



Capital Facilities Plan

2025 – 2031

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Adopted October 23, 2025

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Executive Summary

About the Plan

The Yelm Community Schools Capital Facilities Plan describes capital projects needed over the next six years and the longer-term in order to carry out the District’s mission, vision, and goals to provide students with quality educational services. The plan has a number of purposes. It guides District decisions regarding capital projects and budgeting. It informs the land use plans of local governments. It is a resource community members can use to help understand District capital projects and related public funding requests. It is also required for the collection of school impact fees.

The plan is prepared in compliance with the Growth Management Act and the codes of the three jurisdictions that collect school impact fees on behalf of the District: Pierce County, Thurston County, and the City of Yelm. The District annually updates this plan and provides it to the city and counties for review and adoption as part of their comprehensive plans.

Sections II through V of the plan include information used to help identify capital facility needs including District educational programming goals and class size standards, the condition of existing facilities and their capacity to serve students, enrollment trends, and projected surpluses or deficits in classroom space. Section VI discusses capital facility needs, potential funding sources available to the District, and a finance plan listing projects the District plans to complete in the next six years.

Key Findings

Capital Facility Needs

This plan identifies a need for major capital projects to address aging facilities, overcrowding schools, and a growing student body.

The District has multiple aging facilities that are nearing the end of their useful life and will require replacement or renovation. Three of the District’s schools are over 30 years old: Lackamas Elementary, Prairie Elementary, and Fort Stevens Elementary School. Mill Pond Elementary School is nearing the 30 years of age mark. With the passing of the February 2019 bond measure, the district was able to procure a new Yelm Middle School opening to students September 2021, a new Southworth Elementary School opening to students September 2022, and district wide safety and security upgrades.

There is not enough permanent classroom space in existing schools to serve the current student body. Yelm Community Schools saw significant enrollment growth between 2003 to 2017. To manage this growth the District put in place a considerable number of portable classrooms, adding to the number of portables that were already in place in 2003. One reason the District added portables instead of building or expanding schools is that the community and the District have struggled to pass bond measures to finance needed

capital projects. Currently, 74 portable classrooms are located at six school campuses. Over a third of all students have their primary classroom in a portable, and many of the portables are more than 20 years old.

Section VI of this plan includes a Six-Year Capital Finance Plan listing projects the District plans to undertake in the next six years to help address capital facility needs. Key projects include replacement of aging roofs district wide, upgrading older HVAC systems for building efficiencies, LED replacement lighting and scheduled painting to maintain building integrity.

The District must consider limited financial resources when prioritizing capital project needs. Section VI of this plan identifies anticipated short and long term capital project needs to keep up with aging facilities and growth within the District.

About the District

Located in southeast Thurston County, Yelm boasts spectacular views of Mt. Rainier. Yelm is a growing and thriving rural community with easy access to mountains, rivers, beaches, as well as urban and cultural events. Yelm is the fourth largest district in Thurston County serving the communities of Yelm, McKenna, the Bald Hills (Clear Lake), the Lawrence Lake area, the Nisqually Indian Reservation, and parts of the Lacey suburbs. A portion of the district's 192 square miles extends into Pierce County. Current enrollment is 5,400 students in six elementary schools, two middle schools, one high school, and one alternative school. Yelm Community Schools is a growing and vibrant district. We are committed to preparing students for success after graduation. We serve communities in Pierce County and Thurston County including Yelm, McKenna, the Bald Hills (Clear Lake and Lawrence Lake areas), the Nisqually Indian Reservation, and parts of the Lacey suburbs.

Yelm Community Schools began serving students in the late 1800's. Today, the District educates over 5,400 students with six elementary schools (grades K-5), two middle schools (grades 6-8), one high school (grades 9-12), and one alternative school. The District is one of the largest employers in the region and employs approximately 800 staff.

The District has seen significant increases in student enrollment in recent years. Washington State Office of Superintendent of Public Instruction (OSPI) forecasts enrollment on form 1049. These predictions are evaluated annually which show current and future enrollment for Yelm Community Schools to remain fairly level over the next 6 years.

Academic services for students are a great source of pride in Yelm Community Schools. The District offers College in the High School courses, Advanced Placement opportunities, and an expansive and nationally recognized Career and Technical Education program. We also have strong commitments to the arts, music, and health and fitness. We are backed by a supportive community of individuals, nonprofit organizations, and businesses who join with us to enhance the educational experience for students. To highlight that commitment, we have 268 Graduate Yelm! partners, 11 school business partners who donated \$6,000

directly to our schools, a Dollars for Scholars organization who raised \$125,000 for scholarships for the class of 2023, a Learners without Limits program that has provided \$25,000 in food, clothing and other basic needs for low income families, Day of Champions raised \$9500 to provide 208 students with disabilities a day of sports on Yelm High School athletic fields, and a dedicated team of 1140 school volunteers who make school dances, kids night out, and many more activities possible.

Mission, Vision & Strategic Plan

The District's work is guided by its mission, vision, and strategic plan.

Mission

Future-Ready Students. Community-Strong Schools.

Vision

Empowering every student to reach their full potential through high quality instruction, meaningful relationships, and strong connections with families and community.

Strategic Plan

In 2025, the Yelm Community Schools Board of Directors approved a five year strategic plan developed by a committee represented by staff and community.

Core Commitments: Learning, Belonging, Community

At the heart of our strategic plan are three interconnected commitments: Learning, Belonging, and Community. Each is powerful on its own, but their greatest impact comes when they work together.

- **Learning** is our core purpose. It means every student experiences challenging, engaging instruction that supports academic growth every day. But learning doesn't happen in isolation.
- **Belonging** is the environment that makes learning possible. When students feel safe, seen, and valued, they're more likely to take risks, engage deeply, and persist through challenges. A culture of dignity and connection lays the foundation for academic success.
- **Community** provides the network of support that sustains both learning and belonging. Families, staff, and community partners each play a role in helping students thrive, inside and outside the classroom.

Together, these three commitments form a system of support. They reinforce one another, creating the conditions where every student can grow, lead, and succeed.

Strategic Priorities

These strategic priorities guide how we teach, lead, and partner every day to fulfill our mission of empowering every student to thrive.

1. **Instructional Excellence:** We deliver high-quality, inclusive Tier I instruction that is standards-aligned and assessment-informed. Instruction is grounded in collaboration and responsive to the needs of every learner.
2. **Responsive Support for All:** We provide timely, data-driven academic and behavioral support through a Multi-Tiered System of Supports (MTSS), ensuring every student receives the right interventions and challenges to succeed.
3. **Student Engagement and Ownership:** We create classrooms where students are actively engaged, have voice and choice, and take responsibility for their learning, building motivation, relevance, and readiness for the future.
4. **Meaningful Relationships and Belonging:** We foster inclusive school communities where every student feels safe, known, and valued. Belonging is strengthened through positive relationships, restorative practices, and clear expectations.
5. **Leadership, Recognition, and Voice:** We empower students to lead and contribute in meaningful ways. Leadership and recognition amplify student voice and build agency and pride.
6. **Family and Community Partnership:** We cultivate strong, authentic partnerships with families and community members through transparent communication, inclusive engagement, and shared responsibility for student success.
7. **Transparency and Trust:** We build trust by sharing progress openly, acting on community feedback, and aligning our practices with our strategic commitments. Families and partners help guide and hold us accountable.

District Class Size Standards

The District sets standards for the average number of students in classrooms. These standards are grounded in the District's mission and vision and support positive learning environments. They also inform capital facilities planning. For instance, they are used to help determine the design of new or remodeled school facilities in addition to other factors such as educational programming goals and site opportunities and constraints. Class size standards are also used to help estimate student capacity – which is how much room there is in schools' permanent classrooms to serve students.

The District's current class size standards are listed below. These standards are for District-wide average class sizes. Individual classrooms may have a higher or lower number of students.

- **Preschool (AM+PM):** Average class size of 30
- **Elementary School (K-5):** Average class size of 25 students
- **Middle School (6-8):** Average class size of 28 students
- **High School (9-12):** Average class size of 28 students
- **Special Education (CLC/FLC/SITE/STEP):** Average class size of 14

Existing Facilities & Student Capacity

Introduction

Each year when the District updates this Capital Facilities Plan, it reviews the condition of existing facilities and their capacity to serve students. The District’s existing capital facilities include schools and administrative buildings. All of these facilities serve students, either directly by providing classroom space or indirectly by providing support services such as transportation, food, and administrative services. Yelm Community Schools began serving students in the late 1800s as the Yelm School. Today, the District serves students on ten campuses including six elementary schools, two middle schools, a large comprehensive high school, and an alternative learning high school.

Six of the school campuses include portables that have been added in response to growth in student enrollment over the past 20 years. There are 74 portable classrooms in total. Portables are located at Fort Stevens Elementary, Lackamas Elementary, Mill Pond Elementary, Prairie Elementary, Southworth Elementary, and Yelm High School.

Yelm High School’s SITE (Supporting Independence Through Employment) program was relocated in the fall of 2019. This residential structure built in 1986 located on an adjacent parcel south of YHS, was fully remodeled to meet the current needs of the students enrolled in this program. In 2025, this program expanded and created the STEP (Supporting Transition Education Program) utilizing the previous Prairie Preschool which was moved within Prairie Elementary. In 2025, the district expanded the preschool program to all elementary schools.

The District’s administrative buildings are relatively new and in good condition. The District Office is located in a building that was renovated and modernized in 2004. The Assessment and Student Learning Building was renovated in 2015. Facilities, (maintenance, grounds, custodial, and food service departments) was relocated from the Yelm Middle School campus to an adjacent parcel next to Fort Stevens Elementary School in December 2019. New construction and renovation of existing buildings at the Support Operations and Transportation Department occurred in 2013 and remodeled in 2025.

In addition to the existing facilities the District owns the following parcels directly south of Yelm High School: 21724240000, 21724240100, 21724240200, and 21724240300. These parcels are primarily vacant and are about 30 acres all together.

Description of Existing Facilities - Schools

Fort Stevens Elementary

Fort Stevens Elementary opened in 1990 and is located at 16525 100th Way SE in Yelm. The campus is 29 acres. The school building is 46,272 square feet. In 2008 a remodel of the original covered play area created the addition of a new multi-purpose room with Physical Education (PE) storage and additional



restrooms. The project also included the construction of a new covered play shed. Other improvements to the site include a sanitary sewer and storm water system upgrade in 2008 and a roof replacement in 2010. Twelve portable classrooms have been added to the campus in response to student enrollment growth. It had a student enrollment of 470 at the beginning of the 2022/23 school year. The school's mascot is the Eagles.

Lackamas Elementary

Lackamas Elementary was built in 1911. It closed in 1946 and then re-opened in 2005 with the majority of classroom space provided in portables. It is located at 16312 Bald Hill Road SE in unincorporated Thurston County. The campus is 7.37 acres. Lackamas Elementary School is listed on the Washington State Historical Register. The building is 8,974 square feet including three classrooms, a gym, and a kitchen. There are 18 portable classrooms on the campus. The school's mascot is the Lightning and it had a student enrollment of 306 at the beginning of the 2022/23 school year.



McKenna Elementary

McKenna Elementary opened in 1890 and is located at 35120 State Route 507 in unincorporated Pierce County. The campus is 9 acres. Between 2004 and 2006 a new building and covered play area were constructed, and the existing building was remodeled and modernized. The school building is currently 47,394 square feet. There are no portable classrooms on the campus. It had a student enrollment of 359 at the beginning of the 2022/23 school year. The school's mascot is the Mountain Lions.



Mill Pond Elementary

Mill Pond Elementary opened in 1993 and is located at 909 Mill Road SE in Yelm. The campus is 20 acres. The school building is 50,075 square feet with 4 portable classrooms on the campus. Past site improvements include a new playground in 2006, roof replacement in 2010, and the addition of a covered play area in 2015. It had a student enrollment of 354 at the beginning of the 2022/23 school year. The school's mascot is the Wolves.



Prairie Elementary

Prairie Elementary opened in 1984 and is located at 16535 110th SE in unincorporated Thurston County. The campus is 19.55 acres. The school building is 42,679 square feet including a new multi-purpose room that was constructed in 2007. Other site improvements include a roof replacement in 2005, septic tank pump and control panel upgrade in 2015, and City of Yelm water main extension in



2016. There are nine portable classrooms on the campus. It had a student enrollment of 431 at the beginning of the 2022/23 school year. The school's mascot is the Panthers

Southworth Elementary

The new Southworth Elementary School opened to students in the fall of 2022. The school building is 63,661 square feet and is located at 13849 Yelm Highway SE in Yelm. This site will also host the District's SELF Program (Social, Emotional Learning, and Focus) for special needs students. Currently this site has 4 portable classrooms that were new at the time of the old Southworth demolition. It had a student enrollment of 617 at the beginning of the 2022/23 school year. The school's mascot is the Stars.



Ridgeline Middle School

Ridgeline Middle School opened in 2006, making it one of the District's newest facilities. Located at 10605 Carter St SE in Yelm, it is adjacent to Mill Pond Elementary and shares athletic fields with this school. The campus is 31.8 acres. The school building is 84,986 square feet and includes the District Kitchen. There are no portables on the campus. RMS had a student enrollment of 572 at the beginning of the 2022/23 school year. Ridgeline Middle School's mascot is the Storm.



Yelm Middle School

Yelm Middle School opened to students in the fall of 2021. Housed within Yelm Middle School is the District Technology Department. The school building including the technology department is 98,838 square feet, sits on a 23.19 acre campus, located at 401 Coates Ave NW in Yelm. New ball fields along Yelm Avenue construction was completed in the fall of 2022 after completing demolition of the old Yelm Middle School. YMS had a student enrollment of 683 at the beginning of the 2022/23 school year. Yelm Middle School's mascot is the Whirlwinds.



Yelm High School

Yelm High School is located at 1315 Yelm Ave W in Yelm. The original building on the high school campus opened in the early 1900s where the middle school campus sits today. The campus relocated in 1966 on 36 acres, and the current school buildings are 166,915 square feet. The school has had a number of improvements over the years. The auto shop and agricultural barn were built in 1984, a greenhouse was built in 1990, and another greenhouse was built in 2002. Between 2004 and 2006 renovations and modernizations were made to the 300 and 500 buildings (constructed in 1978) and the 400 building (constructed in 1990), the new 100/200 main building was constructed, and the auxiliary gym and weight room were added. Currently there are 27 portable



classrooms on site, 12 of which were added in the 2017 to enable the District's grade reconfiguration and the movement of ninth grade students to the high school.

Yelm High School also has a transition program known as SITE (Supporting Independence Through Employment) for students ages 18 to 21 whose graduation is determined by Individual Education Plans. The SITE program is housed in a single family residential structure built in 1986, renovated in 2019, located at 9719 Tahoma BLVD SE in Yelm. Students who attend the program work on daily living skills, social skills, functional academics, and independent living skills. They acquire job skills through volunteer work in the local community. YHS had a student enrollment of 1,635 at the beginning of the 2022/23 school year. Yelm High School's mascot is the Tornados.

Yelm Extension School

Yelm Extension School, the District's alternative high school, opened in 2003 and is located next to the District Office at 107 1st St in Yelm. It is housed in a building originally constructed in 1964 to serve as a grocery store and was remodeled in 2003 for District use. The school is 9,685 square feet and it had a student enrollment of 71 at the beginning of the 2022/23 school year. The school's mascot is the Bulldogs.



Description of Existing Facilities – Administrative Buildings

Assessment & Student Learning Building

The Assessment and Student Learning Building is located at 203 1st St in Yelm. It was renovated in 2015 and is approximately 1,020 square feet. The building consists of three office spaces and one computer lab work room. This building is used for student information and digital records keeping.

District Office

The District Office is located at 107 1st St in Yelm and is 9,765 square feet. This site was previously occupied as Wolf's Grocery Store and went through renovations and modernizations in 2004 to become the District's primary administrative space.

Support Services - Facilities – Maintenance, Grounds, Custodial, & Food Service

Facilities house the following District Departments: Custodial, Grounds, Maintenance, and Food Services/Child Nutrition. Relocated to the Fort Stevens Elementary School campus beginning December 2019, west of the Fort Stevens Elementary School bus loop at 16525 100th Way SE in Yelm. The office is 2856 square feet including administrative space, a meeting room, and staff break room. The adjacent support services warehouse is a 6000 square foot open structure designed to meet the needs of daily operations and repairs.

Support Services - Transportation

The Transportation Department houses the District's Bus Garage, Drivers Transportation Center, administrative offices, and a shipping / receiving warehouse. It is located at 202 Stevens St. NW in Yelm on an 8.78 acre campus. The District moved into this space in 2013 following construction and renovation of existing buildings. An additional open warehouse on site is used to store surplus, transportation materials and district equipment. There is some unused space that could be remodeled as needed.

Student Capacity

Table 1 shows student capacity of existing facilities. This is the estimated amount of students that can be served in permanent classroom space at each school. Student capacity is an important consideration in capital facilities planning. By comparing student capacity with current and projected student enrollment, the District can estimate needs for additional classroom space. All school portable classrooms have been installed with the intent to serve students on a permanent basis.

In 2018 the District changed the way it calculated student capacity in order to more accurately reflect educational programming and use of classroom space. The new method is based on the Program Capacity Model used by the Puyallup School District. To calculate student capacity at each school, the District begins by multiplying the number of permanent classrooms by the District's class size standards, and then adjusts for classroom space needed for smaller-sized special education classes, preschool, core programming such as music and Physical Education at elementary schools, and teacher planning periods at secondary schools.

Portables are used as temporary classrooms for "unhoused" students. Due to residential growth in the district catchment areas, boundary adjustments may be considered. This plan depicts an estimated capacity incorporating temporary classrooms.

TABLE 1
CAPACITY OF EXISTING SCHOOL FACILITIES
2025-2030

FACILITY NAME:	October 2025 Headcount	Number of Standard Classrooms*	Temporary Portable Classrooms	Maximum Capacity**	Surplus(+) or Deficit(-)
Fort Stevens Elementary	435	18	12	750	315
Lackamas Elementary	283	3	18	525	242
McKenna Elementary	350	22	0	550	200
Mill Pond Elementary	339	24	4	700	361
Prairie Elementary	342	18	9	675	333
Southworth Elementary	647	28	4	800	153
Total Elementary	2,394	113	47	4,000	1,606
Ridgeline Middle School	585	27	0	756	171
Yelm Middle School	684	29	0	812	128
Total Middle School	1,269	56	0	1,568	299
Yelm High School	1,570	39	27	1,848	278
Total High School	1,570	39	27	1,848	278
Yelm Extension School & Open Doors	114	4	0	112	-2
Total ALE Programs	114	4	0	112	-2
Grand Total	5347	212	74	7,528	2,181

* Standard classrooms do not include spaces designed as library, gymnasium and music/theater

** Maximum capacity is calculated based on the average size * (standard classroom + temporary portable classrooms)

Student Enrollment & Student Capacity Surpluses and Deficits

Student enrollment trends are another key piece of information the District considers when it updates the Capital Facilities Plan. Past enrollment trends give the District a frame of reference to plan for the future. By looking at enrollment trends in the past and the facility needs during that time, the District has an idea of what facility needs there may be in the future if certain changes in enrollment occur. Projected future enrollment trends give the District an idea of how much and what type of enrollment changes to plan for. Also, by comparing enrollment numbers with the student capacity of existing facilities the District can identify existing and expected future shortfalls in permanent classroom space.

Past and Projected Enrollment

Table 2 shows student actual and projected enrollment for a ten year window from 2018-2028 in Yelm Community Schools based on data provided by the Washington State Office of Superintendent of Public Instruction (OSPI). Actual and projected enrollment has been on a slight decline since the first levy failure in February 2024. Grade level projections at middle school have resulted in a reduction in enrollment of 45

and 53 each of the past two years and an increase of enrollment at high school 74 and 44. These trends impact the usage of school instructional spaces.

TABLE 2
DISTRICT ENROLLMENT TRENDS
2018-2028
 Based on October Count

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected		
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Kindergarten	425	441	359	426	459	460	382	350	401	396	391
1 st Grade	457	426	403	389	430	427	415	384	403	399	394
2 nd Grade	428	462	400	423	399	406	425	398	407	402	398
3 rd Grade	406	398	424	388	456	456	443	414	405	400	395
4 th Grade	440	427	370	415	408	458	433	459	449	407	402
5 th Grade	485	449	414	382	424	417	452	418	434	459	416
6 th Grade	472	492	406	401	417	426	412	451	404	435	460
7 th Grade	422	479	469	414	422	423	423	403	476	410	441
8 th Grade	444	432	454	457	439	422	393	418	424	476	410
9 th Grade	425	465	430	462	482	451	453	400	444	436	489
10 th Grade	449	408	414	419	466	459	436	424	415	423	416
11 th Grade	374	416	361	384	387	425	455	422	377	379	386
12 th Grade	412	366	400	376	410	392	442	462	397	382	384
K-5 HEADCOUNT	2,641	2,603	2,370	2,423	2,576	2,568	2,550	2,499	2,499	2,463	2,396
6-8 HEADCOUNT	1,338	1,403	1,329	1,272	1,343	1,271	1,228	1,272	1,304	1,321	1,311
9-12 HEADCOUNT	1,660	1,655	1,605	1,641	1,745	1,727	1,786	1,708	1,633	1,620	1,675
TOTAL K-12	5,639	5,661	5,304	5,336	5,576	5,566	5,564	5,479	5,436	5,404	5,382

Capital Facility Needs & Six-Year Finance Plan

Capital Facility Needs

The District considers a wide range of information to determine its capital facility needs including the information provided earlier in this plan, the District’s mission and goals, service standards, condition and capacity of existing facilities, and enrollment trends and projections. It also takes into account the input of District staff with firsthand knowledge of needs for maintenance or other changes at existing facilities in order to better serve students, the options for expanding existing facilities, and the availability of sites for new facilities.

The district will develop a Facilities Advisory Committee composed of staff, parents, community members, and district leaders to guide the district's capital facilities plan and development. This committee's work will emphasize collaborative partnerships and alignment of facilities and capital projects to achieve the district's strategic plan. As such, the committee will

- Engage community voices in assessing current building conditions, safety, and future needs
- Review demographic trends and educational program growth to guide capital planning
- Provide feedback on facility proposals, focusing on equity, inclusion, and ensuring access for all students
- Help communicate facility needs and plans transparently to families and community stakeholders
- Advocate for facilities that strengthen student well-being, connection, and community use

The District's capital facilities needs are listed below and are divided into short-term priorities and longer-term needs. Short-term priorities are planned to be addressed in the next six years. When choosing short-term priorities the District must balance needs with the financial resources available for capital projects.

Short-Term Priorities

- Continued maintenance of existing facilities (HVAC upgrades, LED lighting, kitchen equipment replacement, roof replacements, building painting, building and parking lot repairs, etc.)
- Relocate Yelm Extension School
- Turf Management - Gmax Testing, Maintenance and Sanitation
- Sidewalk Repairs and Safe Walking Routes
- Building Carpet/Flooring Replacement

Longer-Term Needs

- Add student capacity at the elementary, middle and high school levels as needed
- Remodel and expand Prairie Elementary School
- Remodel and expand Fort Stevens Elementary School
- Remodel and expand Mill Pond Elementary School
- Renovation of YCS Administrative Offices
- Turf Replacements as needed
- New elementary school based on residential growth

Strategy for Meeting Capital Facility Needs

The District's strategy for meeting capital facility needs is to use existing resources as efficiently and creatively as possible, maintain or upgrade existing buildings, and construct new buildings when needed. The District may use attendance boundary changes or grade reconfigurations in order to maximize available classroom space. The District also uses portable classrooms to fill gaps in student capacity;

however, it is the District's goal for portables to be a temporary solution and to replace them with permanent classroom space.

Six-Year Capital Finance Plan

The short-term priority capital facility needs are included in the District's Six-Year Capital Finance Plan. This plan includes capital projects the District aims to undertake in the next six years such as new construction, remodels, maintenance projects, or other significant facility improvements. See Table 7 at the end of this section for the current plan. It includes information on costs and funding sources and the amount of student capacity provided by each project.

The Six-Year Capital Finance Plan is updated annually in conjunction with the Capital Facilities Plan. The District also regularly reviews its longer-term facility needs in order to anticipate projects that should be added to the Six-Year Capital Finance Plan in the foreseeable future.

Funding Sources

Carrying out all of the projects in the Six-Year Capital Finance Plan is dependent on the District's ability to secure funding. Funding sources the District may use for capital projects include bonds, capital levies, state matching funds, impact fees, and the District's General Fund. The District typically finances major projects primarily through bonds and state matching funds; it may consider use of capital levies in the future.

Bonds and Capital Levies

Bonds or capital levies are typically needed to raise enough money to undertake major projects such as renovating or building new schools and they require the approval of voters in the District. The passing of the 2003 bond measure resulted in renovation and new construction of McKenna Elementary School, Lackamas Elementary School, Ridgeline Middle School, a portion of Yelm High School, and the current Administrative Office Building. In recent years the community and District have struggled to pass bond measures to finance needed capital projects. Measures were on the ballot in 2015, 2016, and 2018 but they did not pass. The passing of the February 2019 bond measure was successful and resulted in construction of a new Yelm Middle School and a new District Technology Department located within Yelm Middle School, and a new Southworth Elementary School, along with safety and security upgrades to all sites district wide.

State Matching Funds

The Washington State School Construction Assistance Program (SCAP) provides funding assistance to school districts undertaking major new construction or modernization projects. Projects must meet eligibility requirements based on age and condition for modernization and a need for more space. School districts are responsible for securing local funding for construction projects. If eligible, the State provides partial assistance based on a funding formula. OSPI releases funding commitments for qualifying projects once a year.

Impact Fees

Impact fees are paid by developers when they construct new housing within District boundaries in the City of Yelm or in the unincorporated areas of Thurston County or Pierce County. The fees are intended to help cover the cost of serving new students who move into new housing units.

Collection of impact fees is authorized under the Washington State Growth Management Act (GMA) to help pay for facilities addressed by a capital facilities plan element of an adopted comprehensive plan. As such, the Yelm City Council, the Thurston County Board of Commissioners, and the Pierce County Council must each adopt this plan as part of their comprehensive plans in order for school impact fees to be collected for the District. This is typically done during their annual comprehensive plan updates.

The District must also ensure that this plan meets the requirements of the GMA and city and county codes for a capital facilities plan for which impact fees will be imposed. One requirement is inclusion of impact fee calculations. These calculations take into account the cost of providing school facilities to students and the number of students likely to be generated by new housing units (known as the student generation rate or student factor).

Appendix A includes the District's impact fee calculations for single family and multi-family housing development. The city and counties may choose to adopt these for their impact fee schedules or set maximum fee amounts which may be lower than the District's calculated fees.

General Fund

The District has a General Fund that can be used to pay for less expensive capital projects in the Six-Year Capital Finance Plan, such as maintenance work or purchasing additional portables.

Capital Facilities Six-Year Finance Plan Figures Shown in \$1,000s	Estimated Total Cost	Cost Breakdown by Year						Funding Sources for Estimated Total Cost			Student Capacity of Project
		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Bond Revenue	State Match	General Fund or Impact Fees*	

Student Capacity Projects

Safety & Security	500								500		
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Other Projects

Building Maintenance	3000	500	500	500	500	500	500			3000	N/A
Relocate Yelm Extension School	1000	1000								1000	N/A
Turf Management/Repair	225	30	33	36	39	42	45			225	N/A
Kitchen Equipment Replacement	650	250	200	200						650	N/A
Sidewalk Repairs and Safe Walking Routes	300	200	100							300	N/A
Building Carpet/Flooring Replacement	1600		350 (MP)	375 (FS)	400 (PR)	475 (YHS)				1600	N/A
LED Lighting Upgrades	300	50	50	100	100					300	N/A
To/From Transportation	200	100	100							200	N/A
PrairieElementary Re-Roof	950	950								950	N/A
Lackamas Elementary Re-Roof	500		500							500	N/A
Ridgeline MS Re-Roof	1500				1500					1500	N/A
District Wide Asphalt Repairs	450		150		150		150			450	N/A
Renovation of YCS Administrative Offices	1000						1000			1000	N/A
Total	12175	3080	1983	1211	2689	1017	1695		500	11675	

*The District typically uses impact fees to pay for portables and transportation-related costs

Appendix A: Impact Fee Calculations

Yelm School District					
Thurston County Single-Family Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$0	15	550	0.2378	\$0.00
Middle School	\$0	25	750	0.0649	\$0.00
Senior High	\$0	40	1,400	0.0757	\$0.00
Total					\$0.00
CONSTRUCTION COSTS (B)	FACILITY COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$25,899,999		385	0.2378	\$15,997.45
Middle School	\$16,998,620		237	0.0649	\$4,654.90
Senior High	\$0		1,400	0.0757	\$0.00
Total					\$20,652.35
TEMPORARY FACILITY COSTS (C) (Double Wide)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$650,000		46	0.238	\$3,360.22
Middle School	\$650,000		50	0.065	\$843.70
Senior High	\$0		50	0.076	\$0.00
Total					\$4,203.92
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH	STUDENT FACTOR	TOTAL COST
Elementary	\$258.92	90	0.6977	0.238	\$3,866.24
Middle School	\$258.92	117	0.6977	0.065	\$1,371.72
Senior High	\$0.00	130	0.6977	0.076	\$0.00
Total					\$5,237.96
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
Tax Payment Credit (Tc)	9.5101	\$1.147	\$428,737	4.50%	\$5,993.67
Net Cost (A+B+C-D)-Tc					\$13,624.64
Discount Is 50%, Rate Is 0.50 Impact Fee Per Unit (Net Cost-Tc)*Discount Rate)					\$6,812.32
Less Other Credits (Fc)					0
Net Impact Fee Per Unit					\$6,812.32

Notes: 1) Maximum Present Value Factor 10

2) Budgets may be adjusted based on progress through design requirements

3) Student Factor calculations by Cathy Lee Walker, MS - GIS Data Specialist

4) Impact Fee Calculations by Jim Hansen, RJH Solutions, LLC

Yelm School District
Thurston County Multi-Family Impact Calculations

SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$0	11.58	550	0.1767	\$0.00
Middle School	\$0	25	750	0.0631	\$0.00
Senior High	\$0	20	1,400	0.091483	\$0.00
Total					\$0.00
CONSTRUCTION COSTS (B)	FACILITY COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$25,899,999		385	0.1767	\$11,887.09
Middle School	\$16,998,620		237	0.0631	\$4,525.79
Senior High	\$0		1,400	0.091483	\$0.00
Total					\$16,412.88
TEMPORARY FACILITY COSTS (C) (Double Wide)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$650,000		46	0.1767	\$2,496.85
Middle School	\$650,000		50	0.0631	\$820.30
Senior High	\$0		50	0.091483	\$0.00
Total					\$3,317.15
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH	STUDENT FACTOR	TOTAL COST
Elementary	\$258.92	90	0.6977	0.1767	\$2,872.85
Middle School	\$258.92	117	0.6977	0.0631	\$1,333.67
Senior High	\$0.00	130	0.6977	0.091483	\$0.00
Total					\$4,206.53
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
Tax Payment Credit (Tc)	5.1016	\$1.47	\$238,142	4.50%	\$3,336.61
Net Cost (A+B+C-D)-Tc					\$12,186.89
Discount Is 50%, Rate Is 0.50 Impact Fee Per Unit (Net Cost-Tc)*Discount Rate)					\$4,425.14
Less Other Credits (Fc)					0
Net Impact Fee Per Unit					\$4,425.14

- Notes:** 1) Maximum Present Value Factor 10
2) Budgets may be adjusted based on progress through design requirements
3) Student Factor calculations by Cathy Lee Walker, MS - GIS Data Specialist
4) Impact Fee Calculations by Jim Hansen, RJH Solutions, LLC

Yelm School District
Pierce County Single-Family Impact Fee Calculations

SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$0	15	550	0.2378	\$0.00
Middle School	\$0	25	750	0.0649	\$0.00
Senior High	\$0	40	1,400	0.0757	\$0.00
Total					\$0.00
CONSTRUCTION COSTS (B)	FACILITY COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$25,899,999		385	0.2378	\$15,997.45
Middle School	\$16,998,620		237	0.0649	\$4,654.90
Senior High	\$0		1,400	0.0757	\$0.00
Total					\$20,652.35
TEMPORARY FACILITY COSTS (C) (Double Wide)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$650,000		46	0.238	\$3,360.22
Middle School	\$650,000		50	0.065	\$843.70
Senior High	\$0		50	0.076	\$0.00
Total					\$4,203.92
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH	STUDENT FACTOR	TOTAL COST
Elementary	\$258.92	90	0.6977	0.238	\$3,866.24
Middle School	\$258.92	117	0.6977	0.065	\$1,371.72
Senior High	\$0.00	130	0.6977	0.076	\$0.00
Total					\$5,237.96
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
TAX PAYMENT CREDIT (TC)	9.5101	\$1.147	\$579,989	4.50%	\$8,108.15
NET COST (A+B+C-D)-TC					\$11,510.16
DISCOUNT IS 50%, RATE IS 0.50 IMPACT FEE PER UNIT (NET COST-TC)*DISCOUNT RATE)					\$5,755.08
LESS OTHER CREDITS (FC)					0
NET IMPACT FEE PER UNIT					\$5,755.08
Pierce County Maximum Impact Fee					\$4,595.00

- Notes:** 1) Maximum Present Value Factor 10
2) Budgets may be adjusted based on progress through design requirements
3) Student Factor calculations by Cathy Lee Walker, MS - GIS Data Specialist
4) Impact Fee Calculations by Jim Hansen, RJH Solutions, LLC
5) Pierce County Maximum Fee Guidelines - <https://pierce.county.codes/PCC/4A.30.030>

Yelm School District
Pierce County Multi-Family Impact Fee Calculations

SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$0	11.58	500	0.1767	\$0.00
Middle School	\$0	25	900	0.0631	\$0.00
Senior High	\$0	20	1,400	0.091483	\$0.00
Total					\$0.00
CONSTRUCTION COSTS (B)	FACILITY COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$25,899,999		385	0.1767	\$11,887.09
Middle School	\$16,998,620		237	0.0631	\$4,525.79
Senior High	\$0		1,400	0.091483	\$0.00
Total					\$16,412.88
TEMPORARY FACILITY COSTS © (Double Wide)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$650,000		46	0.1767	\$2,496.85
Middle School	\$650,000		50	0.0631	\$820.30
Senior High	\$0		50	0.091483	\$0.00
Total					\$3,317.15
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH %	STUDENT FACTOR	TOTAL COST
Elementary	\$258.92	90	0.6977	0.1767	\$2,872.85
Middle School	\$258.92	117	0.6977	0.0631	\$1,333.67
Senior High	\$0.00	130	0.6977	0.091483	\$0.00
Total					\$4,206.53
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
TAX PAYMENT CREDIT (TC)	9.5076	\$1.47	\$466,839	4.50%	\$6,540.88
NET COST (A+B+C-D)-TC					\$8,982.62
DISCOUNT IS 50%, RATE IS 0.50 IMPACT FEE PER UNIT (NET COST-TC)*DISCOUNT RATE)					\$4,491.31
LESS OTHER CREDITS (FC)					0
NET IMPACT FEE PER UNIT					\$4,491.31
Pierce County Maximum Impact Fee					\$2,435.00

Notes: 1) Maximum Present Value Factor 10

2) Budgets may be adjusted based on progress through design requirements

3) Student Factor calculations by Cathy Lee Walker, MS - GIS Data Specialist

4) Impact Fee Calculations by Jim Hansen, RJH Solutions, LLC

5) Pierce County Maximum Fee Guidelines - <https://pierce.county.codes/PCC/4A.30.030>