



Capital Facilities Plan

Six Year Plan 2024-2030

ORTING SCHOOL DISTRICT No. 344

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SCHOOL BOARD PRESENTATION ON AUGUST 15, 2024

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EXECUTIVE SUMMARY

The Orting School District Capital Facilities Plan is a six-year plan intended to be revised each year for the succeeding six years.

The plan is intended to guide the District in providing new capital facilities to serve the projected increase in student enrollment as well as new developments emerging within the District boundaries. The plan will be reviewed on an annual basis and updated based on current and future enrollment and projected financing.

This Capital Facilities Plan is designed to support the District's eligibility for school impact fees as authorized under the Growth Management Act. Therefore, it consists of:

- An inventory of the existing schools, support facilities and properties owned by the Orting School District.
- An enrollment history and projection through the 2030-2031 school year.
- An identification to the District's current "level of service" with respect to capital facilities.
- A forecast of the District's need for new construction.
- A plan that will finance the proposed construction projects within projected funding capacities and clearly identified sources of public money for such purposes.

The Growth Management Act, which was passed in 1990 and amended in 1991, includes two elements addressing the impacts of development on schools: RCW 58.17.110, the state subdivision act, was amended to require denial of any plat "unless the...county legislative body makes written findings that: (a) Appropriate provisions are made for....schools and school grounds... Dedication of land to any public body, provisions of public improvements to serve the subdivision, and/or impact fees imposed under this act may be required as a condition of subdivision approval..." RCW 58.17.060 was also amended to require that the same determination be made with regard to short plats. Sections 43-48 of the Act specifically authorizes the counties and cities to impose impact fees for school facilities upon adoption of a capital facilities plan element and enabling ordinance.

On January 1, 1997, Pierce County implemented an impact fee ordinance for schools within unincorporated Pierce County.

SCHOOL DISTRICT DESCRIPTION

INTRODUCTION

The Orting School District is located 41 miles south of Seattle, and 20 miles southeast of Tacoma in the Orting Valley. It is bordered on the east by the White River School District, the south by the Carbonado, Eatonville, and Bethel School Districts, and the north by the Puyallup and Sumner-Bonney Lake School Districts. The only major town in the District is the City of Orting.

SCHOOL FACILITIES INVENTORY

Facilities include Orting High School, Orting Middle School, Orting Elementary School, Ptarmigan Ridge Elementary School, Central Administration Building and the old Administration Building that houses the Transportation Department and Facilities Department (to include custodial, grounds, and maintenance). The District recently acquired two separate parcels totaling 65 acres within the City of Orting boundaries. The District also owns 22.9 acres of undeveloped land south of Orting (known as the Orville Road property). County ordinances make the Orville Road property unsuitable for a school facility due to Pierce County zoning regulations prohibiting construction of school buildings in this Mount Rainier Lahar Designated Zone and wetlands area.

ELEMENTARY SCHOOLS:

Orting Elementary School (Grades K-5)
316 Washington Ave North
Orting WA 98360-8404
Total Room Count: 28
12 Portables

Ptarmigan Ridge Elementary School (Grades P-5)
805 Old Pioneer Way NW
Orting WA 98360-9466
Total Room Count: 40
18 Portables

MIDDLE SCHOOL:

Orting Middle School (Grades 6-8)
111 Whitehawk Blvd. NW
Orting WA 98360-8404
Total Room Count: 30

HIGH SCHOOL:

Orting High School (Grades 9-12)
320 Washington Ave North
Orting WA 98360-8404
Total Room Count: 41
13 Portables

SITES:

The District currently owns 15 parcels of land on 6 sites that comprise a total of 196.83 acres. Maps for the 13 sites can be found on pages 27-36. The sites are summarized below.

Site 1:

Transportation Department and Facilities Department (to include custodial, grounds, and maintenance).
Total 2.15 Acres

Site 2:

Orting School District's Central Office, Orting Elementary School and Orting High School.
Total 45.27 Acres

Site 3:

Orting Middle School, District Kitchen, and Stadium.
Total 42.65 Acres

Site 4:

Ptarmigan Ridge Elementary School.
Total 18.78 Acres

Site 5:

Orville Road property, 22.90 acres south of Orting. This property lacks sewers and is unsuitable for a school per Pierce County regulations prohibiting construction of school buildings in this Mount Rainier Lahar Designated Zone and wetlands area.
Total 22.90 Acres

Site 6:

710 Washington Avenue. Adjacent to Orting High School. This property is the most ideal to rebuild Orting Elementary School as a 700 student K-5 elementary school.
Total 16.36 Acres

Site 7:

510 Washington Avenue. Adjacent to Orting High School. This property serves as an ideal ingress and egress point for both elementary and high school expansion. The District may consider future fields and/or office space in this location as well.
Total 48.72 Acres

HISTORY OF FACILITIES:

The following constitutes a known record of School District historical events:

- 1871 The first school was built.
- 1879 The second school was built.
- 1891 The third school was built. Grades 1 - 6 attended this school until 1929 when a new grade school was built.
- 1929 A new grade school was built. Additions to this school were built in 1944 and 1948. (*This location is currently used as the Central Office Administration building and no longer serves as a school classroom facility.*)
- 1951 A new high school was built. (*This building is currently used for the Transportation Department and Facilities Department, and no longer serves as a school classroom facility.*)
- 1955 A gymnasium was added to the high school campus site. (*A second gym was added in 1978*)
- 1961 An elementary annex building was constructed.
- 1968 The current Orting Elementary School was constructed.
- 1977 A 6-classroom addition was constructed at Orting Elementary School.
- 1987 The West Wing was constructed (*currently part of Orting High School*).
- 1987 The current Orting High School was constructed.
- 1988 An addition was constructed at Orting Elementary School that included a gym, music room and lunchroom.
- 2000 Ptarmigan Ridge Intermediate School was constructed.
- 2002 Orting High School Library addition was constructed.
- 2008 The current Orting Middle School was constructed.
- 2008 Additions were made to the current Orting High School that included the Performing Arts Center/cafeteria, additional office space, and a new gymnasium.
- 2022 Two separate parcels totaling 65.08 acres were acquired within the City of Orting limits for future growth and expansion of school facilities.

FORECAST OF FUTURE NEEDS

INTRODUCTION

To better understand the degree of the enrollment changes taking place in the Orting School District, we examined (a) the District's student enrollment history over the past six (6) years; and (b) the District's enrollment projections through the 2029-2030 school year. A series of tables have been prepared to effectively display the District's enrollment over this period.

ELEMENTARY ENROLLMENT HISTORY						
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
K	186	206	134	195	199	192
1	205	178	185	167	222	198
2	219	212	155	193	189	238
3	202	205	188	176	209	189
4	209	203	185	177	182	234
5	232	218	191	190	205	199
Totals	1253	1222	1038	1098	1206	1250

MIDDLE SCHOOL ENROLLMENT HISTORY						
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
6	225	240	209	207	204	210
7	216	233	226	210	211	204
8	200	221	227	242	226	214
Totals	641	694	662	659	641	628

HIGH SCHOOL ENROLLMENT HISTORY						
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
9	205	215	223	231	247	231
10	194	204	207	233	225	228
11	175	193	198	188	226	219
12	217	164	189	196	170	202
Totals	791	776	817	848	868	880

DISTRICT GROWTH

The School District has reviewed historical demographic trends and actual enrollments. It is the belief of the School District that future growth will be greater than these trends due to the current plans for additional housing and planned developments within our District borders.

Over the past six years, the District's enrollment fluctuated due to the pandemic. Recovering from pandemic lows, the recent trend shows steady growth at one to two percent per year which has led to larger total enrollment than 2018-2019 levels. Specifically, the district total has grown from 2,685 students to 2,758 students, an increase of 73 students, or a 2.72% increase overall. Elementary school (grades K-5) enrollment decreased from 1,253 to 1,250 students. The middle school (Grades 6-8) enrollment decreased slightly from 641 students to 628 students. The high school (Grades 9-12) grew from 791 students to 880 students. Based on recent trends, we are seeing stronger growth at elementary levels.

EMERGING ISSUES: INTERIM HOUSING PLAN

Student enrollment at the elementary level has experienced significant increases in recent years (recent year's decreases due to Covid-19 aside). This growth, combined with the current class size reduction initiatives by the Legislature, have created a high need for elementary school classrooms and support spaces. Ongoing growth without accompanying permanent capacity projects has created the need for additional temporary classrooms ("portables"). The Board approved a plan to purchase an eight-classroom portable at Ptarmigan Ridge Elementary School to keep up with classroom needs that was completed at the beginning of the 2019-2020 school year.

FUTURE GROWTH

The following page utilizes Cohort Survival analyses developed by the Office of Superintendent of Public Instruction to determine eligibility for funding from the State School Construction Assistance Program. An analysis of this table shows a general upward trend in enrollment growth across all grades, reversing a downward trend due to the Covid-19 pandemic. Using the OSPI cohort method, total student enrollment is projected through the 2029-2030 school year and estimates an increase of 124 students between October 2023 and October 2030, which equates to a 4.5% increase. Given the limitations of the OSPI cohort projections, the District does not rely on these projections but instead uses the growth-informed projections as contained in this Capital Facilities Plan.

OSPI Cohort Survival Enrollment Projections

STATE OF WASHINGTON SUPERINTENDENT OF PUBLIC INSTRUCTION

Determination of Projected Enrollments by Cohort Survival

Grade	2024-25	2025-26	2026-27	2027-2028	2028-2029	2029-2030
K	192	194	196	198	200	202
1	201	201	203	205	207	209
2	204	207	207	209	211	213
3	240	206	209	209	211	213
4	189	240	206	209	209	211
5	246	199	253	217	220	220
K-5 Sub-Total	1,272	1,247	1,274	1,247	1,258	1,268
6	206	255	206	262	225	228
7	210	206	255	206	262	225
8	210	217	213	263	213	270
6-8 Sub-Total	626	678	674	731	700	723
9	220	216	223	219	271	219
10	226	216	212	219	215	266
11	220	218	208	204	211	207
12	206	207	205	196	192	199
9-12 Sub-Total	872	857	848	838	889	891
Total	2770	2782	2796	2816	2847	2882

Report 1049, August 12, 2024

DEVELOPMENTS

The District and the surrounding area are experiencing a period of unique and robust residential development planning. There are several developments in various phases within the District's boundaries. The table below summarizes those developments. As build-out schedules are available, the District will incorporate them into the enrollment projections and plans with more specificity.

Name	Area	Family Units Anticipated*	Status
Daybreak (Lennar)	South Hill/Graham	535	Construction
South Sunrise (Corliss)	South Hill/Graham	900	Planning
Tehaleh (Brookfield)	Bonney Lake	3,360	Construction
Uplands (Tarragon)	South Hill/Graham	1,122	Planning

* Anticipated units not official but rough estimates provided by developers.

Brookfield in Tehaleh is a developing 4,700-acre community within Pierce County's Urban Growth Area and encompasses the Orting and Sumner-Bonney Lake School Districts, with approximately two-thirds in the Orting School District. When complete, it is anticipated that the community will have up to 836 age-qualified dwellings and 3,360 family dwellings within the Orting School District boundaries.

Tarragon in Uplands is developing homes in an area that encompasses the Orting, Puyallup and Bethel School Districts over the next eight years. The majority of the building is occurring in the Puyallup School District area; however, approximately 1,122 single family and 222 multi-family homes will be constructed within the Orting School District borders.

Lennar in Daybreak is developing single family homes that encompasses the Orting School District over the next five years. An aggregate of 535 single family homes will be constructed through 2026.

Corliss in Sunrise is developing single family homes that are in the planning phase with preliminary plat approval. Construction is to begin in 2024 with occupancy to begin in 2025 and continue through 2032. In total, 900 single family homes will be constructed.

The District has obtained high-level projected build-out schedules from all developers for the next 12 years to estimate the student growth impact for each year. According to a demography study, the District estimates the student per housing unit model to be .490 students per housing units. The breakdown by grade grouping level is .289 for K-5, .118 for 6-8 and .083 for 9-12.

These estimates will be reviewed annually and adjusted as necessary. These projections will be combined with the OSPI cohort survival enrollment projections to estimate the impact of the development combined with cohort growth.

Tehaleh (Brookfield) High-Level Build-Out Schedule*

YEAR COMPLETE	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS	POTENTIAL STUDENTS (FTE)
2020	48	0	
2021	0	0	
2022	128	0	
2023	0	0	
2024	333	0	
2025	89	0	
2026	385	0	
2027	0	0	
2028	306	0	
2029	308	0	
2030	864	0	
2031	131	0	
2032	426	0	
2033	342	0	
TOTAL	3,360	0	

* High-level estimate does not include age-qualified units.

SIX YEAR PROJECTED ENROLLMENT BY GRADEL LEVEL
TEHALEH DEVELOPMENT

	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
K	13	4	15	-	12	12
1	12	4	15	-	12	12
2	12	3	14	-	11	11
3	12	3	14	-	11	11
4	12	3	14	-	11	11
5	12	3	14	-	11	11
K-5	73	20	86	-	68	68
6	13	3	15	-	11	12
7	13	3	15	-	12	12
8	13	3	15	-	12	12
6-8	39	9	45	-	35	36
9	12	4	15	-	11	11
10	13	4	14	-	12	12
11	13	4	15	-	12	12
12	13	4	15	-	12	12
9-12	51	16	59	-	47	47
Total	163	45	190	-	150	151

Uplands (Tarragon) High-Level Build-Out Schedule

YEAR COMPLETE	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS	POTENTIAL STUDENTS (FTE)
2024	70	0	
2025	143	26	
2026	147	60	
2027	150	76	
2028	153	60	
2029	137	0	
2030	162	0	
2031	160	0	
TOTAL	1,122	222	

SIX YEAR PROJECTED ENROLLMENT BY GRADEL LEVEL
UPLANDS (TARRAGON) DEVELOPMENT

	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
K	2	6	6	7	7	5
1	2	6	6	7	7	5
2	2	6	6	7	7	5
3	3	6	7	7	7	5
4	3	6	7	7	7	5
5	3	6	7	7	7	5
K-5	15	36	39	42	42	30
6	2	6	8	7	7	6
7	3	7	9	7	7	5
8	3	7	9	7	7	5
6-8	8	20	26	21	21	16
9	2	6	6	8	7	6
10	3	6	7	7	7	5
11	3	6	7	7	7	5
12	3	6	7	7	7	5
9-12	11	24	27	29	28	21
Total	34	80	92	92	91	67

Daybreak (Lennar) High-Level Build-Out Schedule

YEAR COMPLETE	SINGLE-FAMILY UNITS	POTENTIAL STUDENTS (FTE)
2022	40	
2023	46	
2024	150	
2025	150	
2026	149	
TOTAL	535	

SIX YEAR PROJECTED ENROLLMENT BY GRADEL LEVEL
DAYBREAK DEVELOPMENT

	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
K	5	5	5	-	-	-
1	5	5	5	-	-	-
2	6	6	5	-	-	-
3	6	6	6	-	-	-
4	6	6	6	-	-	-
5	6	6	6	-	-	-
K-5	34	34	33	-	-	-
6	5	5	5	-	-	-
7	6	6	6	-	-	-
8	6	6	6	-	-	-
6-8	17	17	17	-	-	-
9	5	5	5	-	-	-
10	6	6	6	-	-	-
11	6	6	6	-	-	-
12	6	6	6	-	-	-
9-12	23	23	23	-	-	-
Total	74	74	73	-	-	-

Sunrise (Corliss) High-Level Build-Out Schedule

YEAR COMPLETE	SINGLE-FAMILY UNITS	POTENTIAL STUDENTS (FTE)
2024		
2025	110	
2026	110	
2027	110	
2028	110	
2029	110	
2030	110	
2031	120	
2032	120	
TOTAL	900	

SIX YEAR PROJECTED ENROLLMENT BY GRADEL LEVEL
SUNRISE DEVELOPMENT

	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
K	-	4	4	4	4	4
1	-	4	4	4	4	4
2	-	4	4	4	4	4
3	-	4	4	4	4	4
4	-	4	4	4	4	4
5	-	4	4	4	4	4
K-5	-	24	24	24	24	24
6	-	5	5	5	5	5
7	-	4	4	4	4	4
8	-	4	4	4	4	4
6-8	-	13	13	13	13	13
9	-	5	5	5	5	5
10	-	4	4	4	4	4
11	-	4	4	4	4	4
12	-	4	4	4	4	4
9-12	-	17	17	17	17	17
Total	-	54	54	54	54	54

COMBINED PROJECTED ENROLLMENT*

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
K	212	213	217	214	219	223
1	220	240	243	242	242	249
2	224	245	266	265	266	268
3	261	245	268	285	285	288
4	210	280	266	285	303	305
5	267	239	314	294	314	334
K-5 Sub-Total	1,394	1,462	1,574	1,585	1,629	1,667
6	226	295	269	340	320	345
7	232	246	319	286	359	341
8	232	259	277	344	312	388
6-8 Sub-Total	690	800	865	970	991	1074
9	239	258	286	301	370	340
10	248	255	275	299	316	386
11	242	260	269	284	310	329
12	228	249	269	274	291	319
9-12 Sub-Total	957	1022	1099	1158	1287	1374
Total	3041	3284	3538	3713	3907	4115

** Projected enrollment figures were obtained from OSPI's Cohort Survival figures plus estimated student enrollment from Tehaleh, Uplands, Daybreak and Sunrise subdivisions that have been identified through high level estimations from the development and land planners*

* Projected enrollment figures were obtained from OSPI's Cohort Survival figures plus estimated student enrollment from the Tehaleh, Uplands, Daybreak and Sunrise subdivision that have been identified through high-level estimations from the developments and land planners. Davis Demographics completed enrollment projection figures using updated student generation rates and growth estimates. The calculations are included in this plan.

ORTING SCHOOL DISTRICT FACILITY UTILIZATION (AS OF MAY 2024)

ORTING SCHOOL DISTRICT FACILITY UTILIZATION

Site	Portable Classroom	Permanent Capacity	Capacity with Portables	FTE 5/01/24	Under/(Over) Capacity without Portables	Under/(Over) Capacity with Portables
Orting Elementary	10	290	490	528	(238)	(38)
Ptarmigan Elementary	14	460	810	736	(276)	74
Orting Middle School	0	699	699	635	64	64
Orting High School	12	600	881	812	(212)	69
Total	29	2,049	2,880	2,711	(662)	169

Assuming that no permanent or temporary capacity additions or adjustments by the 2029-2030 school year, the District will show facility deficiencies at all grade levels as a result of recent and ongoing growth:

FACILITY CAPACITY THROUGH 2030 (WITH GROWTH ESTIMATES)

	2024-2025	2025-2026	2026-2027	2027-28	2028-29	2029-30
STUDENT CAPACITY WITHOUT PORTABLES	2,049	2,049	2,049	2,299	2,899	2,899
STUDENT CAPACITY WITH PORTABLES	2,980	3,142	3,142	3,504	4,104	4,104
PROJECTED ENROLLMENT	3,041	3,284	3,538	3,713	3,907	4,115
CAPACITY RESERVE (DEFICIENCY) W/O PORTABLES	(992)	(1,235)	(1,489)	(1,414)	(1,008)	(1,216)
CAPACITY RESERVE (DEFICIENCY) WITH PORTABLES	(61)	(142)	(396)	(209)	197	(11)

FACILITY CAPACITY THROUGH 2030 (WITH GROWTH ESTIMATES AND PLANNED CAPACITY)

K-5 Elementary							
	2023*	2024	2025	2026	2027	2028	2029
Permanent Capacity	750	750	750	750	750	800^	1110
New Permanent Capacity					50**	310***	
Portable Capacity Available	550	550	650	700	700	500^	500
Portable/Purchase, Relocate		100	50				
Total Capacity	1,300	1,400	1,450	1,450	1,500	1,610	1,610
Projected Enrollment *	1,250	1,394	1,462	1,574	1,585	1,629	1,667
Surplus/(Deficit) of Perm. Capacity	(500)	(644)	(712)	(824)	(785)	(519)	(557)
Surplus/(Deficit) with Portables	50	6	(12)	(124)	(85)	(19)	(57)
6-8 Middle School							
	2023*	2024	2025	2026	2027	2028	2029
Permanent Capacity	699	699	699	699	699	699	699
New Permanent Capacity							
Portable Capacity Available						112	112
Portable/Purchase, Relocate					112		
Total Capacity	699	699	699	699	811	811	811
Projected Enrollment *	628	690	800	865	970	991	1,074
Surplus/(Deficit) of Perm. Capacity	71	9	(101)	(166)	(271)	(292)	(375)
Surplus/(Deficit) with Portables	71	9	(101)	(166)	(159)	(180)	(263)
9-12 High School							
	2023*	2024	2025	2026	2027	2028	2029
Permanent Capacity	600	600	600	600	600	1090^	1090
New Permanent Capacity					200^^		
Portable Capacity Available	281	281	281	393	393	393	593
Portable/Purchase, Relocate			112			200^	
Total Capacity	881	881	993	993	1,193	1,683	1,683
Projected Enrollment *	880	957	1,022	1,099	1,158	1,287	1,374
Surplus/(Deficit) of Perm. Capacity	(280)	(357)	(422)	(499)	(358)	(487)	(574)
Surplus/(Deficit) with Portables	1	(76)	(29)	(106)	35	396	309

* 2023 reflects actual October FTE Enrollment

** reflects added capacity with Ptarmigan Ridge gymnasium addition

*** reflects added permanent capacity with new Orting Elementary

^ Reflect changes in permanent and temporary capacity from relocation of Orting Elementary

^^ reflects 200 student addition at Orting High School

LEVEL OF SERVICE

The Growth Management Act (GMA) requires that school districts provide "level of service" or "school capacity" data as a component of their Capital Facilities Plan (CFP). The GMA was developed, in part, to help ensure that public services, including schools, necessary to support development shall be adequate to serve said development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards. In other words, each public service needs to clearly define their service level so that service level can be maintained in the face of new development.

DEFINITION

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

With respect to public schools, the "level of service" is a measure of the school buildings provided for the purpose of supporting the instruction of students. Most often, this measure of service is reported as the number of students a school is designed to accommodate.

CAPACITY AND UTILIZATION

The capacity of a school building is driven by four main factors: (1) the physical size of the instructional spaces, (2) the class size limits driven by state requirements, teacher contracts, and local service standards, (3) the schedule of uses, and (4) the programs that are offered by the school. Because capacity formulas often apply different "weights" to these factors, one can find a number of capacity definitions across the country. For the Orting School District, a single method of calculating capacity is being used – The Instructional Space Model. This brings consistency and clarity to the process of determining capacity.

Once capacity is determined, it can be compared to enrollments or projected future enrollments. This comparison produces a "utilization factor."

Each school in the Orting School District underwent an analysis to determine its capacity. School capacity, or the number of students a building is designed to reasonably accommodate, is largely driven by the number of students assigned to each class, the number of square feet in the classroom, the number of periods in the schedule, where teacher preparation periods occur, the ratio of required courses versus elective course, and the number of programs offered.

Existing building capacity information was gathered through analysis of building floor plans and interview of district personnel. The calculations required a variety of information:

- a. Plans, maps, diagrams, and drawings of existing buildings
- b. Information regarding the numbers of teaching spaces and their uses
- c. Square footage information for each school
- d. Interviews with staff

Many “special needs” programs require smaller class sizes with more area per student, specialized utilities and equipment, and space for specialists to serve their needs. Examples of the programs that need different spaces include the self-contained classrooms, resource room programs, speech and language therapy, occupational and physical therapy, Title I, gifted education, science, physical education, and music.

Capacity was then calculated by multiplying the number of teaching spaces by type (e.g. kindergarten rooms, primary grade rooms, intermediate grade rooms, special education rooms, physical education teaching spaces, music rooms, secondary general classrooms, art rooms, etc.) times the class size limited. The sum of the products in each school type was then multiplied by a “scheduling factor.”

Scheduling factors are used to reflect the fact that not every classroom can be scheduled to have a “perfect fit” of students in the attendance zone when compared to capacity standards. For elementary schools, a scheduling factor of 95% reflects this imperfect fit. In addition, the District must account for the practice of having each middle school and high school teacher use their classroom without students for their preparation period. At both the middle and high school levels, the enrollment would be multiplied by 83% to reflect the planning period for each teacher in a six period instructional day (5 teaching periods divided by 6 total periods = 83% scheduling factor).

Current capacity standards of the Orting School District are:

Kindergarten – Grade 3	= 20 students
Grades 4 to 5	= 25 students
Grades 6 to 8	= 28 students (average over a daily schedule)
Grades 9 to 12	= 28 students (average over a daily schedule)
Special Education (Life Skills)	= 15 students
Title I, Resource	= 15 students

Orting School District does not use portable classrooms as part of the “level of service capacity.” This is consistent with other school districts in the State of Washington and with the Office of the Superintendent of Public Instruction. The District does not consider portables as being adequate long-term instructional space for students and/or staff members. By design, portable classrooms separate their occupants from the rest of a school's student body and/or staff members. In addition, the increased enrollment that portables afford a school serve to tax the capacities of "core" facilities of the permanent building(s) spaces such as the gymnasium, the library, the restrooms, the main office and the food service facilities. However, until adequate permanent facilities are constructed, portables are an interim capacity solution.

NEW CONSTRUCTION PLANS

The ability to move forward on the construction of any new school facilities in the Orting School District hinges on three (3) factors.

First, the District needs to have local funding available to help pay for the cost of new school facilities. Normally, school districts secure the majority of their local funds through the sale of general obligation bonds, as approved by the qualified voters of their districts. The authority to issue and sell such bonds rests in the Constitution and laws of the State of Washington, including RCW 28A.530.010 and RCW 84.52.056.

Second, the district has secured property on which to site the new school. The Office of the Superintendent of the state of Washington defines site size standards, as defined in WAC 392-342-020, which are guidelines for purposes of qualifying for State School Construction Assistance Program (SCAP) funding. Specifically, for an elementary school, the minimum standard is five (5) acres plus an additional one (1) acre for each one hundred (100) pupils of a school's maximum enrollment. For middle and senior high schools, the minimum standard is ten (10) acres plus an additional one (1) acre for each one hundred (100) pupils of a school's maximum enrollment. These recommended acreages provide space for the school building(s) and the appropriate support facilities such as play fields, athletic facilities and parking.

Third, is the eligibility for SCAP funds. Such funding, where a district qualifies, is used to supplement local funds to pay for the cost of new school facilities. However, State monies cannot be used to purchase school sites, to make off-site improvements and/or fund those specific items spoken to in WAC 392-342-020. The formula for determining the exact amount of SCAP funds a district is eligible to receive is set forth in RCW 28A.525.166. Even where eligible, the funding is dependent on State legislative appropriation.

The Orting School District assembled a Citizens Facility Advisory Committee (CFAC) that included community and staff that analyzed data to determine facility needs, draft a bond package to recommend to the Board of Directors, and recommend a timeline for a bond election and construction projects. The committee, in early 2022, recommended the Board of Directors move forward with a bond in February 2023 to address current and future capacity constraints. That bond resolution was presented to Orting voters and failed twice in the 2023 calendar year. After community surveys and feedback, the Board of Directors reduced the scope of the bond and put a measure before the voters in February of 2024. The attempt was unsuccessful. The Board of Directors has provided direction to rerun the bond in November 2024. Capacity estimates and projections reflect anticipated construction timelines if approved.

STATE CONSTRUCTION ASSISTANCE PROGRAM FUNDS

The District could be eligible for construction assistance from the State to assist with additional square footage and modernization of buildings. The funds are only available if the District is able to secure funding for the unmatched project costs. The District would need to secure bonds or a capital projects levy to be eligible for the current amount of \$246.83 construction cost allocation per square foot of eligible area.

FINANCE PLANS

FUNDING SOURCES

The Washington State Constitution mandates educational opportunity for all children. Article IX, Section 1 provides that:

“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.”

Although courts have subsequently held that the Legislature is responsible for “full funding of basic education” and the Office of the Superintendent of Public Instruction has been assigned overall responsibility for assuring the operations of public education for grades K through 12, districts are not fully funded. New federal and state mandates and requirements continue to impose burdens on local school districts without providing adequate funding. The State has provided to the District the means to address shortfalls through the use of local levies. However, the local levies cannot exceed \$2.50 per \$1,000 of Assessed Value (or no more than \$2,500 per student, whichever is less) for enrichment opportunities and operations and maintenance of the District.

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

The Capital Projects Fund is used for purposes such as: (a) to finance and purchase the development of school sites; (b) the construction of new facilities and the modernization of existing facilities; and (c) the purchase of initial equipment, library books and textbooks for new facilities. Revenues accruing to the Capital Project Fund come primarily from bond sales, capital levy collections and state matching funds. However, revenues from the General Fund and the sale of property can also be accrued to the Capital Projects Fund. Under authority of the Growth Management Act (GMA), the City of Orting and Pierce County assess school impact fees on behalf of the District, with such funds deposited into the Capital Projects Fund through the County Treasurer’s Office.

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

FINANCIAL PLAN

The District will use the Board’s November 2024 (anticipated) bond planning and CFAC recommendation to determine construction and modernization. These funds will be derived from the sale of general obligation bonds and impact fees on new housing developments as they are built. The District will consider the use of state matching funds in the overall recommendation.

PLANNED PROJECTS AND SITE ACQUISITIONS

ELEMENTARY						
ORTING ELEMENTARY	\$92.8 MILLION	NEW	PLANNING	2028	600	59%
PTARMIGAN RIDGE ELEMENTARY GYMNASIUM	\$7 MILLION	ADDITION	PLANNING	2027	50	100%
TEMPORARY FACILITIES	\$1 MILLION	NEW	IN PROCESS	2024, 2025	100	100%
EARLY LEARNING FACILITY	\$4.6 MILLION	NEW	PLANNING	2025	160	62.5%
MIDDLE						
TEMPORARY FACILITIES	\$0.6 MILLION	NEW	PLANNING	2026	112	100%
HIGH						
PERMANENT FACILITIES	\$23 MILLION	ADDITION	PLANNING	2028	200	100%
TEMPORARY FACILITIES	\$1 MILLION	NEW	PLANNING	2025	112	100%
OTHER SITES						
ELEMENTARY SITE AT 510 AND 710 WASHINGTON AVE. ORTING	\$6.3 MILLION	LAND ACQUISITION	COMPLETE	2022		100%
TEHALEH ELEMENTARY SITE	\$7.8 MILLION	LAND ACQUISITION	PLANNING	2027		100%

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 County Assessor and serves as the base to which property tax rates are applied.

EXISTING DEBT

The Orting School District currently has existing debt (voted/non-voted) in the amount of \$6,030,359 as shown in the table below. 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 the Orting School District, as of May 2024, the availability of bonding capacity is calculated in the table below.

Total Assessed Value	3,446,172,310
Five Percent of Assessed Value	172,308,616
Existing Debt	5,376,587
Available Bonding Capacity	166,932,029

Year	Energy	Land	Total Non-Voted
	Grant Non-Voted Debt	Purchase Non-Voted Debt	
	Principal	Principal	Principal
2024	60,000	610,990	670,990
2025	65,000	623,456	688,456
2026		636,177	636,177
2027		649,157	649,157
2028		662,402	662,402
2029		675,917	675,917
2030		689,708	689,708
2031		703,781	703,781
	<u>125,000</u>	<u>5,251,587</u>	<u>5,376,587</u>

DEBT CAPACITY

Year	Bonded Debt	Cumulative Debt	* Assessed Valuation	5% Assessed Valuation	Debt Capacity
2024		5,376,587	3,446,172,310	172,308,616	166,932,029
2025		4,705,597	3,584,019,202	179,200,960	174,495,363
2026		4,017,142	3,727,379,970	186,368,999	182,351,857
2027		3,380,965	3,876,475,169	193,823,758	190,442,793
2028		2,731,808	4,031,534,176	201,576,709	198,844,901
2029		2,069,406	4,192,795,543	209,639,777	207,570,371
2030		1,393,489	4,360,507,365	218,025,368	216,631,879
2031		703,781	4,534,927,659	226,746,383	226,042,602

* Assumes 4% growth per year plus new construction.

IMPACT FEES

Pursuant to RCW 82.02.050, Impact Fees “(a) Shall only be imposed for system improvements that are reasonably related to the new development; (b) Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and (c) Shall be used for system improvements that will reasonably benefit the new development.”

Impact fees can be calculated on the basis of “unhoused student need” as based on “the maintenance of a district’s level of service” related to students expected from new residential development. A determination of insufficient existing permanent and/or portable school space, combined with expected growth from new development over the six-year planning period, allows a district to seek imposition of impact fees on a new residential dwelling unit. The amounts to be charged are calculated based on the costs for providing the

space to serve the average projected number of students who will reside within a residential unit. Credits are provided for anticipated SCAP funds that will be applied to the planned growth-related capacity project as well as taxes that a new homeowner will pay toward the school bond that will fund the capacity project. A district's school board must first approve a Capital Facilities Plan with a recommended school impact fee and the District's Capital Facilities Plan must be adopted by reference as a part of the assessing jurisdiction's Comprehensive Plan, with the jurisdiction also adopting the impact fee amount based upon the District's recommendation. Developers may contribute properties which will have value to a district. In such cases, the developer is entitled to a credit for the actual cost of the provided property. This credit can reduce or eliminate the impact fee that would otherwise be assessed on units within the development.

The code provisions for school impact fees in both Pierce County and the City of Orting contain a "maximum fee obligation" that is set at a rate significantly lower than the District's calculated impact per dwelling unit.

CURRENT FUNDS AVAILABLE:

The District has collected \$1,697,280.00 fiscal year to date as of 6/30/24 during the 2024-2025 school year in Impact Fees. There is currently \$2,852,934.75 set aside in Impact Fees and interest to be used for a future need.

STUDENT GENERATION RATES:

The District has developed student generation rates, also known as the "student factor," to calculate impact fees based upon the proportionate impact of a new dwelling unit. Consistent with the Pierce County and City of Orting codes, the student generation rate is derived from district records of average actual student generated rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation and is separately determined for single-family dwelling units and multi-family dwelling units. The district uses actual growth rates from neighboring districts with shared neighborhoods in addition to actual growth rates from established neighborhoods to determine anticipated students.

Impact Fee Calculation

School Site Acquisition Cost

(Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Size	Student		Calculated Cost	
				Single Fam. Residence	Multi-Fam. Residence	SFR	MFR
Elementary:	19.90	\$392,040	700	0.289	0.140	\$3,220.94 /	\$1,560.32
Middle:	25.00	\$0	650	0.118	0.056	\$0.00 /	\$0.00
High:	40.00	\$0	900	0.083	0.049	\$0.00 /	\$0.00
				Total		\$3,220.94 /	\$1,560.32
				0.490	0.245		

School Construction Cost

(Facility Cost/Facility Capacity) x Student Generation Factor) x permanent/Total Sq. Ft)

	% Perm Total Sq Feet	Facility Cost	Facility Size	Student		Calculated Cost	
				Single Fam. Residence	Multi-Fam. Residence	SFR	MFR
Elementary:	100%	\$85,000,000	700	0.289	0.140	\$35,092.86 /	\$17,000.00
Middle:	100%	\$0	650	0.118	0.056	\$0.00 /	\$0.00
High:	100%	\$50,000,000	250	0.083	0.049	\$16,600.00 /	\$9,800.00
				Total		\$51,692.86	\$26,800.00

Temporary Facility cost

((Facility Cost/Facility Capacity) x Student Generation Factor) x (Temporary/Total Square Feet)

	% Portable Total Sq Feet	Facility Cost	Facility Size	Student		Calculated Cost	
				Single Fam. Residence	Multi-Fam. Residence	SFR	MFR
Elementary:	100%	\$0	24	0.289	0.140	\$0.00 /	\$0.00
Middle:	100%	\$250,000	28	0.118	0.056	\$1,053.57 /	\$500.00
High:	100%	\$250,000	28	0.083	0.049	\$741.07 /	\$437.50
				Total		\$1,794.64	\$937.50

State Matching Credit

OSPI Construction Cost Allocation x SPI Square Footage x State Match% x Student Factor

	OSPI CCA	OSPI Sq. Footage	OSPI State Match %	Student		Calculated Cost	
				Single Fam. Residence	Multi-Fam. Residence	SFR	MFR
Elementary:	\$375.00	90	68.57%	0.289	0.140	\$6,688.15 /	\$3,239.93
Middle:	\$375.00	0	68.57%	0.118	0.056	\$0.00 /	\$0.00
High:	\$375.00	130	68.57%	0.083	0.049	\$2,774.51 /	\$1,637.97
				Total		\$9,462.66	\$4,877.90

Tax Payment Credit

	SFR	MFR
Average Assessed Value 2024	\$521,472	\$588,100
Current Bond Interest Rate	3.27%	3.27%
Net Present Value of Average Dwelling	\$4,386,702	\$4,947,187
Years Amortized	10	10
Property Tax Rate*	\$1.56	\$1.56
Present Value of Revenues	\$6,843	\$7,718

Fee Summary:

	Single Family	Multiple Family
Site Acquisition Costs	\$3,220.94	\$1,560.32
Permanent Facility Cost	\$51,692.86	\$26,800.00
Temporary Facility Cost	\$1,794.64	\$937.50
State Match Credit	(9,462.66)	(4,877.90)
Tax Payment Credit	(6,843.26)	(7,717.61)
Sub-Total	\$40,403	\$16,702
50% Local Ordinance	\$20,201	\$8,351

*Property Tax Rate based on calculated rate identified during 2023 bond election campaign

MAPS OF CURRENT ORTING SCHOOL DISTRICT SITES

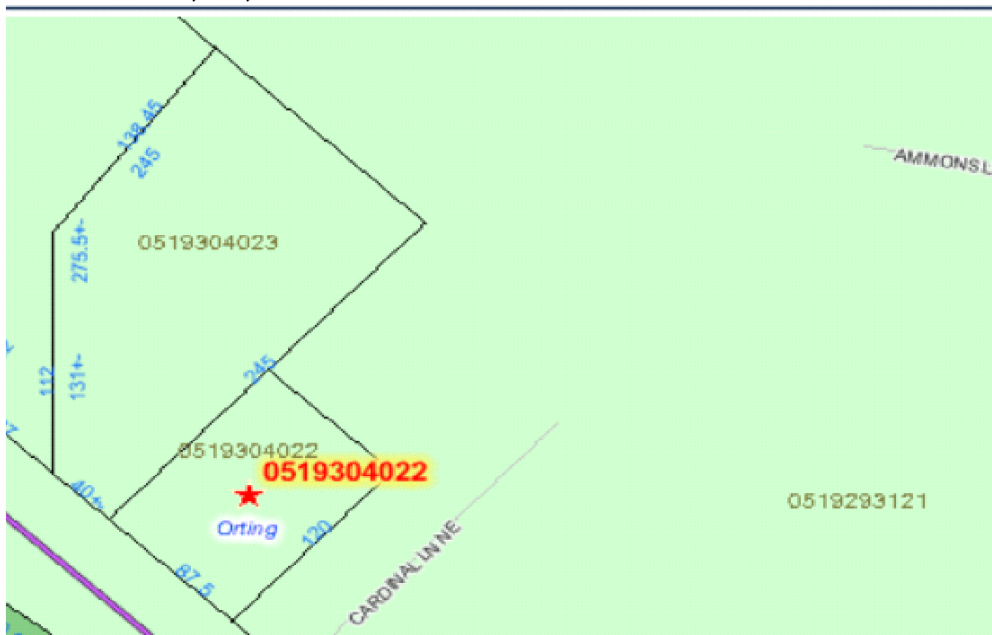
Site 1:

Parcel #	Address	Acres
6565000340	120 Washington Av N	2.15
Transportation & Maintenance		

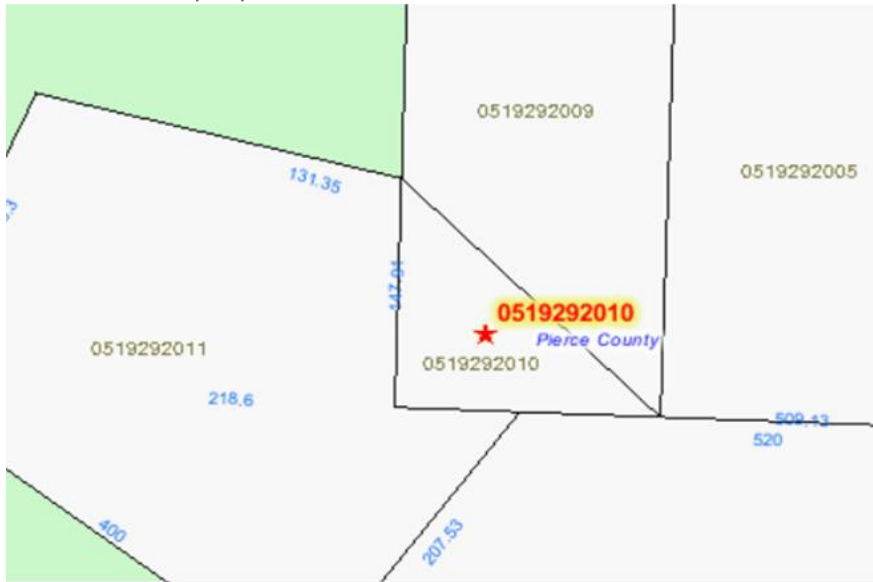


Site 2

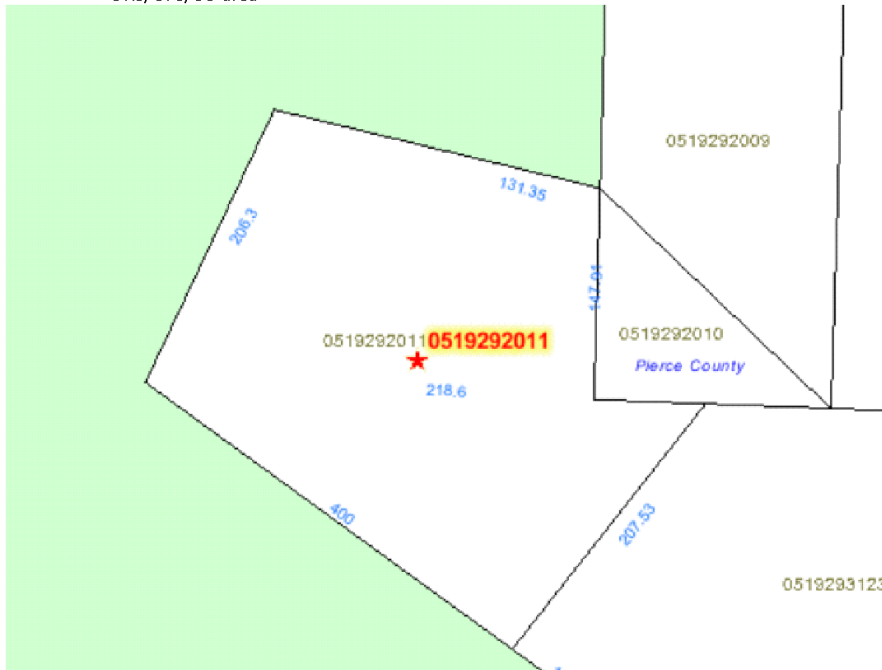
Parcel #	Address	Acres
519304022	408 Washington Av N	0.24
OHS/OPS/CO area		



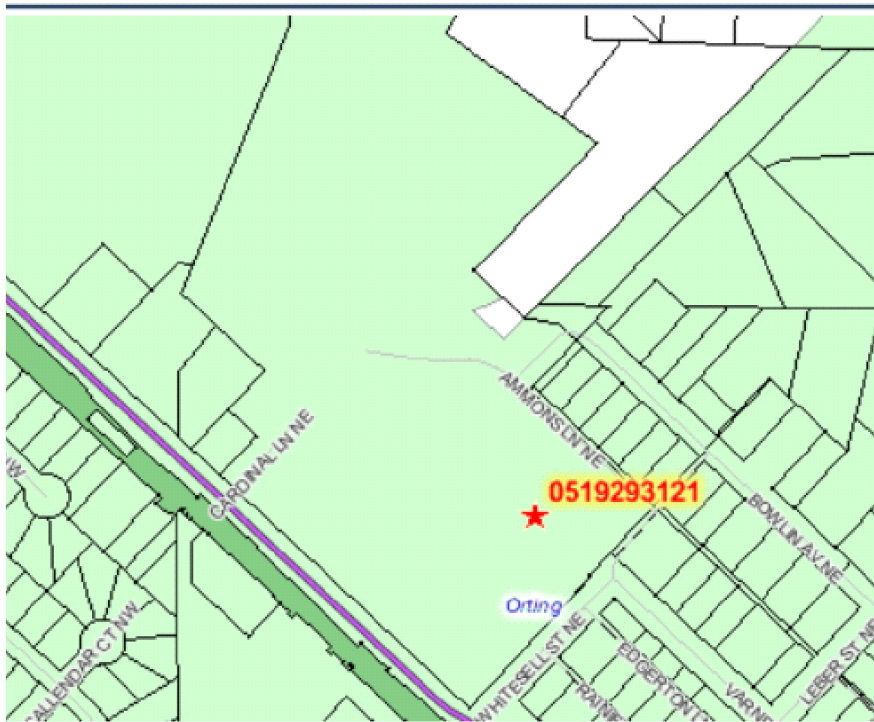
Parcel #	Address	Acres
519292010	xxx Cardinal Ln NE OHS/OPS/CO area	0.29



Parcel #	Address	Acres
519292011	xxx Cardinal Ln NE OHS/OPS/CO area	1.31



Parcel #	Address	Acres
519293121	320 Washington Av N OHS/OPS/CO area	41.6



Parcel #	Address	Acres
9010300060	121 Whitesell St NE OHS/OPS/CO area	0.01



Site 3:

Parcel #	Address	Acres
519304036	111 Whitehawk Blvd NW OMS	42.65

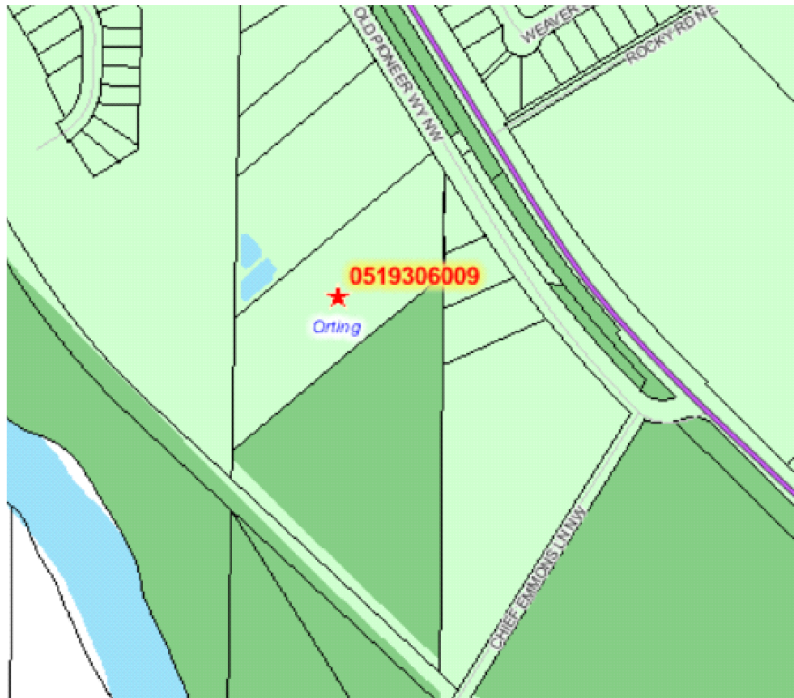


Site 4:

Parcel #	Address	Acres
519303019	xxx 159th Ave NW Ptarmigan Ridge	8.77



Parcel #	Address	Acres
519306009	xxx Old Pioneer Wy NW Ptarmigan Ridge	4.5

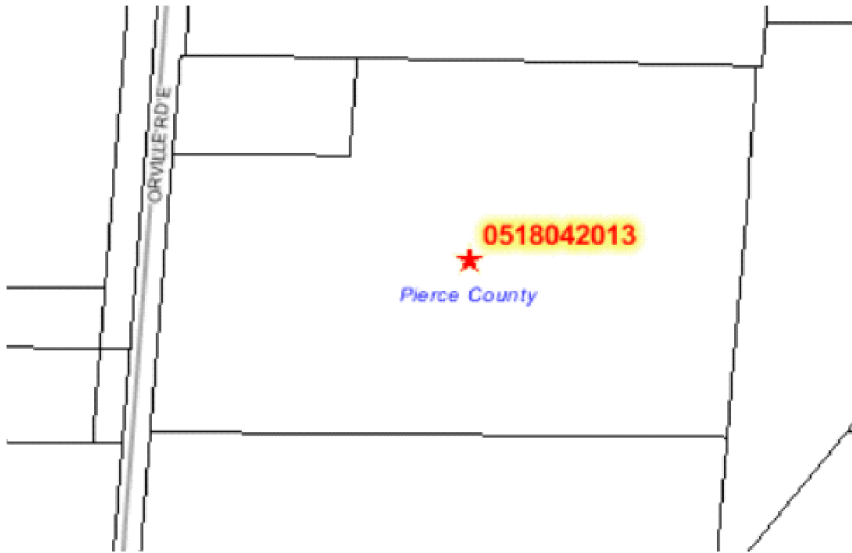


Parcel #	Address	Acres
519301028	805 Old Pioneer Wy NW Ptarmigan Ridge	5.51 Acres



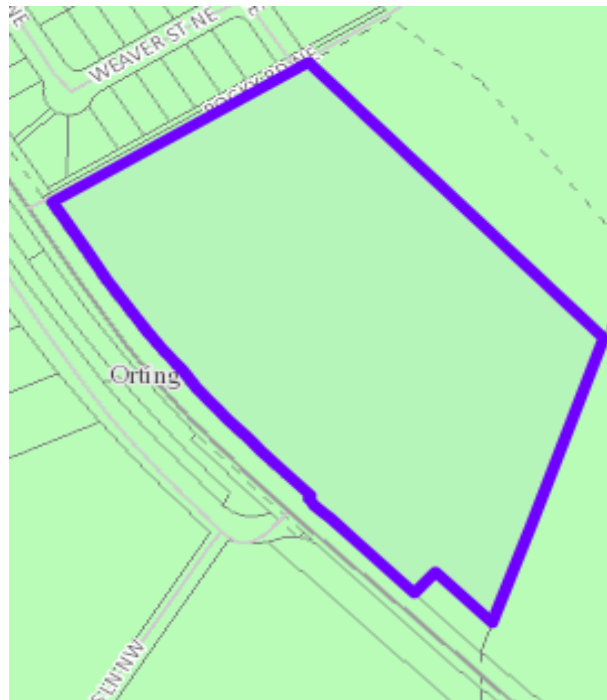
Site 5:

Parcel #	Address	Acres
518042013	19405 Orville RD E	22.9



Site 6:

Parcel #	Address	Acres
0519301018	710 Washington Ave.	16.36



Site 6:

Parcel #	Address	Acres
0519301703	510 Washington Ave.	48.72

