing building, due to its age, has systems that are reaching the end of its useful life. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	54.75	2.81	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the school increasing the total capacity to 730 students and provide significant site upgrades. The existing building is eligible for State match replacement funding.



FACILITY

Shaw Road Elementary

NEEDS STATEMENT

Shaw Road Elementary School serves grades K-6 in the east valley region of the District. A classroom expansion was opened in 2017. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices). The school has 3 portables needed primarily to accommodate recent class size reductions. The older building, due to its age, has systems that are reaching the end of their useful life. Modernization would help extend the life of the building. The older building is eligible for State match modernization funding. Potential zoning changes could significantly increase growth in the area.

FACTS

Program/Educational Specification Improvements

Add cafeteria, special ed spaces, offices.

BCA Score	100 Scale	WAC	Description
Main Building	63.25	2.47	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	3
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to build a cafeteria addition and remodel the existing spaces. The existing building is eligible for State match modernization funding.



FACILITY

Spinning Elementary

NEEDS STATEMENT

Spinning Elementary School serves grades K-6 in the valley east area of the District. The existing school does not have an adequate library, cafeteria or gym and does not meet other District standards (special ed, offices, project spaces). The location of the main office for supervision purposes is poor. The school has 4 portables. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life. Spinning has the lowest BCA score of any school in the District. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for up to 500 students (TBD).
Meet all district standards for instructional and support spaces.
Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	40.50	3.38	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the school increasing the capacity to a maximum of 500 students and providing significant site upgrades. Increasing the capacity allows overcrowding at neighboring schools to be reduced. The existing building is eligible for State match replacement funding.



FACILITY

Stewart Elementary

NEEDS STATEMENT

Stewart Elementary School serves grades Pk-6 in the valley east area of the District. The existing school does not meet some District standards (special ed, offices, project spaces). The school has 4 portables. The existing building, due to its age, has systems that are reaching the end of their useful life. The existing building is eligible for State match modernization funding in 2035.

FACTS

Program/Educational Specification Improvements

Provide capacity for up to 500 students (TBD).

Add general ed classrooms, special ed spaces, offices, project rooms.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	63.75	2.45	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2035

PROPOSED SCOPE OF WORK

The plan proposes to build an addition to the school increasing the capacity to a maximum of 500 students and modernize the existing building. The existing building is eligible for State match modernization funding in 2035.



FACILITY

Sunrise Elementary

NEEDS STATEMENT

Sunrise Elementary School serves grades K-6 in the southeast region of the District. The school was opened in 2019. The school meets all current District program standards. The school has 4 portables. The building is eligible for State match modernization funding in 2050.

FACTS

Program/Educational Specification Improvements

None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	4
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2050

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2050. No work is proposed in the current planning period. Program changes or service area boundary changes are needed to address portables usage.



FACILITY

Waller Road Elementary

NEEDS STATEMENT

Waller Road Elementary School serves grades PK-6 in the valley west area of the District. The existing school does not have an adequate library, cafeteria or gym and does not meet other District standards (special ed, offices, project spaces). The location of the main office for supervision purposes is poor. Parking and traffic circulation need improvement. The school has 8 portables. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life. The existing building is eligible for State match modernization funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 400 students.

Meet all district standards for instructional and support spaces.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	52.50	2.90	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	LOW
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the school increasing the capacity to 400 students and providing significant site upgrades. The existing building is eligible for State match replacement funding.



FACILITY

Wildwood Elementary

NEEDS STATEMENT

Wildwood Elementary School serves grades K-6 in the southwest area of the District. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 8 portables. The existing building, due to its age, has systems that are reaching the end of its useful life. The existing building is eligible for State match replacement funding.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation and parking.

BCA Score	100 Scale	WAC	Description
Main Building	61.25	2.55	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	Eligible

PROPOSED SCOPE OF WORK

The plan proposes to replace the school increasing the total capacity to 730 students and provide significant site upgrades. The existing building is eligible for State match replacement funding.



FACILITY

Woodland Elementary

NEEDS STATEMENT

Woodland Elementary School serves grades K-6 in the southwest region of the District. An expansion to accommodate 730 students is proposed. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 8 portables. The existing building, due to its age, has systems that are reaching the end of their useful life. Modernization would help extend the life of the building. The existing building is eligible for State match modernization funding in 2023.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation.

BCA Score	100 Scale	WAC	Description
Main Building	56.00	2.76	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	8
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2023

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for a total capacity of 730 students and remodel the existing spaces. The existing building is eligible for State match modernization funding in 2023.



FACILITY

Zeiger Elementary

NEEDS STATEMENT

Zeiger Elementary School serves grades Pk-6 in the southwest area of the District. An expansion to accommodate 730 students is proposed. The existing school does not have a cafeteria and does not meet other District standards (special ed, offices, project spaces). The school has 12 portables. The existing building, due to its age, has systems that are reaching the end of their useful life. Modernization would help extend the life of the building. The existing building is eligible for State match modernization funding in 2026.

FACTS

Program/Educational Specification Improvements

Provide capacity for 730 students.

Add cafeteria, special ed spaces, offices, project rooms.

Improve traffic circulation.

BCA Score	100 Scale	WAC	Description
Main Building	63.50	2.46	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	Link

# Portables	12
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2026

PROPOSED SCOPE OF WORK

The plan proposes to build a classroom addition for a total capacity of 730 students and remodel the existing spaces. The existing building is eligible for State match modernization funding in 2026.

FACILITY

New Elementary School #24

NEEDS STATEMENT

A new elementary school would serve grades Pk-6 students in the southeast area of the District. The school is planned to provide housing for 730-1000 students to meet growth in the area. Building elementary 24 will significantly reduce overcrowding at Edgerton Elementary. The school would be built on property adjacent to Emerald Ridge and Glacier View.

FACTS

Program/Educational Specification Improvements	Provide capacity for up to 1000 students.
Growth / Capacity Need	HIGH

PROPOSED SCOPE OF WORK

The plan proposes to build a new school for 730-1000 students to address future growth and overcrowding at Edgerton.

FACILITY

New Elementary School #26 – The Masters Site

NEEDS STATEMENT

A new elementary school would serve grades Pk-6 students in the southeast area of the District. The school would provide housing for 730- 1000 students to meet growth in the area. Building elementary 26 could significantly reduce overcrowding at nearby elementary schools. The school would be built on property near Thun Field referred to as the Masters site.

FACTS

Program/Educational Specification Improvements	Provide capacity for up to 1000 students.
Growth / Capacity Need	HIGH

PROPOSED SCOPE OF WORK

The plan proposes to build a new school for 730-1000 students to address future growth if needed. The capacity is likely to be 730 students.

FACILITY

New Elementary School #27 – The Worm Farm Site

NEEDS STATEMENT

A new elementary school would serve grades Pk-6 students in the area near the South Hill mall. The school would provide housing for 730 students to meet growth in the area dependent on residential redevelopment of the mall. Building elementary 27 could significantly reduce overcrowding at nearby elementary schools. The school would be built on property the District owns near the mall referred to as the Worm Farm site.

FACTS

Program/Educational Specification Improvements Provide capacity for up to 730 students.
Growth / Capacity Need HIGH

PROPOSED SCOPE OF WORK

The plan proposes to build a new school for up to 730 students to address future growth from redevelopment of the mall.

FACILITY

Heritage Recreation Center

NEEDS STATEMENT

The Heritage Rec Center is available for athletic events for schools throughout the District. It includes a baseball, fast pitch, and soccer fields, as well as support facilities and parking areas. The District has an agreement with Pierce County related to use, maintenance and major improvements to the facilities.

FACTS

Program/Educational Specification Improvements No program improvements are planned.

PROPOSED SCOPE OF WORK

There is no proposed work on this site. Field improvements will be considered on an as needed basis.



FACILITY

Sparks Stadium

NEEDS STATEMENT

Sparks Stadium serves athletic events for schools throughout the District. It includes an all-weather track and synthetic turf field, a grass practice field, press box and seating areas, concessions stands, ticket booths, offices, storage and parking areas. Parking and circulation on this site need to be expanded. The existing facilities, due to their age, have systems that are reaching or beyond the end of their useful life. Potential field expansion depends on acquiring property.

FACTS

Program/Educational Specification Improvements

Potential field expansion

BCA Score	100 Scale	WAC	Description
South Grandstand	53.75	2.85	Poor
North Grandstand	57.50	2.70	Poor
Concessions	57.75	2.69	Poor
South Ticket Booth	59.25	2.63	Poor
North Ticket Booth	59.25	2.63	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

PROPOSED SCOPE OF WORK

The proposed work on this site will modernize the grandstands, replace concessions and ticket booths, make major site improvements to provide substantial parking expansion and improve traffic circulation, improve fields as needed and expand fields if property becomes available.



FACILITY

The Kessler Center

NEEDS STATEMENT

The Kessler Center serves a variety of student and administrative programs. The programs include digital learning, Advance, Quest, Child Find, Special Services and Summit. The center has two buildings and was opened in 2021. The buildings meet current District program standards. The school has 1 portable. The building is eligible for State match modernization funding in 2051.

FACTS

Program/Educational Specification Improvements

None

BCA Score	100 Scale	WAC	Description
Main Building	100.00	1.00	Excellent
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Growth / Capacity Need	MED
<i>District Growth / Capacity Data – Chapter #</i>	<i>N/A</i>

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	2051

PROPOSED SCOPE OF WORK

The building is eligible for State match modernization funding in 2051. No work is proposed in the current planning period. Future program growth will need to be monitored.



FACILITY

12th St. Operations Facility

NEEDS STATEMENT

The downtown Operations facility includes Transportation offices and mechanics bays, Capital Projects, Operations and Maintenance offices, a separate Maintenance shop, fuel islands, bus wash, several accessory buildings, storage areas and parking. The maintenance shops had the lowest BCA score in the District and is the only one rated unsatisfactory. Parking and circulation on this site are poor due mainly to the site configuration and limited space for functional needs.

FACTS

Program/Educational Specification Improvements

See 2021 Master Plan Report

[Link](#)

BCA Score	100 Scale	WAC	Description
Maintenance	27.50	3.90	Unsatisfactory
Transportation	47.50	3.10	Poor
<i>Building Condition Assessment District Ranking</i>			
<i>Study and Survey BCA Executive Summary</i>			

[Link](#)

[Link](#)

Portables 4

School Construction Assistance
Mod/Repl Eligibility (State Match) N/A

PROPOSED SCOPE OF WORK

Phase 1 of the proposed work on this site will replace the maintenance shop and make major site improvements. Work at the South Hill transportation facility is necessary in order to provide space for the new construction. Additional work is proposed to replace offices on this site and move mechanics bays to South Hill.



FACILITY

South Hill Transportation

NEEDS STATEMENT

The South Hill Transportation facility includes Transportation offices, a driver training area and parking. It lacks fuel islands, a bus wash, mechanics bays, adequate parking and traffic separation from student areas. All of the offices are in portables so no building condition score is applicable. Parking and circulation on this site need to be expanded, reconfigured and separated from student areas.

FACTS

Program/Educational Specification Improvements

See 2021 Master Plan Report

[Link](#)

BCA Score

Main Building

100 Scale

N/A

WAC

N/A

Description

N/A

Building Condition Assessment District Ranking

[Link](#)

Study and Survey BCA Executive Summary

[Link](#)

Portables

3

School Construction Assistance

Mod/Repl Eligibility (State Match)

N/A

PROPOSED SCOPE OF WORK

Phase 1 of the proposed work on this site will make major site improvements to provide substantial parking expansion and improve traffic circulation. Work at the South Hill transportation facility is necessary in order to provide space for the construction at the downtown Operations site. Additional work is proposed to replace offices on this site, move mechanics bays to South Hill and add fuel islands and a bus wash.



FACILITY

South Hill Central Kitchen

NEEDS STATEMENT

The South Hill Central Kitchen serves schools throughout the District. It includes preparation and production spaces, dry food storage, freezer and coolers, loading docks, offices and parking areas. Parking and circulation on this site need to be expanded, reconfigured and separated from student areas. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Central Kitchen	57.00	2.72	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Portables 0

School Construction Assistance
Mod/Repl Eligibility (State Match) N/A

PROPOSED SCOPE OF WORK

Phase 1 of the proposed work on this site will make major site improvements to provide substantial parking expansion and improve traffic circulation. Work at the South Hill transportation facility is necessary in order to provide space for the construction at the downtown Operations site. Additional work is proposed to replace offices on this site, move mechanics bays to South Hill and add fuel islands and a bus wash.



FACILITY

South Hill Warehouse

NEEDS STATEMENT

The South Hill warehouse serves schools throughout the District. It includes storage, loading docks, offices, circulation and parking areas. Parking and circulation on this site need to be expanded, reconfigured and separated from student areas. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Logistic Support Center	64.00	2.44	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	N/A

PROPOSED SCOPE OF WORK

Phase 1 of the proposed work on this site will make major site improvements to provide substantial parking expansion and improve traffic circulation. Modernization work at the South Hill warehouse facility is needed and potential expansion will be considered.



FACILITY

South Hill Education Technology & Engagement Center

NEEDS STATEMENT

The South Hill EdTec facility serves schools throughout the District. It includes mainframe servers and network, work spaces, offices, storage, circulation and parking areas. Parking and circulation on this site need to be expanded, reconfigured and separated from student areas. The existing building and network equipment have systems that are reaching the end of their useful life. Short term equipment storage areas are inadequate.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Education Technology & Engagement Center	66.00	2.36	Fair
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	N/A

PROPOSED SCOPE OF WORK

Phase 1 of the proposed work on this site will make major site improvements to provide substantial parking expansion and improve traffic circulation. Modernization work at the South Hill EdTec facility is needed and potential expansion will be considered..



FACILITY

Educational Service Center

NEEDS STATEMENT

The Educational Service Center houses central administration offices, conference rooms and support spaces. It includes staff parking areas. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Main Building	53.50	2.86	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	N/A

PROPOSED SCOPE OF WORK

Replacement or major modernization are options to address this aging facility. Potential consolidation with Business Services will be considered.



FACILITY

Business Services Building

NEEDS STATEMENT

The Business Services building houses offices and support spaces. It includes staff parking areas. The existing building, due to its age, has systems that are reaching or beyond the end of its useful life.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Main Building	50.00	3.00	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

Portables 0

School Construction Assistance

Mod/Repl Eligibility (State Match) N/A

PROPOSED SCOPE OF WORK

Replacement or major modernization are options to address this aging facility. Potential consolidation with ESC will be considered.



FACILITY

214 W. Main Building

NEEDS STATEMENT

The 214 W Main building houses offices and support spaces. It includes staff parking areas. The building was recently vacated by Special Services (PSS). The existing building, due to its age, has systems that are reaching or beyond the end of their useful life. Building improvements for new district tenants have been initiated. Further work to identify appropriate program use will determine space needs.

FACTS

Program/Educational Specification Improvements

TBD based on new tenants needs.

BCA Score	100 Scale	WAC	Description
Main Building	51.50	2.94	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	N/A

PROPOSED SCOPE OF WORK

Replacement or major modernization are options to address this aging facility. Potential consolidation with ESC or other alternatives will be considered.

FACILITY

Instructional Material Processing Center

NEEDS STATEMENT

The Instructional Material Processing Center (IMPC) is used for processing, storing and distributing instructional materials. The existing building is a converted gym. It has systems that are reaching or beyond the end of their useful life and is at its capacity limit.

FACTS

Program/Educational Specification Improvements

Expand capacity and provide appropriate storage and processing space.

BCA Score	100 Scale	WAC	Description
Instructional Material Processing Center	46.25	3.15	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance	
Mod/Repl Eligibility (State Match)	N/A

PROPOSED SCOPE OF WORK

Replacement or major modernization are options to address this aging facility. Potential consolidation with other support facilities will be considered.



FACILITY

Karshner Museum & Center for Culture and Arts

NEEDS STATEMENT

The Karshner Museum houses art exhibits and art storage, a classroom and a performance/professional development space. It includes staff parking areas. The existing building, due to its age, has systems that are reaching or beyond the end of their useful life. It shares a site with Stewart Elementary.

FACTS

Program/Educational Specification Improvements

No significant program changes have been identified.

BCA Score	100 Scale	WAC	Description
Paul H. Karshner Memorial Museum	67.25	2.31	Poor
<i>Building Condition Assessment District Ranking</i>	Link		
<i>Study and Survey BCA Executive Summary</i>	Link		

# Portables	0
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School Construction Assistance

Mod/Repl Eligibility (State Match)	N/A
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PROPOSED SCOPE OF WORK

Modernization is proposed to address this aging facility.

9.0 APPENDIX

9.8 CFAC Meeting Agendas and Minutes

Meeting #1: June 22, 2021

[Agenda](#) | [Minutes](#)

Introductions of the team and process of the committees. General understanding of the background of 2014 Levy, 2015 Bond, Capital Facilities Plan.

Meeting #2: October 12, 2021

[Agenda](#) | [Minutes](#)

History of bond and levy programs and review current plans for future packages. Review of State Study and Survey.

Meeting #3: October 26, 2021

[Agenda](#) | [Minutes](#)

Review of proposed priorities for levy projects. Review of master plans for future bond needs: PHS, RHS, ERHS, WHS, Spinning ES, ES #24, operations and transportation. Tour of PHS and discussion about the challenges at that site.

Meeting #4: November 9, 2021

[Agenda](#) | [Minutes](#)

Academic program needs: Special Education, Career and Technical, General Education by grade level, Technology.

Meeting #5: November 30, 2021

[Agenda](#) | [Minutes](#)

Curricular and program needs: Athletics, Health and Fitness, Mental Health

Meeting #6: December 14, 2021

[Agenda](#) | [Minutes](#)

Demographic information: Trends by region, district, and school.

Meeting #7: January 6, 2022

[Agenda](#) | [Minutes](#)

Enrollment Forecasting and Growth presentation.

Meeting #8: January 18, 2022[Agenda](#) | [Minutes](#)

Enrollment forecasting and growth presentation and prioritization exercise.

Meeting #9: February 1, 2022[Agenda](#) | [Minutes](#)

Prioritization exercise considering program and enrollment options by site followed by a further recalibration exercise.

Meeting #10: February 15, 2022[Agenda](#) | [Minutes](#)

Levy update. Tour of RHS and a discussion about the challenges at that site. Review of district properties. Elementary school capacity analysis by school.

Meeting #11: March 1, 2022[Agenda](#) | [Minutes](#)

Levy project review and analysis. Junior high-capacity analysis by school. Ridgecrest ES boundary area analysis.

Meeting #12: March 15, 2022[Agenda](#) | [Minutes](#)

Review of PDC rules and restrictions. Ridgecrest boundary adjustment follow up. Athletic Sub Committee debrief.

Meeting #13: March 29, 2022[Agenda](#) | [Minutes](#)

Group activity to develop community survey. Athletic Sub Committee debrief. Review and provide feedback for Northshore SD CBPTF report.

Meeting #14: April 19, 2022[Agenda](#) | [Minutes](#)

Athletic Sub Committee debrief and consensus exercise. Finalize CFAC recommendations.

Meeting #15: May 3, 2022[Agenda](#) | [Minutes](#)

Review of all work done to date confirming that an exhaustive exercise has been completed and that all CFAC Charter requirements have been met. Confirm finalized CFAC Report recommendations.

9.0 APPENDIX

9.9 Academic Program Presentations



[CFAC Academic Programs](#) Presented November 9, 2022

- Special Education (includes Early Childhood Learning)
- Career & Technical Education
- K-6 General Education
- 7-12 General Education
- Technology



[CFAC Athletics, Health & Fitness](#) Presented November 30, 2022

- Athletics
- Health & Fitness



[CFAC Academic Programs Continued](#) Presented November 30, 2022

- Mental Health

9.0 APPENDIX

9.10 Athletic Sub-Committee Meeting Agenda and Minutes

Meeting #1: March 14, 2022 [Agenda](#) | [Minutes](#)

Review of facilities and athletic programs that support health and wellness, fitness and other activities for PSD students. Objective is to make a recommendation to CFAC so that consensus can be built between the two committees and a final recommendation brought to the Board of Directors.

Puyallup School District Athletic Sports Offered and Seasons – High Schools

FALL SPORTS	
SPORT	FACILITY USED
Volleyball	Gym
Girls Swim	Pool
Girls Soccer	Field
Boys Tennis	Tennis Courts
Boys Cross Country	Around/Off Campus
Girls Cross Country	Around/Off Campus
Football	Field
Boys Golf	Golf Course
Girls Golf	Golf Course
Boys Water Polo	Pool

WINTER SPORTS	
SPORT	FACILITY USED
Boys Basketball	Gym
Girls Basketball	Gym
Bowling	Bowling Lanes
Gymnastics	Gym
Boys Wrestling	Gym
Girls Wrestling	Gym
Cheer	Gym
Dance	Gym/Commons
Boys Swim	Pool
Unified Basketball	Gym

SPRING SPORTS	
SPORT	FACILITY USED
Baseball	Field
Fastpitch	Field
Boys Soccer	Field
Girls Tennis	Tennis Courts
Boys Track and Field	Field and Track
Girls Track and Field	Field and Track
Girls Water Polo	Pool
Unified Soccer	Field

Meeting #2: March 28, 2022 [Agenda](#) | [Minutes](#)

Review of annual maintenance and operations for athletic spaces. Review of athletic support season schedules and challenges with current configurations.



[Rogers High School Swimming Pool Expansion Feasibility Study](#)



[2018-2019 Pool Operating Expenses](#)

Meeting #3: April 18, 2022 [Agenda](#) | [Minutes](#)

Group activities to prioritize needs for athletic facilities. These group activities are meant to be repeated with the CFAC committee to bring consensus between the two committees.