

CAPITAL FACILITIES PLAN

2024 – 2030



**Tumwater
School District**

Tumwater, Washington

October 2024

Please contact the

Capital Projects Department with any questions

360-709-7005

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RESOLUTION xx-xx-xx

**A RESOLUTION ADOPTING THE TUMWATER SCHOOL DISTRICT
CAPITAL FACILITIES PLAN 2024-2030**

WHEREAS, the Tumwater School District No. 33 (hereinafter referred to as “the District”) is responsible for providing public educational services at the elementary, middle, and high school levels to students now residing or who will reside in the District; and

WHEREAS, new residential developments have major impacts on the public school facilities in the District; and

WHEREAS, the Growth Management Act (GMA) authorizes a local government to collect impact fees to ensure that adequate facilities are available to serve new growth and development; and

WHEREAS, the State Subdivision Act requires that subdivisions make adequate provisions for schools and school grounds; and

WHEREAS, the District desires to cooperate with the City of Tumwater and Thurston County in implementation of the State Subdivision Act in imposing appropriate mitigating conditions upon development; and

WHEREAS, the District has studied the need for additional school facilities to serve new developments and has developed a Six-Year Capital Facilities Plan for the years 2024-2030; and

WHEREAS, the District has reviewed the cost of providing school facilities needed to serve new development and evaluated the need for new revenues to finance additional facilities; and

WHEREAS, the District has determined there is not sufficient capacity at many of the existing school facilities to accommodate additional students that will be generated by new development unless additional land is acquired and new schools are built; and

WHEREAS, the cumulative effect of additional development is to create additional demand and need for school facilities which cannot be met without the imposition of school impact fees; and

WHEREAS, the impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and the City of Tumwater and Thurston County school impact fee ordinances; and

WHEREAS, the District has determined that the District's Capital Facilities Plan provides for a schedule of impact fees for each type of development activity set forth in the Capital Facilities Plan;

NOW, THEREFORE, IT IS RESOLVED by the Board of Directors of the Tumwater School District No. 33, Thurston County, Washington, as follows:

1. The Board of Directors of Tumwater School District No. 33 hereby adopts the Tumwater School District Capital Facilities Plan 2024-2030 which sets forth, among other things, the need for additional school facilities to serve new development, the cost of providing school facilities, the need for new revenues to finance additional facilities, the methodology for calculating impact fees pursuant to the GMA, and a schedule of GMA impact fees for a number of types of development activity.
2. The Board of Directors of the Tumwater School District No. 33 requests the City of Tumwater and Thurston County to adopt the Capital Facilities Plan 2024-2030 as a part of their capital facilities plan elements and that the Plan be used as a basis for imposition impact fees under the GMA.

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of Tumwater School District No. 33, Thurston County, Washington, adopts the Capital Facilities Plan 2024-2030 for said purposes stated herein.

ADOPTED this 24th day of October, 2024.

BOARD OF DIRECTORS

ATTEST:

Secretary to the Board

CHAPTER ONE INTRODUCTION

The six-year Capital Facilities Plan is an annual evaluation of the Tumwater School District capital facilities with a focus on its schools, their capacity and ability to accommodate population growth. The Plan assesses the impact of school enrollment growth, including new students from new residential development on schools and plans accordingly to ensure that adequate school facilities can be provided to meet the additional demand in a timely manner.

Residential development and school construction generally do not occur in a coordinated manner. While the selection of school sites may precede the construction of new housing, the actual construction of school buildings usually follows the growth in residential home construction by a number of years. This lag in providing school facilities is due to a number of limiting factors which are discussed at length within this document.

Home building in Tumwater School District remains robust. There are 2,859 new single-family house lots and 4,867 new multi-family units that are either undergoing City and County review or being built. This new housing is expected to generate 7,726 new K-12 students in Tumwater School district. The tracking log is included as **Attachment E - New Single- and Multi-Family Housing Developments.**

Tumwater School District retains its reputation as desirable place for families to live and raise children. This is due in part to the quality of education the District provides.

CHAPTER TWO
BACKGROUND-GROWTH LEGISLATION

The Tumwater School District serves residents in the City of Tumwater and portions of Thurston County. The City of Tumwater has adopted a school impact fee ordinance pursuant to the Growth Management Act (GMA). Until 2013, Thurston County provided for school mitigation under the State Environmental Policy Act (SEPA). In 2013, the County adopted a GMA-based Impact Fee Ordinance that includes school impact fees and replaces mitigation under SEPA. The basis for both of these programs is discussed below.

State Environmental Policy Act (SEPA)

In an effort to acknowledge the effect of growth and mitigate those conditions, RCW 43.21C, the State Environmental Policy Act, authorizes local governmental jurisdictions to impose conditions on the approval of development projects subject to SEPA review. In addition, RCW 58.17.110 requires local jurisdictions, in their review of subdivision applications, to determine and make findings that the particular subdivision makes adequate provisions for, among other things, schools and school grounds. The subdivision statute allows for dedication of land, provision of public improvements to serve the subdivision and/or the imposition of mitigation fees as a condition of subdivision approval. Absent a specific finding of appropriate provisions for schools and school grounds, a plat must be denied. There are no avenues for securing school mitigation from projects exempt from SEPA review and not subject to the subdivision statute.

RCW 82.02.020 specifically prohibits imposition of fees on construction of buildings or subdivision of land except for impact fees as defined by statutes (RCW 82.02.050-.090) and except for voluntary agreements. Dedications of land within a proposed plat are not precluded if such dedications are reasonably necessary as a direct result of the proposed development.

RCW 82.02.020 allows voluntary agreements in lieu of a dedication of land or to mitigate an impact as a consequence of development. The voluntary agreements have specific qualifying provisions.

The State Environmental Policy Act prohibits a jurisdiction from requiring a person to pay for a system improvement where that person is otherwise required to pay an impact fee pursuant to RCW 82.02.050 - .090 for those same system improvements. WAC 392-343-032 states that “mitigation payments as provided for in RCW 43.21C.060 of the State Environmental Policy Act may be used by the district as local match funding and may not be substituted for the amount of state assistance that would otherwise be provided for school capital projects.”

Growth Management Act

The Growth Management Act (GMA) provides an opportunity for school districts to broaden the source of funds to meet the needs to provide additional school facilities as a result of growth in residential housing. The Act, originally passed in 1990 and amended in subsequent years, includes elements addressing the impacts of development on municipal corporations, such as school districts.

RCW 58.17.110, the State Subdivision Act, requires denial of any plat unless the county legislative body makes written findings that appropriate provisions are made for schools and school grounds. Dedication of land, provision of public improvements to serve the subdivision, and/or impact fees imposed under the act may be required as a condition of subdivision approval.

RCW 82.02.050 through RCW 82.020.090 set forth the legislative intent and authority to use growth impact fees to assist in capital construction projects.

The intent of the legislation is to ensure adequate public facilities are available to serve new growth, to establish standards which growth pays a proportionate share of the cost of those facilities, and that the fees are not arbitrary or duplicative. In addition, the fees are to be included as part of a capital financing plan which balances impact fees with other sources of public funds. The fees are to reasonably relate to and benefit new growth.

GMA impact fees are imposed through local ordinances which include a schedule adopted for each type of development activity. The schedule is based upon a formula designed to determine the proportionate share of the costs of public facilities necessitated by new development. In the case of school districts, the local city and/or county must adopt the district's plan by reference as a part of the jurisdiction's comprehensive plan.

The fees collected must be earmarked specifically and retained in special interest-bearing accounts and spent only in conformance with the capital facilities plan element of the comprehensive plan. The fees must be expended or encumbered within ten years of receipt, except for extraordinary reasons, or they are to be refunded to the then current property owner.

Finally, fees cannot be collected for system improvements under the GMA if fees are collected under RCW 43.21C.060 (SEPA) for those same improvements.

WAC 362-343-032 addresses the use of impact or mitigation fees by the school district as it relates to OSPI State Funding. Districts are able to use impact fees and/or mitigation fees to assist in capital construction projects as part of the local share for those projects receiving state financial assistance.

Thus, the statutory scheme for school mitigation may involve:

1. Imposition of mitigating conditions under SEPA, based upon adopted policies, to correct specific adverse environmental impacts identified in the environmental documents. RCW 43.21C.060.
2. Satisfaction of mitigating conditions under SEPA, or the State Subdivision Act through a voluntary agreement in lieu of dedication of land or to mitigate a direct impact of a development. RCW 82.02.020.
3. A finding of adequate provision for schools under the State Subdivision Act based upon dedication of land or provision of improvements for a subdivision of land. RCW 58.17.110.
4. Imposition of impact fees for system improvements reasonably related and beneficial to new development, and identified in the capital facilitates element of a comprehensive plan. RCW 82.02.050-.090.

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CHAPTER THREE **SCHOOL DISTRICT DESCRIPTION**

Tumwater School District is located in the north central portion of Thurston County. It encompasses 117 square miles and is bordered on the north by the City of Olympia (served by the Olympia School District), on the east by the City of Lacey (served by North Thurston Public Schools), the south by the Rochester and Tenino School Districts and on the west by the Capital Forest. **Attachment-A** is the map of the current District boundaries and attendance areas. The District includes the City of Tumwater and its urban growth area and unincorporated Thurston County. Development occurs principally within the urban growth area of Tumwater and in scattered locations throughout the remaining District boundaries. Within the urban growth boundaries, there is area for both short-term and long-term residential development. The residential population of the Tumwater School District is currently almost 45,500. This is expected to grow to 53,500 by 2030.

The District operates six elementary schools, two middle schools, two comprehensive high schools and one alternative high school. The District is the host district of New Market Skills Center, which serves eleven school districts and provides specialized career and technical education (CTE) for workforce training. Most of the District schools are located in the City of Tumwater, with only East Olympia and Littlerock Elementary schools located in un-incorporated rural Thurston County. **Table 1** contains a list of the existing schools, student capacity, current enrollment, and the number of modular classrooms.

The State began funding smaller class sizes in elementary schools beginning with the 2019-20 school year. At grade levels K-3, the class size is seventeen students. While the number of students larger than seventeen are allowed in individual classrooms, the district-wide average must be seventeen or less. This has affected the capacity of existing and future facilities, as new classrooms spread over the District's six elementary schools may be required even without further enrollment growth. Because of this, elementary school level of service has been adjusted to a blended average of 22 students per classroom. Middle and high school classroom level of service remains at 25 students.

As of October 2024, there are forty-five modular or portable classrooms in the Tumwater School District. These are used for temporary capacity as enrollment grows in certain areas. Pending funding and construction of new schools, the District adds interim capacity at its schools with the use of portable facilities. However, portables are used only as interim solutions. They are not considered to be long-term capacity solutions or as meeting the District standard of service.

In June 2019, the Tumwater School District Board of Directors adopted new elementary school attendance boundaries to balance enrollment with capacity at the schools. This

was at the recommendation of a Boundary Review Committee that met in 2018-2019. The changes took effect at the beginning of the 2020-21 school year. This was also the year that school started with children in fully remote learning because of the Covid-19 pandemic.

Attachment-A is the map of Tumwater School District attendance areas.

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CHAPTER FOUR **ENROLLMENT FORECAST**

The Office of the Superintendent of Public Instruction (OSPI) provides enrollment projections for State Construction Assistance Program funding purposes only, based on the Cohort Survival Method. This method of enrollment projection uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio or survival rate is used in conjunction with current live birth rates as a base for state-wide enrollment projections. The OSPI system is useful but has obvious inadequacies in representing the unique growth conditions of individual school districts. Historically, OSPI projections in growing school districts tend to underestimate the actual student enrollment growth. Furthermore, the OSPI projections do not anticipate new student enrollment as a result of residential development.

To account for growth within Tumwater School District, the District has developed a modified forecast of enrollment. This forecast relies upon growth projections from Thurston Regional Planning, consultants, and past enrollment trends within the District. Factors that cause these projections to be updated yearly are varying kindergarten enrollment, varying numbers of high school entering the Running Start program at community colleges and unpredictable student transfers either into or out of the District. The current six-year enrollment forecast is shown in **Table 2**.

The number of students per household is the factor that the District uses to plan for new schools to service the enrollment growth from new development. This factor, known as the “Student Generation Rate” (SGR), is calculated separately for single-family and multi-family housing units. Usually single-family units will generate more students than multi-family units. Also, more elementary students are generated per unit because they have six grade levels while middle schools have three and high schools have four grade levels. The SGR study was last updated in August 2020.

The results of the latest study are included as **Attachment C**. The following is a summary of the rate study:

<u>Housing Type</u>	<u>TSD Study SGR</u>
Single Family	
Elementary	0.301
Middle School	0.172
<u>High School</u>	<u>0.089</u>
Total	0.561
(Total does not add due to rounding)	
Multifamily	
Elementary	0.050
Middle School	0.050
<u>High School</u>	<u>0.058</u>
Total	0.158

The Tumwater School District SGR multipliers produced as a result of this study and adopted by the District are also shown on **Table 8** and used in **Appendix B** to calculate the school impact fee.

Proposed new housing is shown in **Attachment D - New Single- and Multi-Family Housing Developments**. There are 7,726 units of unbuilt housing composed of 2,859 single-family and 4,867 multi-family homes. Using the Student Generation Rates above, this results in the following numbers of new students:

Elementary School Students	1,104
Middle School Students	735
<u>High School Students</u>	<u>537</u>
Total number of new students	2,376

CHAPTER FIVE

LEVEL OF SERVICE CAPACITY

Adequate instructional space is generally based on the educational program adopted by the District. Instructional capacity is the classroom space required for the educational program in each building. The number of students a building can serve adequately is determined by the type and number of programs placed in each building, and the number of regular classrooms it contains. Generally, instructional capacity is determined by examining the number of regular teaching stations in the buildings and the adopted class sizes of the educational program. The instructional capacity of two buildings with the same number of teaching stations or similar square footage may be different as a result of differences in the design of the school as well as its educational program.

OSPI uses formulas based on square footage of school buildings (see WAC 362-343) for providing state assistance for school facilities. Those formulas, which are for funding purposes only, do not represent the amount of space for current program needs. The purpose of the formula is to specifically identify the maximum amount of state assistance to be provided for a project. WAC 362-343-035 sets space allocations for funding assistance. The allocations have been subject to question for years by school districts and, although they have been recently adjusted somewhat, they do not represent actual new construction in Washington State. Furthermore, even if the District receives State Construction Assistance Program (SCAP) funding for an eligible project, the District must consider the timing and amount of those funds in its capital facility planning process. However, when planning new schools, the educational programs are the driver of the design and capacity of those facilities.

Level of service capacity is defined as the number of students a school is designed to accommodate. The capacity standard includes only permanent general education classrooms and is based on District calculations. Some districts use a square footage standard to determine the level of service capacity for a facility. Other districts have adopted a standard utilizing a given number of students per classroom. This method fits well with agreements negotiated with teacher organizations relating to the number of students a teacher is expected to teach in a classroom. In the Tumwater School District, an average of 25 students per regular classroom for grades 6-12 is the standard used for planning purposes. With the class size restrictions at grades K-3, elementary schools now use a blended average for K-5 of 22 students per regular classroom.

Based upon the enrollment forecasts and level of service capacities, the demand vs. supply of existing schools and projected new classrooms is shown on **Table 3**. Table 3 projects the need for a new elementary school during the six-year planning period to address growth-related capacity needs.

CHAPTER SIX **FINANCING**

The Washington State Constitution mandates educational opportunity for all children in Article IX Section 1:

"It is the paramount duty of the State to make ample provision for the education of all children residing within its borders, without distinction or preference on account of race, color, caste or sex."

Court cases have subsequently determined that the legislature is responsible for "full funding of basic education" and the Office of Superintendent of Public Instruction has been assigned overall responsibility for assuring the operations of public education for grades kindergarten through 12. The state provides the funds for the basic education through a formula based on student enrollment and special student needs. The districts, through use of a local levy which is not to exceed 28 percent of the state authorized support, may "enrich" the educational program from local property tax sources. Capital needs are addressed separately.

School districts utilize budgets consisting of a number of discrete funds, including a general fund for district operations and building and debt service funds for meeting capital needs.

SOURCES

General Fund

The General Fund constitutes the main operational budget source for the district, utilizing state apportionment, categorical, and local levy enrichment funds to pay for the educational program. Salaries, benefits, purchases of goods and services and the like are the responsibility of the general fund.

Building Fund

The Building Fund is used for capital purposes: to finance the purchase and improvement of school sites; the construction of new facilities and remodeling or modernization of existing facilities; and the purchase of initial equipment, library books, and text books for those new facilities. Revenues accruing to the Building Fund may come from the General Fund apportionment, sale of properties, contributions, bond sale proceeds, capital levy collections, impact fees and earmarked state revenues.

Debt Service Fund

The Debt Service Fund is established as the mechanism to pay for bonds. When a bond issue is passed, the district issues bonds which have a face value and an interest rate. Property taxes are adjusted to provide the funds necessary to meet the approved periodic payments of interest and principal. The proceeds from the taxes collected for

this purpose are deposited in the Debt Service Fund and then drawn out for payments at the appropriate times.

Bonds

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

Bonds are multiyear financial instruments, generally issued for 10, 20, 25, or 30 years. Because of their long-lasting impact, they require both a sixty percent super-majority of votes and a specific minimum number of voters for ratification. The positive votes must equal or exceed 60 percent of the total votes cast. The total number of voters must equal or exceed 40 percent of the total number of voters in the last general election.

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

Levies

School Boards can submit levy requests to the voters of the district. They too are measures which will raise the property tax rate beyond the constitutional limits. Levy approval differs from the approval requirements for bonds in that a levy measure is approved with a simple majority of the votes cast.

The Secretary of State issues a schedule of approved election dates each year. The school board must place its proposed measures on one of those dates. If the measure fails at the first election, the board can re-submit it to the voters after a minimum period of 45 days. If the measure fails for a second time during a calendar year (a double levy loss) it cannot be submitted again during that year.

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

Capital levies can be approved for a one to six year period at one election. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified purpose. They may not be transferred to operating cost needs.

Operating levies are used to supplement the district's educational program offerings. Note, due to legislative changes, the entire "operating" levy structure has undergone radical change. These levies are now called "enhancement" levies used to supplement district education beyond the State definition of "basic education". Levies generally will support athletics, art, physical education and other programs not addressed by the state apportionment for basic education. They also support special categorical funded programs for disabled, bilingual, early childhood and others. Funds can be transferred from operating levy sources to help pay for capital needs, although it is very rarely done.

Operating levies may be approved for one to four years at a single election.

Miscellaneous Sources

Minor sources of funding include grants, bequests, proceeds from sales of property and the like. They are usually a small part of the total financing package.

State School Construction Assistance Program (SCAP) Funding

The State of Washington has a Common School Capital Construction Fund. The Office of Superintendent of Public Instruction (OSPI) administers the funds.

The Tumwater School District assistance percentage as of July 2024 was set at 61.76% for eligible project costs.

The construction cost allowance for school construction costs for July 1, 2024 funded projects is \$375.00 per square foot.

The calculation for determining state matching support is:

Eligible Area	X	Construction Cost Allocation (CCA)	X	Funding Assistance Percentage	=	Maximum Allowable State Funding Assistance
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ELIGIBLE AREA: Square footage of instructional space for which the state will provide funding assistance. It compares the district's current inventory of instructional space to its projected enrollment multiplied by the Student Space Allocation (SSA), the amount of square feet per student established by the legislature to determine funding allocation level and may not reflect what is adequate to meet district's educational program requirements.

CONSTRUCTION COST ALLOCATION (CCA): The State's recognized costs per square foot of new construction. Not to be confused with actual costs per square foot, which is usually higher.

STATE FUNDING ASSISTANCE PERCENTAGE: A unique number calculated for each district, used to determine the amount of state assistance. Calculated annually, it is a ratio of a district's assessed land value per student compared to the statewide average of assessed land value per student. Minimum percentage is 20% up to a maximum percentage of 100% of recognized project costs. Additional points are provided for district-anticipated growth.

The construction cost allowance is only an index for funding and must not be used to estimate or set construction costs. Typically, actual construction costs for schools are significantly higher than the construction cost allowance. Current construction costs are almost double those used for SCAP. Furthermore, State assistance funding does not apply toward many of the costs necessary to complete a project. State assistance typically accounts for less than 25% of the total project cost.

Qualifying for SCAP funding involves an application process that has six rounds of District applications and OSPI approvals. Districts submit information for consideration to the State Board. If approved, the district project is given a priority ranking number based upon information provided in the application. The project is then placed on the funding list along with all other projects submitted. OSPI funds projects each July at the beginning of the State fiscal year starting at the top of the list with those projects having the highest priority number and proceeding down the list until the funds allotted for that year are committed. In short, the higher the priority ranking, the better prospect the district has in receiving state matching funds. Failure by the district to proceed with a project in a timely manner can result in loss of the district's state funding assistance.

Funds for the state funding assistance come from the Common School Construction Funds. Bonds are sold on behalf of the fund and then retired from revenues accruing from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the legislature can appropriate additional funds, or OSPI can prioritize projects for funding (Chapter 392, Sections 341-347 of the Washington Administrative Code).

RESIDENTIAL CONSTRUCTION DEVELOPMENT MITIGATION

Impact Fees

According to RCW 82.02.050, the definition of impact fee is "*a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee.*"

Impact fees can be calculated on the basis of "un-housed student need" which is related to new residential construction. A determination projected student enrollment growth within the six year planning period and insufficient permanent school space to serve that growth allows the district to seek imposition of the fees. The amounts to be charged are then calculated based on the costs for providing the space and the projected average number of students in each residential unit as based on the student

generation rate analysis. The School Board must first approve the calculation of the impact fees as a part of the Board's adoption of this Capital Facilities Plan and in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district -- counties, cities and towns. In the Tumwater School District, those general government jurisdictions include the City of Tumwater and Thurston County. Both the City of Tumwater and Thurston County have adopted school impact fee ordinances.

SEPA Mitigation

Prior to the City of Tumwater and Thurston County, adopting Growth Management Act school impact fee ordinances, the District had requested that mitigation requirements apply to all residential developments throughout the District subject to SEPA to mitigate the direct impacts of the development on schools. Because all jurisdictions within the District's boundaries are now collecting impact fees for schools, the District will generally no longer request mitigation for new housing developments located in the unincorporated areas in the District.

The Capital Facilities Plan is designed to support the use of fees as provided for under the Growth Management Act. It consists of: (a) an inventory of existing educational facilities owned by Tumwater School District, showing the locations and capacities of these facilities; (b) a forecast of the future needs for school facilities; (c) the proposed capacities of new school facilities; and (d) a plan that will finance proposed new school facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

Where necessary, the Six Year Capital Facilities Plan provides for acquisition and development of new school sites and, in some cases, modernization of existing school facilities in addition to new construction.

CHAPTER SEVEN **CONSTRUCTION PROGRAM**

The gap between available space and need increases when residential growth accelerates while the planning, financing, permitting and construction period for school construction has lengthened. As a result, school capacities typically lag behind the increase in housing. Schools are categorized as Elementary, Middle, and High Schools. There will be variations from district to district of grade configurations, class size, and curriculum based needs depending on the district's educational program. Adjustments to the construction cost can be managed according to the choices made by the district and the effects of inflation.

The first element of project costs consists of the cost of acquiring the site and the developing of the site. The cost of the site usually consists of the price paid for the land, costs of the purchase, and cost of easements required for roads and utilities. Development costs consist of the costs to provide roads, utilities, and other necessary on-site and off-site improvements to the site in order that a school facility may be built thereon. These costs are not eligible for State funding assistance and must be paid for by local funds exclusively. Site costs will vary widely depending on the real estate market and on the circumstances of the site such as location and availability of utility services. OSPI has recommended minimum site sizes of five acres for an elementary school plus one acre for every 100 students and ten acres for grades 7 and above plus one acre per 100 students. This acreage is supposed to provide for the buildings and the appropriate support facilities such as play fields, athletic facilities, parking, and storage. The District uses the following as the practical acreage needed for school sites:

Elementary: 10-15 acres

Middle Level: 20-25 acres

High: 40-50 acres

Site sizes above and below these are evaluated and considered based on available land.

The second element is the construction cost of the building, site (parking lots, play fields, site furnishings and on-site utilities) and off-site costs (public utilities and public street improvements) The final cost element are those costs associated with construction which include planning, design, engineering, construction management, furniture, equipment, agency fees, and sales taxes. The project cost estimate for the new elementary school and a typical double-classroom modular unit are shown in **Table 4.**

The District anticipates using a mixture of funding sources to meet the costs of building the schools, including local bond issues, capital levies, State funding assistance and impact fees. The bond issues are the primary source of local funding, and are dependent on voter approval. State funding assistance provides the secondary source of school construction funds. Those funds are available from the State based upon specific project eligibility, priority ranking by the State and available funds. If the sale of

bonds is not approved by the public or State funding assistance is not available, the District will not be able to implement the Capital Facilities program as planned. The District may then utilize other means to house the students including purchase of modular classrooms or any other means available to the district. If the District experiences accelerated growth above and beyond that expected and/or funds are not available, then the district may not be able to provide housing for students. This may require a moratorium on any new housing until funding becomes available.

The District has identified three areas for new elementary schools. These are in the southeast near the Olympia Airport (where a 12-acre site was purchased in 2008 and a 10-acre site in 2020), one and possibly two sites near Black Hills High School (where one 15-acre site was purchased in 2011), and elsewhere as need is identified. Schools in these areas will be used to accommodate planned growth. New middle and high school sites may be needed in the next twenty years as new elementary schools are built. The District purchased a 21-acre site near Black Hills High School in 2011 for a future middle school. The District includes in its long-range plan an element that provides funds for the acquisition of school lands for future capacity needs.

The District also owns 2.2 acres of vacant land adjacent to Peter G. Schmidt Elementary School and 6.9 acres of vacant land adjacent to New Market Skills Center. Both of these parcels are deemed too small for a stand-alone school.

Attachment-B is a map locating the vacant properties the District owns as well as conceptual site plans for the new schools on each.

The District recognizes the need to move forward in a timely manner to identify potential school sites and conduct the studies necessary to determine which sites meet District criteria for schools. Over the years, many criteria have been added to the already long list which must be studied to determine whether a site can support a particular school facility. A feasibility period of one to three years is not unexpected in the District's experience. Urban growth boundaries, land use, zoning, storm water, availability of utilities, critical areas ordinances and a willing seller are just some of the factors to be considered. Additionally, the size of property needed for a school ranging from 10 to 55 acres within the urban growth boundary is a big issue. Available sites are becoming more scarce, especially those which have the potential for sewer and water service.

After an approved site has been secured, other factors influence the timeline for producing a school facility ready for occupancy. First, the District must pass a local bond issue for its portion of the funds necessary to complete the project. Second, the District must house excess students within the existing facilities and/or housing students in modular classrooms for a period of up to five years. Third, the District must qualify for and receive State funding assistance. Finally, the planning and construction process may

range from three years for an elementary school to as much as five years for a secondary school from start to occupancy.

Therefore, it is incumbent on the District to move forward in a timely manner with its Capital Facilities Plan to acquire and develop needed sites and facilities. As such, multiple sources of funding are required including existing capital funds, bond issue funds, mitigation/impact fees, and State funding assistance.

Construction projects that are planned to increase capacity within the six-year planning period are:

1. Building a new elementary school for added capacity to serve growth at the K-5 level to open in 2028 requires future approval of bonds by voters. The project costs of \$75,161,000 are detailed on **Table 4**.
2. Adding modular classrooms to elementary schools until a new school is built along with the potential addition of modular classrooms at the middle and high school as needed to provide for interim capacity solutions.

Construction projects planned to update existing facilities are:

1. New Market Skills Center – minor capital improvements funded primarily with State grants. Two projects were funded for the 2023-25 biennium. A \$54 million full renovation of the facilities with additions has been applied for but not yet funded by the State.
2. Tumwater and Black Hills High Schools – unspecified renovations in a future bond.
3. Bush and Tumwater Middle Schools – the parts of the original buildings not included in the additions and renovations to accommodate sixth grade will be eligible for State construction grants for major renovations beginning in 2024 (BMS) and 2025 (TMS). The majority of funds will come from bonds approved in a future election. The project costs for Bush Middle School are estimated at \$37 million and for Tumwater Middle School they are \$48 million.

Tumwater School District has begun using capital levies to pay for major maintenance projects, such as roof and boiler replacements, technology upgrades and health, safety and security improvements:

1. A 2-year capital facilities levy of \$10 million was approved by voters in 2020. All projects funded by this levy have been completed.
2. A renewal 4-year capital levy of \$24.1 million was approved in February 2022.
3. A renewal 4-year capital levy may be put before the District voters in 2026.

**CHAPTER EIGHT
FINANCIAL PLAN**

The planned project expenditures and revenues are detailed in **Table 5**. Tumwater School District requires \$267,701,000 to finance its facility needs for the fiscal years 2024-25 through 2029-30.

The capital projects fund balance at the end of the 2023-24 fiscal year is estimated to be \$10,200,00.

In a February 2014 bond referendum, district voters approved the sale of bonds worth \$136,000,000 to fund the 2014-2020 capital facilities plan. The last of these bonds were sold in 2017. The remaining proceeds from these bonds and State construction grants are used to complete miscellaneous small works projects as allowed by the bond resolution.

The majority of the funding for the current six-year plan, \$141,000,000, would come from a future bond referendum that requires voter approval. The amount of bond may be more than this if other as-yet unidentified projects are deemed necessary by the School Board.

The District passed a four-year capital levy in February 2022. This is funding technology upgrades, major maintenance projects and safety and security projects over four calendar years (five fiscal years).

State grants are estimated to amount to approximately \$80,900,000, including \$46,900,000 solely for New Market Skills Center projects.

The impact fee and mitigation fee portion for the six-year period is \$5,500,000.

Miscellaneous revenue from a variety of other sources is estimated to be \$600,000 over the next six years.

2023-24 Ending fund Balance		\$10,200,000
+ Capital Levy (current and future)	\$40,412,000	
+ Bond Sales (future, requires voter approval)	\$141,000,000	
+ State Grants	\$80,900,000	
+ Impact Fees	\$5,500,000	
+ Misc. Revenue	\$600,000	
= Total Revenue		\$268,412,000
= Anticipated Available Funds		\$278,612,000

These funds are anticipated to be available to finance the capital projects in the plan. The planned project expenditures and revenues are detailed in **Table 5**.

CHAPTER NINE
ASSESSED VALUATION

The assessed valuation of the school district is the total value of the real property--land and improvements, including buildings -- within the district boundaries. The assessed value is set by the Thurston County Assessor and is as the base to which property tax rates are applied. The increase in value of the total assessment for the County cannot exceed an amount equal to 106 percent of the prior year's total value plus the value of new construction during that period. The total is increased by inflation or increased market value for existing properties.

The constitutionally approved taxes, which amount to 20 mills or two cents on the dollar, are applied to the full assessed value and produce funds for a variety of governmental purposes. Excess levy rates, those beyond the constitutional limits, are imposed to generate a specific dollar amount, so they may vary from year to year. The higher the assessed valuation, the lower the rate needed to generate the necessary dollar amount.

School districts which have a high assessed valuation, such as those with large, intensive commercial developments (i.e. shopping and auto malls, etc.) or waterfront homes are able to generate very substantial bond dollars with very modest tax levy rates. On the other hand, districts with low assessed valuation are hampered with high tax levy rates to raise even modest bond funds. The Tumwater School District, while the urban core is growing, is still largely a rural district with a modest assessed valuation. As such, care must be taken in managing the bond issue process to maintain voter confidence and modest tax levy rates.

The district's total assessed valuation as of January 1, 2024, set by the County Assessor, was \$9,706,649,680, which is an increase of 1.8% over the 2023 assessed value.

CHAPTER TEN
EXISTING DEBT

The Tumwater School District's current debt is \$68,625,000 as shown in **Table 6**. This debt consists of four bond sales from the 2014 election. Current bond debt will be paid off in 2032. **Table 6** also shows the projected annual payments.

There is a five percent ceiling on outstanding indebtedness, which means that the bonded indebtedness of the district cannot exceed five percent of the assessed value of the district at the time of issuance of the bonds. The existing debt therefore reduces the bonding capacity of the district.

For Tumwater School District, the current availability of bonding capacity is calculated as:

Total Assessed Value	\$9,706,649,680
Five Percent of Assessed Value	\$ 485,326,547
Existing Bonded Indebtedness (Principal Only)	\$ 68,625,000
Available Bonding Capacity	\$ 485,326,547

Table 7 compares the debt limit with the outstanding debt. The information contained therein indicates that the District as the District pays off existing debt; it also has adequate debt capacity for timed bond sales for the planned construction projects.

CHAPTER ELEVEN
IMPACT FEE CALCULATIONS

The school impact fee formula ensures that new development only pays for the cost of facilities necessitated by new development. The Growth Management Act (GMA) school impact fee calculations (**Appendix B**) examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit and then reduce that amount by the anticipated state match and future tax payments. The calculations are driven by the facilities costs identified in **Table 4** for the District’s new planned growth-related capacity projects (as identified in **Table 3**). By applying the student generation factor (as shown in **Table 8**) to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The resulting impact fee may be discounted by an additional amount at the discretion of the District Board of Directors. Importantly, the GMA does not require new development to contribute toward the costs of providing capacity to address existing needs.

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APPENDIX A

TABLES 1-8

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TABLE 1
TUMWATER SCHOOL DISTRICT NO. 33
CAPACITY OF EXISTING SCHOOL FACILITIES
2024 - 2030 Capital Facilities Plan

FACILITY NAME:	Number of Gen. Ed. Classrooms	Capacity*	Sept. 2024 Headcount	Surplus(+) or Deficit(-)	Existing Modular Classrooms*	Agency-permitted Number of Modulares*
Black Lake Elementary	20	440	386	54	6	8
East Olympia Elementary	20	440	563	-123	11	11
Littlerock Elementary	17	374	341	33	0	8
Michael T. Simmons Elem.	20	440	420	20	13	13
Peter G. Schmidt Elem.	25	550	587	-37	8	8
Tumwater Hill Elementary	20	440	391	49	2	2
Total Elementary	122	2,684	2,688	-4	40	50
Bush Middle School	34	850	761	89	0	8
Tumwater Middle School	33	825	653	172	0	8
Total Middle School	67	1,675	1,414	261	0	16
Black Hills High School	45	1125	719	406	0	12
Cascadia High School	8	128	118	10	0	0
New Market High School	1	37	54	-17	0	10
Tumwater High School	43	1075	1,084	-9	5	10
Total High School	97	2,365	1,975	390	5	32
Grand Total	286	6,724	6,077	647	45	98
TWEST			4			
<p>TWEST ("T West") provides education services to youths in the Thurston County Juvenile Detention Center. It is located in Tumwater School District and the students come from across Thurston County. TWEST students are not included in capacity calculations.</p>						
New Market Skills Center	20 x 2	1040	950	90	0	0
<p>The Skills Center is a stand-alone facility that serves a consortium of eleven school districts and is not included in capacity calculations. Students, mostly 11th and 12th graders, attend for a half-day session. A learning space can accommodate 26 students in two sessions for a capacity of 52 each day.</p>						
*Capacity figures do not include modular classrooms ("portables").						

TABLE 2
TUMWATER SCHOOL DISTRICT NO. 33
DISTRICT ENROLLMENT FORECAST
2024 - 2030 Capital Facilities Plan

	Sept. 2024	Projected					
		2025	2026	2027	2028	2029	2030
Kindergarten	411	418	425	441	458	475	492
Grade One	423	436	450	463	478	495	512
Grade Two	449	459	469	480	491	508	526
Grade Three	480	495	510	525	541	560	578
Grade Four	437	441	444	448	451	468	485
Grade Five	474	490	507	524	541	560	578
Grade Six	454	466	478	490	503	521	538
Grade Seven	470	474	478	482	486	503	521
Grade Eight	490	496	502	508	514	532	550
Grade Nine	466	505	548	594	644	664	685
Grade Ten	507	508	508	509	509	527	545
Grade Eleven	552	528	506	484	463	480	497
Grade Twelve	536	542	549	555	562	580	599
K-5 HEADCOUNT	2,674	2,738	2,805	2,882	2,961	3,065	3,171
6-8 HEADCOUNT	1,414	1,436	1,458	1,480	1,503	1,556	1,609
9-12 HEADCOUNT	2,061	2,084	2,110	2,142	2,179	2,252	2,326
TOTAL K-12	6,149	6,258	6,373	6,504	6,643	6,873	7,106

TABLE 3
TUMWATER SCHOOL DISTRICT NO. 33
DEMAND VS. SUPPLY OF SCHOOL FACILITIES
2024 - 2030 Capital Facilities Plan

YEAR	DEMAND	LEVEL OF SERVICE CAPACITY	PERCENT	CAPACITY INCREASE	SURPLUS OR DEFICIT	CAPACITY CHANGES
ELEMENTARY SCHOOL						
2024-25	2,674	2,684	100%	0	10	
2025-26	2,738	2,684	102%	0	-54	
2026-27	2,805	2,684	104%	0	-121	
2027-28	2,882	2,684	107%	0	-198	
2028-29	2,961	3,284	90%	600	323	New Elem. School
2029-30	3,065	3,284	93%	0	219	
MIDDLE SCHOOL						
2024-25	1,414	1,675	84%	0	261	
2025-26	1,436	1,675	86%	0	239	
2026-27	1,458	1,675	87%	0	217	
2027-28	1,480	1,675	88%	0	195	
2028-29	1,503	1,675	90%	0	172	
2029-30	1,556	1,675	93%	0	119	
HIGH SCHOOL						
2024-25	2,061	2,365	87%	0	304	
2025-26	2,084	2,365	88%	0	281	
2026-27	2,110	2,365	89%	0	255	
2027-28	2,142	2,365	91%	0	223	
2028-29	2,179	2,365	92%	0	186	
2029-30	2,252	2,365	95%	0	113	

TABLE 4
TUMWATER SCHOOL DISTRICT NO. 33
SCHOOL FACILITY BUDGETS
2024 - 2030 Capital Facilities Plan

PROJECT	ESTIMATED TOTAL COST
New Elementary School	
Architect & Engineer Fees	\$5,400,000
Other Consultant Fees	\$890,000
Fees, Permits & Req'd. Studies	\$2,225,000
Off-site Development Construction	\$2,225,000
On-Site Development Construction	\$5,340,000
Building Construction	\$44,496,000
Furniture & Equipment	\$2,650,000
Technology & Security Systems	\$1,335,000
Contingency (8%)	\$5,162,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$5,438,000
Sub-total Cost	\$75,161,000
Site Acquisition (TSD owns two elementary sites)	\$0
Total Cost	\$75,161,000
Modular Classrooms for temporary capacity	
Architect & Engineering	\$45,000
Agency Permits & Fees	\$22,000
Utilities & Site Work	\$85,000
28 X 64 Double Classroom Unit	\$285,000
Furniture & Equipment	\$40,000
Technology & Security Systems	\$20,000
Contingency(8%)	\$24,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$44,000
Total Cost for Double Classroom	\$565,000
Total Cost per classroom	\$282,500

TABLE 5
TUMWATER SCHOOL DISTRICT NO. 33
Planned Construction Expenditures and Revenues
2024 - 2030 Capital Facilities Plan

EXPENDITURES							
Major Projects	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	6-yr Total
Black Hills High School Renovations	\$500,000	\$800,000	\$1,800,000	\$800,000	\$1,800,000		\$5,700,000
Tumwater High School Renovations	\$500,000	\$500,000	\$800,000	\$1,800,000	\$800,000	\$1,800,000	\$6,200,000
Bush Middle School Renovations		\$1,000,000	\$16,000,000	\$17,000,000	\$2,500,000	\$500,000	\$37,000,000
Tumwater Middle School Renovations			\$1,000,000	\$18,000,000	\$20,000,000	\$6,000,000	\$45,000,000
New Elementary School #7		\$1,000,000	\$35,000,000	\$37,000,000	\$2,000,000	\$161,000	\$75,161,000
New Market SC Major Renovations		\$3,200,000	\$2,700,000	\$13,000,000	\$14,000,000	\$11,000,000	\$43,900,000
TOTAL MAJOR PROJECTS	\$1,000,000	\$6,500,000	\$57,300,000	\$87,600,000	\$41,100,000	\$19,461,000	\$212,961,000
Small Projects	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	6-yr Total
Site Acquisition	\$2,000,000	\$1,000,000					\$3,000,000
Technology Capital Expenses	\$2,000,000	\$2,000,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$14,000,000
New Market SC Minor Capital Projects	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Modular classrooms	\$720,000	\$720,000	\$400,000				\$1,840,000
Health, Safety & Security Projects	\$1,700,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,700,000
Small Works Projects	\$1,700,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$16,700,000
Capital Operations & Bond Costs	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$4,500,000
TOTAL SMALL PROJECTS	\$9,370,000	\$9,970,000	\$9,150,000	\$8,750,000	\$8,750,000	\$8,750,000	\$54,740,000
TOTAL EXPENDITURE	\$10,370,000	\$16,470,000	\$66,450,000	\$96,350,000	\$49,850,000	\$28,211,000	\$267,701,000
REVENUE SOURCE	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	6-yr Total
Capital Levy (approved Feb. 2022)	\$6,025,000	\$6,225,000	\$3,162,000				\$15,412,000
2026 Capital Levy (requires approval)			\$3,500,000	\$7,000,000	\$7,250,000	\$7,250,000	\$25,000,000
Future Bond Sales (requires voter approval)		\$36,000,000	\$35,000,000	\$45,000,000	\$25,000,000		\$141,000,000
State Grant - New Elementary School		\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000		\$10,000,000
State Grant - Bush & Tumwater Middle Schools		\$1,000,000	\$5,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$24,000,000
State Grant - New Market SC Minor Capital	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
State Grant - New Market Major Renovation		\$3,200,000	\$2,700,000	\$13,000,000	\$14,000,000	\$11,000,000	\$43,900,000
Impact Fees for capacity projects	\$750,000	\$750,000	\$1,800,000	\$2,000,000	\$200,000		\$5,500,000
Other Miscellaneous Revenue	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
TOTAL REVENUE	\$7,375,000	\$50,275,000	\$54,262,000	\$76,100,000	\$55,550,000	\$24,850,000	\$268,412,000
Ending Fund Balance 2023-24 = \$10,200,000	\$7,205,000	\$41,010,000	\$28,822,000	\$8,572,000	\$14,272,000	\$10,911,000	\$10,911,000
Note: Bond sales may vary based upon market conditions, cash flow needs and other variables.							
							\$188,012,000

TABLE 6
TUMWATER SCHOOL DISTRICT NO. 33
CURRENT CAPITAL DEBT
2024- 2030 Capital Facilities Plan

	2014	2015	2016	2017	
Year	Issue	Issue	Issue	Issue	TOTAL
2024	\$4,750,000	\$2,590,000	\$740,000	\$825,000	\$8,905,000
2025	\$2,120,000	\$4,940,000	\$1,490,000	\$1,080,000	\$9,630,000
2026	\$2,305,000	\$5,190,000	\$1,550,000	\$1,360,000	\$10,405,000
2027	\$2,510,000	\$2,000,000	\$5,010,000	\$1,665,000	\$11,185,000
2028	\$2,725,000	\$1,915,000	\$5,435,000	\$2,015,000	\$12,090,000
2029		\$2,755,000	\$3,775,000	\$0	\$6,530,000
2030		\$2,900,000	\$2,785,000	\$0	\$5,685,000
2031				\$2,025,000	\$2,025,000
2032				\$2,170,000	\$2,170,000
2033					\$0
Total	\$14,410,000	\$22,290,000	\$20,785,000	\$11,140,000	\$68,625,000

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TABLE 7
TUMWATER SCHOOL DISTRICT NO. 33
DEBT CAPACITY
2024 - 2030 Capital Facilities Plan

Year	Total Principal	Cumulative Debt	Assessed Valuation	Debt Limit - 5% of Assessed Valuation	Debt Capacity
2023			\$9,539,342,382		
2024	\$8,905,000	\$68,625,000	\$9,706,530,940	\$485,326,547	\$416,701,547
2025	\$9,630,000	\$59,720,000	\$9,876,649,680	\$493,832,484	\$434,112,484
2026	\$10,405,000	\$50,090,000	\$10,172,949,171	\$508,647,459	\$458,557,459
2027	\$11,185,000	\$39,685,000	\$10,478,137,646	\$523,906,882	\$484,221,882
2028	\$12,090,000	\$28,500,000	\$10,792,481,775	\$539,624,089	\$511,124,089
2029	\$6,530,000	\$16,410,000	\$11,116,256,229	\$555,812,811	\$539,402,811
2030	\$5,685,000	\$9,880,000	\$11,449,743,916	\$572,487,196	\$562,607,196
2031	\$2,025,000	\$4,195,000	\$11,793,236,233	\$589,661,812	\$585,466,812
2032	\$2,170,000	\$2,170,000	\$12,147,033,320	\$607,351,666	\$605,181,666
2033	\$0	\$0	\$12,511,444,320	\$625,572,216	\$625,572,216
Assessed Valuation Growth Rate Projections:					
2024		Actual	1.8%		
2025		Estimated	1.8%		
2026 & beyond		Estimated	3.0%		

**TABLE 8
TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE
2024 - 2030 Capital Facilities Plan**

STUDY DATE - SPRING 2020	
Single Family	Multiplier
Elementary School - Grades K-5	0.3010
Middle School - Grades 6-8	0.1720
High School - Grades 9-12	0.0890
TOTAL*	0.5610
Multifamily	Multiplier
Elementary School - Grades K-5	0.0500
Middle School - Grades 6-8	0.0500
High School - Grades 9-12	0.0580
TOTAL	0.1580
<i>* Total does not add due to rounding</i>	

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APPENDIX B

SCHOOL IMPACT FEE CALCULATION

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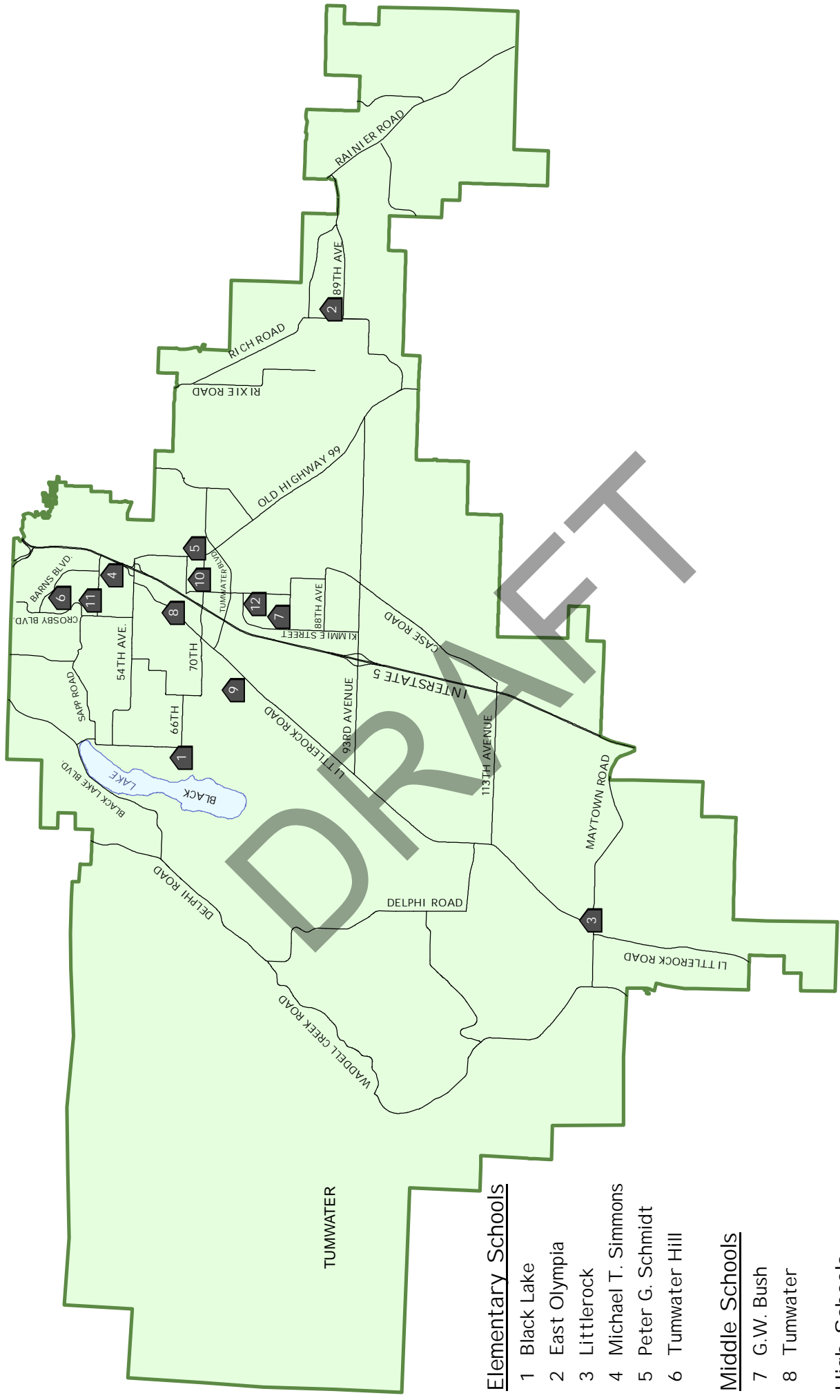
SCHOOL IMPACT FEE CALCULATIONS							
Tumwater School District				DRAFT			
September 12, 2024							
School Site Acquisition Cost:							
(((Acres x Cost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	Factor	Factor	SFR	MFR
Elementary	15.00		600	0.301	0.050	\$0	\$0
Middle	25.00		750	0.172	0.050	\$0	\$0
High	55.00		150	0.089	0.058	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
Elementary	94.50%	\$ 75,161,000	600	0.301	0.050	\$35,632	\$5,919
Middle	94.50%	\$0.00	750	0.172	0.050	\$0	\$0
High	94.50%	\$0.00	150	0.089	0.058	\$0	\$0
					TOTAL	\$35,632	\$5,919
Temporary Facility Cost:							
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Size	Factor	Factor	SFR	MFR
Elementary	5.50%	\$ 282,500	22	0.301	0.050	\$213	\$35
Middle	5.50%	\$0.00	25	0.172	0.050	\$0	\$0
High	5.50%	\$0.00	25	0.089	0.058	\$0	\$0
						\$213	\$35
State Funding Assistance Credit:							
Const. Cost Allocation X OSPI Square Footage X Funding Assistance% X Student Factor							
	Area Cost	OSPI	District	Student	Student	Cost/	Cost/
	Allowance	Footage	Match %	Factor	Factor	SFR	MFR
Elementary	\$375.00	90	61.76%	0.301	0.050	\$6,274	\$1,042
Middle	\$375.00	117	61.76%	0.172	0.050		
High	\$375.00	130	61.76%	0.089	0.058		
						\$6,274	\$1,042
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$505,802	\$204,335
Capital Bond Interest Rate						3.85%	3.85%
Net Present Value of Average Dwelling						\$4,133,314	\$1,669,785
Years Amortized						10	10
Property Tax Levy Rate						\$1.8500	\$1.8500
Present Value of Revenue Stream						\$7,647	\$3,089
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$35,632	\$5,919		
Temporary Facility Cost				\$213	\$35		
State Match Credit				(\$6,274)	(\$1,042)		
Tax Payment Credit				(\$7,647)	(\$3,089)		
FEE (AS CALCULATED)				\$21,924	\$1,823		
				Discount	Discount		
Fee with discount applied				74%	\$5,700	35%	\$1,185

ATTACHMENT A

**DISTRICT SCHOOL LOCATIONS &
ATTENDANCE AREAS MAPS**

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Tumwater School District



Elementary Schools

- 1 Black Lake
- 2 East Olympia
- 3 Little Rock
- 4 Michael T. Simmons
- 5 Peter G. Schmidt
- 6 Tumwater Hill

Middle Schools

- 7 G.W. Bush
- 8 Tumwater

High Schools

- 9 Black Hills
- 10 Tumwater
- 11 District Office
- 12 Transportation Center

Tumwater School District Elementary School Attendance Boundaries

Tumwater Middle School & Black Hills High School

- Black Lake Elementary
- Liflock Elementary
- Michael T Simmons Elementary
- Tumwater Hill Elementary

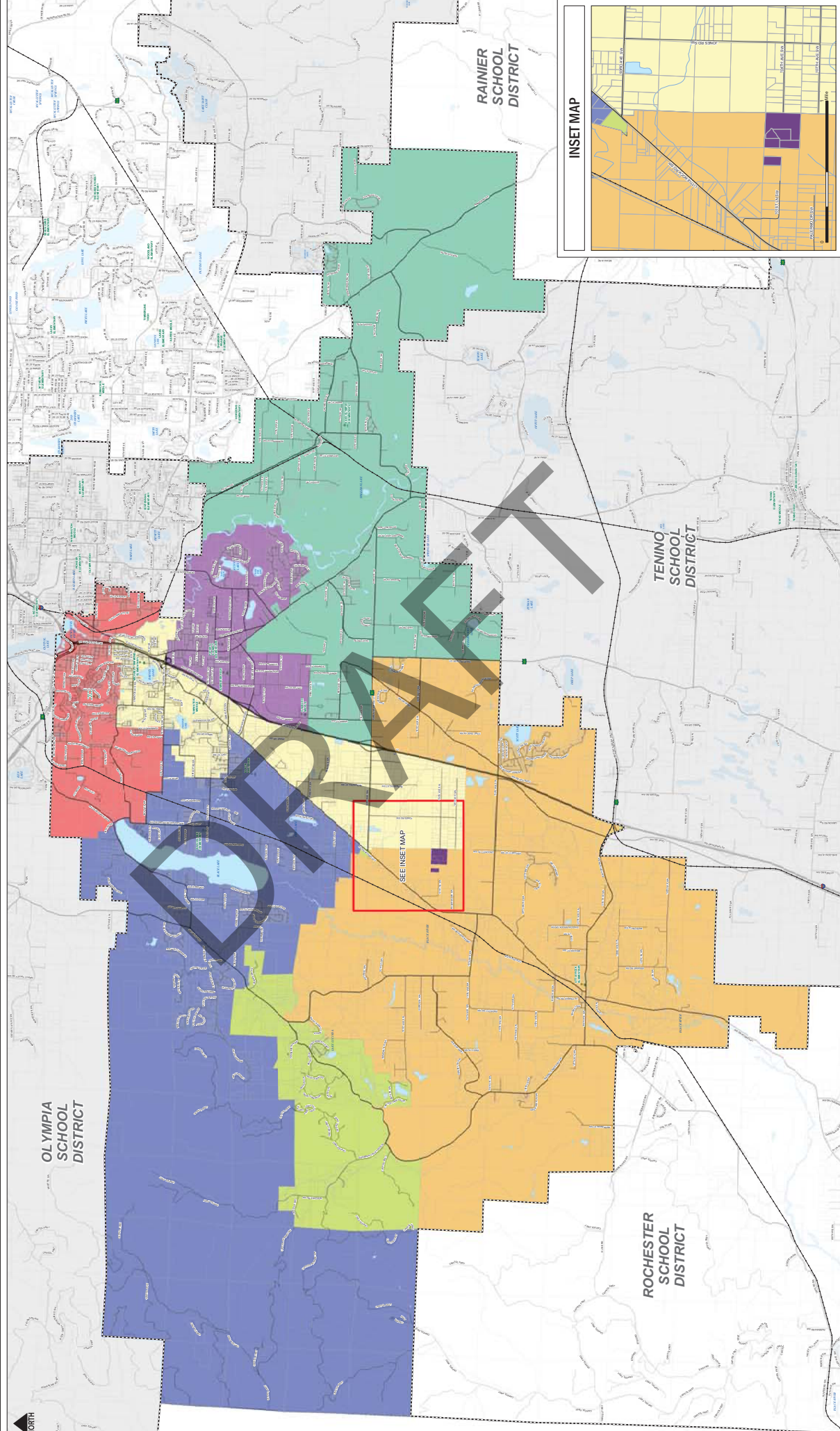
G.W. Bush Middle School & Tunwaver High School

- East Olympia Elementary
- Liflock Elementary
- Michael T Simmons Elementary
- Peter G. Sommet Elementary

Reference

- School
- School ID and Boundary
- Water

MAP PREPARED BY GUY HARRISON



OLYMPIA
SCHOOL
DISTRICT

ROCHESTER
SCHOOL
DISTRICT

TENINO
SCHOOL
DISTRICT

RAINIER
SCHOOL
DISTRICT

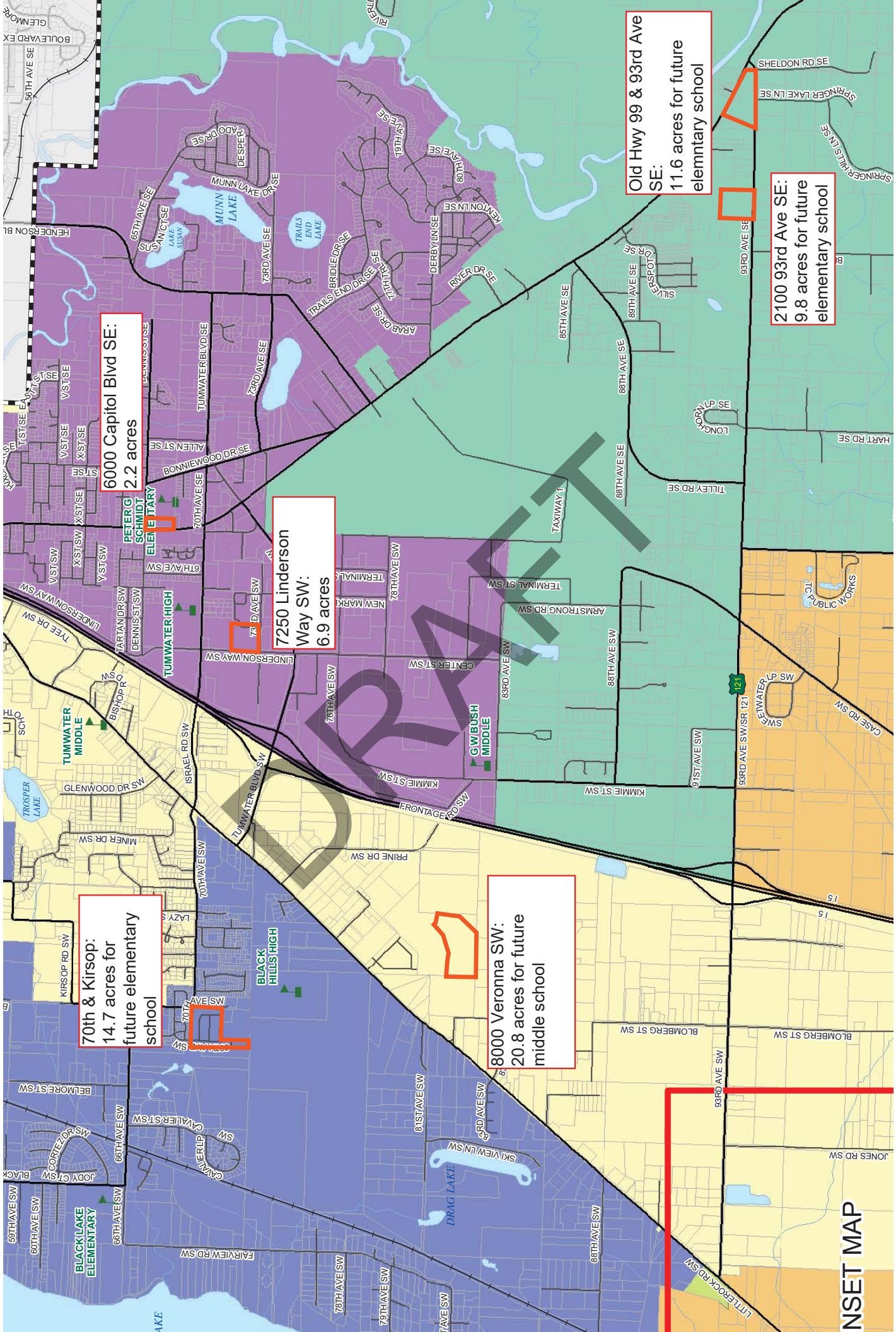
SEE INSET MAP

INSET MAP

ATTACHMENT B

**DISTRICT FUTURE SCHOOL SITES
& CONCEPTUAL SITE PLANS**

DRAFT



6000 Capitol Blvd SE:
2.2 acres

7250 Linderson Way SW:
6.9 acres

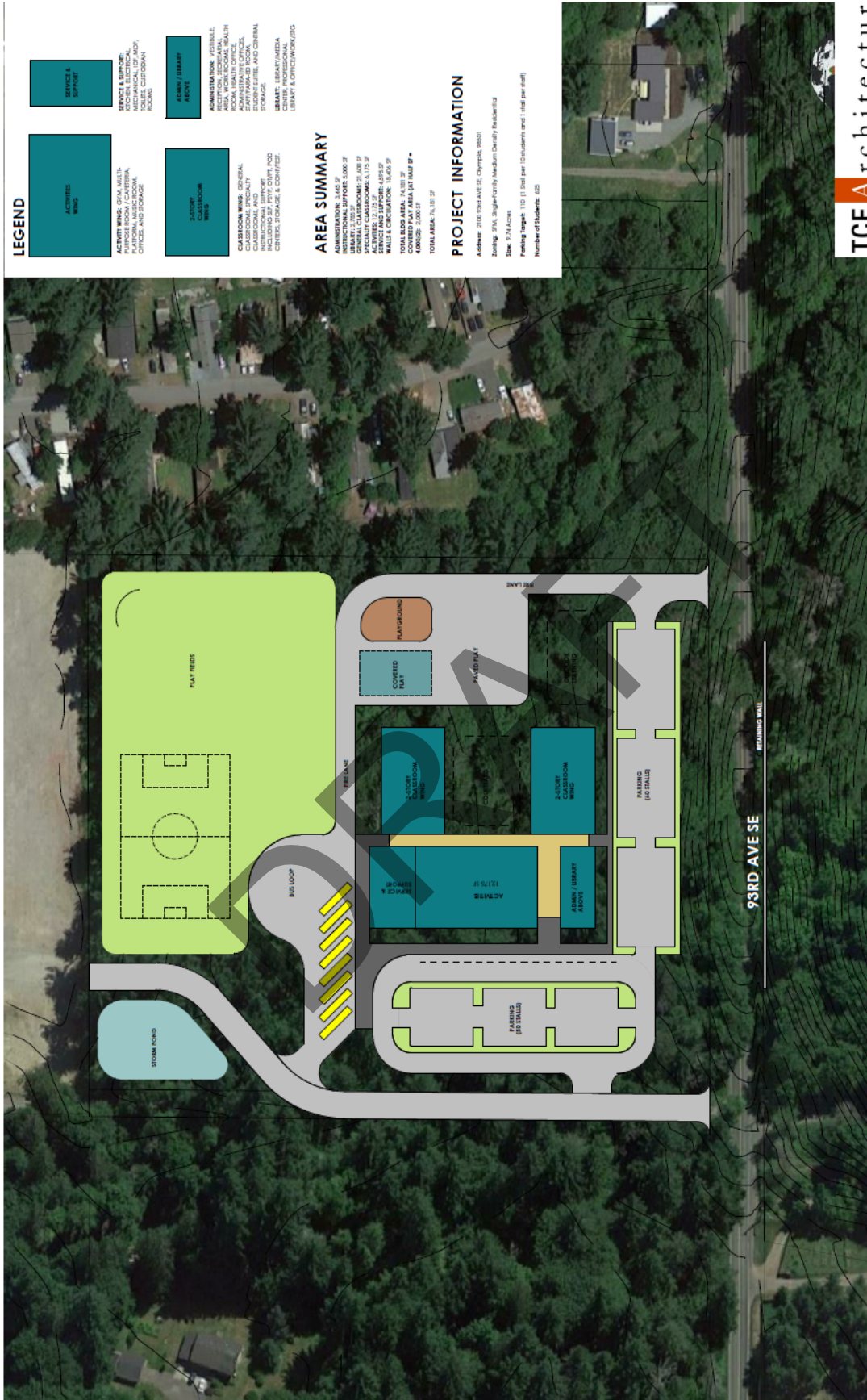
70th & Kirsop:
14.7 acres for future elementary school

8000 Veronna SW:
20.8 acres for future middle school

Old Hwy 99 & 93rd Ave SE:
11.6 acres for future elementary school

2100 93rd Ave SE:
9.8 acres for future elementary school

NSET MAP



LEGEND

ACTIVITIES WING

SERVICE & SUPPORT

2-STORY CLASSROOM WING

ADMINISTRATION / LIBRARY

ACTIVITIES WING: GYM, MULTI-PURPOSE ROOM, ART ROOM, PLATFORM MUSIC ROOM, OFFICE, AND STORAGE.

SERVICE & SUPPORT: MECHAN. ELECTRIC, PLUMBING, TOWEL CLOSET, OFFICE, AND STORAGE.

ADMINISTRATION / LIBRARY: ADMINISTRATION, VESTIBULE, RECEPTION, SECURITY, HEALTH ROOM, HEALTH OFFICE, STAFF/ADMIN ROOM, STORAGE, OFFICES, AND GENERAL STORAGE.

AREA SUMMARY

ADMINISTRATION: 3,148 SF
 ACTIVITIES: 10,175 SF
 CLASSROOMS: 10,175 SF
 SERVICE & SUPPORT: 4,000 SF
 TOTAL BLDG AREA: 74,188 SF
 TOTAL SITE AREA: 161,937 SF

PROJECT INFORMATION

Address: 2100 93RD AVE SE, Olympia, WA 98512
 Site: 1.74 Acres
 Parking: 110 (1) 200 per 10 students and 1 per 400 sq ft
 Number of Students: 420



CONCEPTUAL SITE FEASIBILITY STUDY - 93RD AVE SE -

① SITE 1
1" = 40'

Elementary School Site at 93rd Avenue

Elementary School Site at 70th & Kirsop



LEGEND

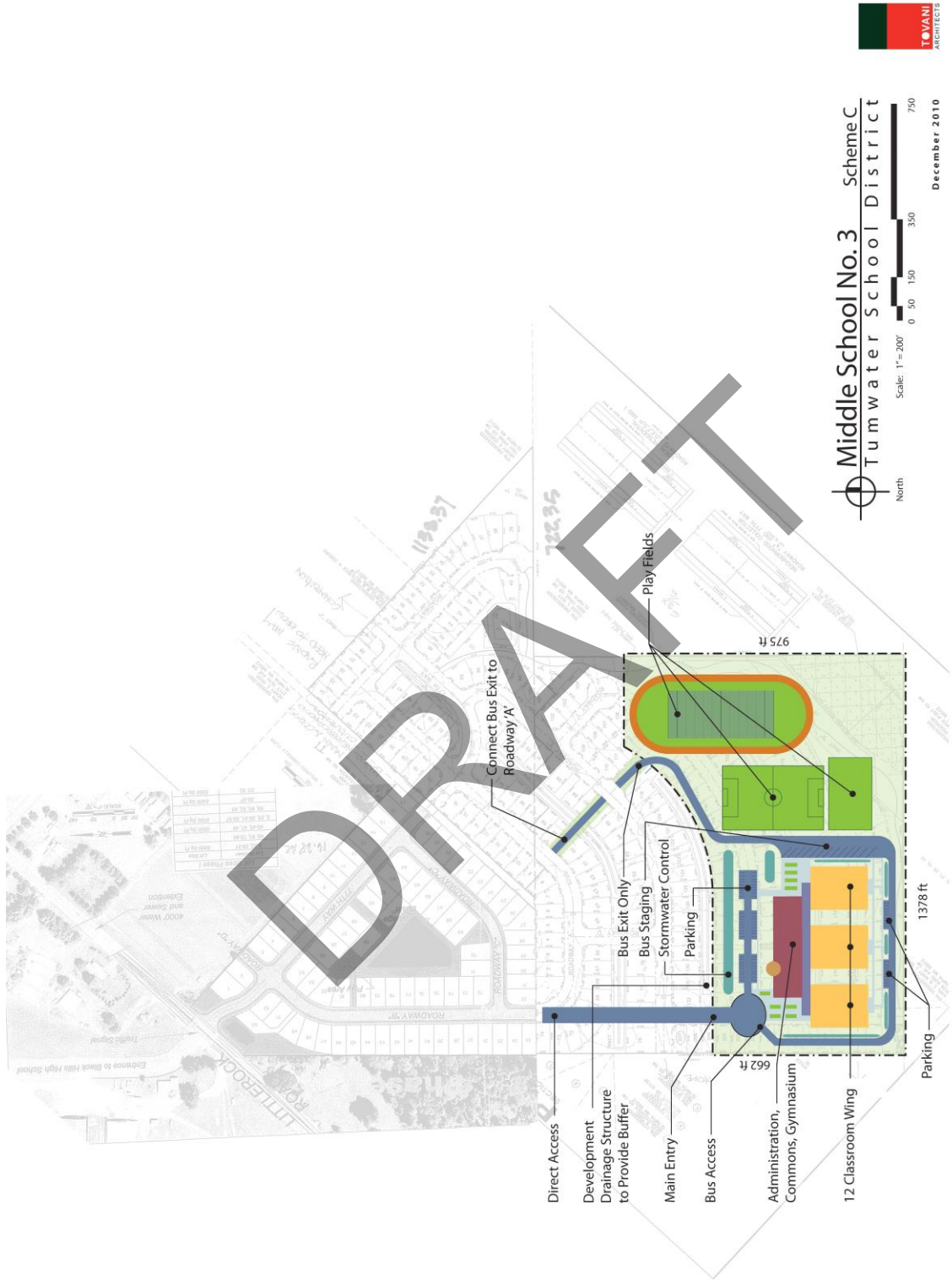
- ACTIVED WING**
ACTIVED WING, CIVIL MULTI-PURPOSE ROOM / CATERING, OFFICE, STORAGE, OFFICE AND STORAGE
- 2-STORY CLASSROOM WING**
CLASSROOM WING, CENTRAL OFFICE, STORAGE, OFFICE, STORAGE, OFFICE AND STORAGE
- 3-STORY CLASSROOM WING**
CLASSROOM WING, CENTRAL OFFICE, STORAGE, OFFICE, STORAGE, OFFICE AND STORAGE
- SERVICE & SUPPORT**
SERVICE & SUPPORT, KITCHEN, ELECTRICAL, OFFICE, STORAGE, OFFICE AND STORAGE
- ADMIN / LIBRARY AREA**
ADMIN / LIBRARY AREA, OFFICE, STORAGE, OFFICE AND STORAGE
- ACTIVED SERVICE**
ACTIVED SERVICE, OFFICE, STORAGE, OFFICE AND STORAGE
- LIBRARY / OFFICEWORKING**
LIBRARY / OFFICEWORKING, OFFICE, STORAGE, OFFICE AND STORAGE

AREA SUMMARY

ACTIVED WING: 2,000 SF
 2-STORY CLASSROOM WING: 2,000 SF
 3-STORY CLASSROOM WING: 4,000 SF
 SERVICE AND SUPPORT: 4,000 SF
 ADMIN / LIBRARY AREA: 2,000 SF
 ACTIVED SERVICE: 2,000 SF
 LIBRARY / OFFICEWORKING: 2,000 SF
TOTAL AREA: 14,000 SF

PROJECT INFORMATION

Address: 3005 70TH AVE SW, TUMWATER, WA 98562
 Zoning: SFL, Single-Family Medium Density Residential
 Size: 14.0 Acres
 Parking Target: 110 (1) 300 per 10 students and 150 per acre
 Number of Students: 620



Middle School Site at Littlerock Road & Verona

ATTACHMENT C

**TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE STUDY**

DRAFT

MEMORANDUM

DATE: August 26, 2020

TO: Mel Murray, Director of Facilities, Tumwater School District

FROM: Rebecca Fornaby, Associate, BERK Consulting

Kevin Gifford, Senior Associate, BERK Consulting

Bryce Anderson, Associate, BERK Consulting

RE: Tumwater School District Findings for Student Generation Rates 2020

Findings for Student Generation Rates

This memorandum contains findings for the Tumwater School District's 2020 student generation rates (SGR).

To calculate the SGR, BERK used current student address data provided by the District¹ and current land use and property records available from the Thurston County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was as single-family or multifamily, based on County property records.

The SGR was calculated based upon (1) housing units inside the District boundaries and constructed within the last 5 years (2015 – 2019) and (2) the number of enrolled students currently living at those addresses. Based on Thurston County Assessor records, the District contains 722 single-family homes and 240 multifamily housing units constructed in the last five years. An estimated 443 students live in these housing units (405 in single-family homes and 38 in multifamily units).

The resulting findings are presented in the summary tables on the following page.

¹ Some provided student addresses either could not be accurately geolocated or corresponded to parcels with no verifiable residential uses present. Addresses corresponding to temporary lodgings (hotels, motels, etc.) were also excluded. 128 records were excluded based on these criteria.

Exhibit 1. 2020 Tumwater School District Student Generation Rates

2020 Tumwater School District Student Generation Rates		
	Single Family	Multifamily
Elementary (K through 5)	0.301	0.050
Middle School (6 through 9)	0.172	0.050
High School (10 through 12)	0.089	0.058
Total	0.561	0.158

Exhibit 2. Tumwater School District Student Generation Rates by Grade Level

2020 Tumwater School District Student Generation Rates by Grade Level		
	Single Family	Multifamily
Kindergarten	0.043	0.008
Grade 1	0.046	0.004
Grade 2	0.062	0.013
Grade 3*	0.055	-
Grade 4	0.047	0.021
Grade 5	0.047	0.004
Grade 6	0.051	0.021
Grade 7	0.037	0.008
Grade 8	0.043	0.013
Grade 9	0.040	0.008
Grade 10	0.037	0.013
Grade 11	0.030	0.038
Grade 12	0.021	0.008
Total (All Grades)	0.561	0.158

* No addresses for 3rd Grade students matched multifamily housing units constructed in the previous 5-year period. As such, a grade-level student generation rate could not be calculated for this group.

ATTACHMENT D

**TUMWATER SCHOOL DISTRICT
NEW HOUSING
DEVELOPMENTS**

DRAFT

Tumwater School District
 New Single- and Multi-Family Housing Developments
 As of 9/25/2024

Student Generation Rates

ACTIVE/ PENDING	NAME OF DEVELOPMENT	LOCATION	LOT TYPE	NO. Units	SCHOOL	Student Generation Rates			
						Multi-Fam	0.05	0.05	0.058
						Single-Fam	0.301	0.172	0.089
						PROJECTED STUDENTS			
						ELEM.	MIDDLE	HIGH	
Under Construction 2022	Skyview Estates	Littlerock Rd SW / Mirasett St. SW	SF	103	BLE	31	18	9	
Prelim Plat 6/24/22	Kirsop Crossing Div. 3	Kirsop Rd. SW	SF	41	BLE	12	7	4	
Prelim Plat 2008 / Feasibility SF	Kirsop Village 2	Kirsop Rd. SW	SF	113	BLE	34	19	10	
Feasibility Review 8/25/22	Velkommen Expansion	2535 70th Ave SW	SF	15	BLE	5	3	1	
Under construction 11/23	Belmore Creek Estates	66TH AV SW & Fish Pond Creek SW	SF	21	BLE	6	4	2	
Formal SPR 8/29/24	Vista Views at Black Lake	3717 49th Ave SW	SF	186	BLE	56	32	17	
Feasibility Review 1/6/22	Littlerock Meadows	7339 Littlerock Rd SW	SF	51	BLE	15	9	5	
Feasibility Review 10/26/23	70th Ave Plat	2719 70th Ave SW	SF	67	BLE	20	12	6	
App Complete 11/23/21 - Formal Review 10/14/21	Tickner Farm	7747 Littlerock Road SW /Div 1-3	SF	365	BLE	110	63	32	
App Complete 11/23/21 - Formal Review 10/14/21	Tickner Farm	Future Divisions	SF	1000	BLE	301	172	89	
Prelim Review 12/23/21	Stella Apartments (Part of Tickner)	7747 Littlerock Road SW,	MF	250	BLE	13	13	15	
Formal Review 3/7/2024	Velkommen Apartments	7125 Littlerock Rd SW	MF	16	BLE	1	1	1	
Formal SPR 2/29/24	Littlerock Townhouse Village (repl. Littlerock Apts)	Tumwater Blvd and Littlerock Rd.	MF	55	BLE	3	3	3	
BLE Sub-Total (TMS & BHHS)				2283		607	354	193	
PENDING	Bradbury Estates Division 3	West of Old 99 & North of 83rd (north & east of Tumwater Highlands)	SF	166	EOE	50	29	15	
App Complete 10-7-22	Enclave at Deschutes river	8940 Old Highway 99 SE	SF	25	EOE	8	4	2	
County Pre-sub 10-19-23	88th Ave SW Plat	1318 88 th Avenue SW	SF	110	EOE	33	19	10	
Not started yet	Bradbury Division 4	93rd Ave. SE	SF	54	EOE	16	9	5	
NOA for Logging 7/31/24	Pine Crest at Tumwater	1923 83rd (south of BMS)	SF	45	EOE	14	8	4	
County Land Use App 7/7/23	Aspen Apartments	1635 83rd (south of BMS)	MF	132	EOE	7	7	8	
County Presub Conf. 10/3/24	Old Hwy 99 Townhomes	9115 Old Highway 99 SE (old cedar mill)	MF	69	EOE	3	3	4	
EOE Sub-Total (BMS & THS)				601		130	79	47	
ACTIVE	Trosper Woods	Kirsop Rd. SW/56th Ave SW	SF	42	MTS	13	7	4	
PENDING	Tumwater Ridge	East side of 7th/Barnes	SF	18	MTS	5	3	2	
Pubic Hearing for PP 12/12/23	Sienna #1	Littlerock Rd across from BHHS	SF	77	MTS	23	13	7	
Prelim Plat Appl 2/2024	Trestlewood Tumwater LLC (see also MF below)	8114 Littlerock Rd SW	SF	83	MTS	25	14	7	
Final Site Approval 10/30/2023	Belmont Flats	1589 Old Israel Rd SW	MF	614	MTS	31	31	36	
Under construction	Kingswood Apartments	2.9 acre parcel at the east end of Bishop and Odegard Roads adjacent to Tyee Drive	MF	183	MTS	9	9	11	
Formal SPR Approval 6/12/202	Tyee Landing	Tyee Drive south of Toyota	MF	148	MTS	7	7	9	
Formal Review 9/22/22	Yorkshire Apartments	Tumwater Blvd. SW & Israel Rd. SW	MF	1150	MTS	58	58	67	
NOA 3-24-2023	Littlerock West - (9) duplexes	6439 Littlerock Road SW	MF	18	MTS	1	1	1	
NOA 3-24-2023	Littlerock Road Mixed Use	5945 Littlerock Rd SW	MF	114	MTS	6	6	7	
Feasibility Review 7/21/22	Rural Road Apartments	5012 Rural Rd SW	MF	29	MTS	1	1	2	
Feasibility Review 11/4/21	Tyee Landing	XX69 Tyee Dr. SW	MF	146	MTS	7	7	8	
Formal Review 10/7/21	Craft District II Apartments	4300 Capitol Bv SE	MF	96	MTS	5	5	6	
Formal Review 9/16/21	Littlerock Rd Multi-Family	6820 Littlerock Rd SW	MF	8	MTS	0	0	0	
Under construction	Kingswood Apartments	1450 Odegard SW	MF	181	MTS	9	9	10	
Prelim Plat Appl 2/2024	Trestlewood Tumwater LLC (see also SF above)	8114 Littlerock Rd SW	MF	34	MTS	2	2	2	
Preliminary Site Review 8/8/24	5th Avenue Townhomes	585 5th Ave SW	MF	10	MTS	1	1	1	
MTS Sub-Total (TMS & BHHS)				2951		203	174	178	

New Single- and Multi-Family Housing Developments
As of 9/25/2024

Student Generation Rates

Multi-Fam	0.05	0.05	0.058
Single-Fam	0.301	0.172	0.089

ACTIVE/ PENDING	NAME OF DEVELOPMENT	LOCATION	LOT TYPE	NO. Units	SCHOOL	PROJECTED STUDENTS		
						ELEM.	MIDDLE	HIGH
Under construction	Three Lakes Crossing	6609 Henderson Blvd SE	SF	45	PGS	14	8	4
Building permits 7/2023	Elm Street Plat	Elm St. SE and Gilbertson Ln SE	SF	23	PGS	7	4	2
Not started yet	Henderson Park	Henderson Blvd. & 71st Ave SE	SF	22	PGS	7	4	2
Not started yet	Stanton Court	Dennis St. SW and Stanton Ct SW	SF	7	PGS	2	1	1
Not started yet	Crestmoor Park (Tumwater Blvd Plat)	Tumwater Blvd SW & Road A.	SF	26	PGS	8	4	2
PENDING	Michael O'Neil Multi-Family	7515 Trails End Drive	MF	16	PGS	1	1	1
Feasibility Review 8/18/22	Thompson-Demaris	7732 Arab Dr SE	MF	44	PGS	2	2	3
Feasibility Review 8/18/22	Henderson MF	7321 Henderson Blvd SE	MF	15	PGS	1	1	1
Prelim Review 8/4/22	6501 Mixed-Use Project	6501 Capitol Blvd SW	MF	123	PGS	6	6	7
Feasibility Review 4/21/22	Capital Blvd. Apartments	6333 Capitol Blvd	MF	48	PGS	2	2	3
Feasibility Review 3/9/23	Point Plaza East 4, 5, 6 - office to apartments	6333 Capitol Blvd	MF	185	PGS	9	9	11
Formal Review 9/5/24	Henderson Blvd Apartments (84 apts. + 10 TH)	7501 Henderson Blvd SE	MF	94	PGS	5	5	5
Under construction 8/2024	The Rookery	6504 Capitol Blvd SE	MF	6	PGS	0.3	0.3	0.3
Formal Review 5/18/23	New Market Apartments	New Market St SW & 71st & 73rd	MF	410	PGS	21	21	24
NOA 8/21/23	Tumwater 30	723, 725 & 727 Israel Rd. SW	MF	42	PGS	2	2	2
Under construction 2023	HFH - 11507 73rd Ave SE	1150 73rd Ave. SE	MF	28	PGS	1	1	2
Feasibility Review 3/2/23	Four Lakes Village	1111 73rd Ave SE	MF	44	PGS	2	2	3
Feasibility Site Plan 3/9/23	Point Plaza East 4,5 & 6	290 & 310 Israel Rd.	MF	185	PGS	9	9	11
Formal SPR Approval 10/9/23	Tumwater 30	723 Israel Rd. SW	MF	44	PGS	2	2	3
Feasibility Review 8/8/2024	Tumwater Townhomes	Tumwater Blvd.	MF	32	PGS	2	2	2
PGS Sub-Total (BMS & THS)				1439		103	87	87
Feasibility Review 2/10/22	Belmore Ridge	Vacant land near 54th Ave SW	SF	100	THE	30	17	9
Under Construction 2022	Eaglewood	Hansen St. SE	SF	18	THE	5	3	2
Hearing Examiner approval 2/2/2024	Sunrise Hill Plat	Sapp Rd. NW & Crosby Blvd.	SF	36	THE	11	6	3
Formal Review 8/25/22	Mottman Village	2800 RW Johnson Blvd SW	MF	200	THE	10	10	12
App Complete 4/29/22 - Formal Review 1/13/22	Forest Park II (Sky Vista)	Corner of Barnes Blvd, and Crosby Blvd., SW,	MF	60	THE	3	3	3
Under Construction 2022	North Street Apartments	340 & 350 North St SE	MF	24	THE	1	1	1
Formal Review	5th Ave. Townhomes	585 5th Ave SW	MF	14	THE	1	1	1
THE Sub-Total (TMS & BHHS)				452		61	41	31

37% SF 2,859
63% MF 4,867

Total # of New Students 2,376	Grand Total	7,726	1104	735	537
TOTAL BY SCHOOL					
Total ES Students = 1,104	Black Lake ES	BLE	607		
	East Olympia ES	EOE	130		
	Michael T. Simmons ES	MTS	203		
	Peter G. Schmidt ES	PGS	103		
	Tumwater Hill ES	THE	61		
Total MS Students = 735	Bush MS	BMS	166		
	Tumwater MS	TMS	569		
Total HS Students = 537	Tumwater HS	THS		135	
	Black Hills HS	BHHS		402	